Reference Number	Matter	Action Point	Responsibility	Timescale	Document Number
AP48	Ahead of Matter 7	Define "industry standard assumptions" and provide details of anticpated timescales for time between planning permission granted and anticipated completions. Does PCC have own eveidence or using industry standards?	PCC	End of 20/10/26	
AP49	Matter 6 Q1-3	15 tall building applications have come forward since 2012. To verify.	PCC	30/10/2026	
AP50	Matter 6 Q6	Criterion a) of policy - should terminology align with policy map: Tall buildings will be supported in the following preferred areas which are identified on the policies map as OATBs. Clarity is needed to 'knit' the terms together (MM)	PCC	30/10/2026	
AP51	Matter 6 Q6	AOTBs in SPD don't align with OATBs on policies map. Part 7c) clarification needed on how policies will be applied. Proposals should have due regard to SPD in so far as relates to OATBs in policies and policies map (MM)	PCC	30/10/2026	
AP52	Matter 6 Q6	Delete last para of PLP1.7a (MM)	PCC	30/10/2026	
AP53	n/a	n/a	n/a	n/a	
AP54	Matter 6 Q7	Misalignment between policy and SPD - requirements for a Tall Building Statement in policy? Could reference "where SPD applies… " (MM)	PCC	30/10/2026	
AP55	Matter 6 Q8 - 11	Is open space included in dph calculation and does it mask higher density pockets? Question references Urban Capacity Study (Eastney provided as an example)	PCC	End of 21/10/26	
AP56	Matter 6 Q8 - 11	Update Fig 3 of Housing Background Paper to reflect the emerging Plan zones rather than the adopted Plan.	PCC	06/11/2026	TP07
AP57	Matter 6 Q8 - 11	Update figures 4 and 5 of Housing Background Paper to reflect how many applications formed the data behind the figures, rather than the percentages. Was anything skewed by applications being low? Both cases figs inflated by outlier years. 2020 AMR 183 and 168 completed applications.	PCC	06/11/2026	TP07
AP58	Matter 6 Q14	Propose change to Policy PLP21 part 2 to read "minimum density should be achieved unless proposal aligns with site allocation policy"	PCC	30/10/2026	
AP59	Matter 6	MM to explain how density should be calculated for planning application? Potentially add to glossary?	PCC	30/10/2026	
AP60	Matter 6	Under Policy PLP21, delete the additional wording after the dph stated for each zones under the bullet points.	PCC	30/10/2026	
AP61	Matter 6	Refer to both the residential density map and the policies map under Policy PLP21 (MM)	PCC	30/10/2026	
AP62	Matter 7	Process behind density assumptions for Tipner West. The IQR suggest 93 dph as starting point. 8.10 of IQR developable area of 23 ha which equates to 49.3 dph. Clarification required and how achieved? Also this is in a 120 dph zone so why not this?	PCC	By 11-11-26	
AP63	Matter 6	PLP23 - add supporting text to confirm estates "in city" applies and make obvious that doesn't include outside the city eg Havant (MM)	PCC	30/10/2026	
AP64	Matter 6	Para 6.141 Estate design code - delete as MM.	PCC	30/10/2026	
AP65	Matter 6	Is MM sufficient consultation for LPS tower blocks? Council to confirm when call for sites ends to determine if anyone could have been prejudiced. Can be responded to alongside update on call for sites.	PCC	02/11/2026	
AP66	Matter 6	PLP23 modifications: 79 and 80 appear to be the same and refer to heritage assets. Not necessary - delete as a MM.	PCC	30/10/2026	
AP67	n/a	n/a	n/a	n/a	
AP68	Matter 7	PCC to publish CCR note and PO send to representors.	PCC	20/10/2026	PCC45
AP69	Matter 7	ST13 62 Middle Street - Mods schedule trajectory does not align with clean housing trajectory. Check trajectory reflects what is intended. Provide note with any changes to inspector.	PCC	End of Oct latest	
AP70	n/a	n/a	n/a	n/a	
AP71	n/a	n/a	n/a	n/a	
AP72	n/a	n/a	n/a	n/a	

AP73	Matter 7 Q6	Monitoring and Delivery Framework - for consistency milestones should be in tables and policy. Potential MM.	PCC	Post Hearings	
AP74	n/a	n/a	n/a	n/a	
AP75	Matter 7PLP4	MM13, 14 and 17 - 21: Inspector considers not necessary for soundness - delete. Review for Tipner West policy.	PCC	30/10/2026	
AP76	Matter 7PLP4	MIQ MM7 further modification required to disconnect commercial floorspace from transport hub. Inspector suggests "around" or "approximately".	PCC	30/10/2026	
AP77	Matter 7PLP4	MM15 Retain but move text re ' that are compatible with ground conditions and contamination' to more appropriate location.	PCC	30/10/2026	
AP78	Matter 7PLP4	Part d) is this sufficiently clear? To review at DM policy session but Inspector not sure it works. Need to know if parking standards are fit for purpose for allocation policies. Is Council seeking more restrictive standards? Potential for supporting text to explain how parking policy works here or provide explanatory text in parking policy.	PCC	Not specified	
AP79	Matter 7PLP4	MIQ MM16 necessary - retain.	PCC	NFA	
AP80	Matter 7PLP4	Part 2h) seek clearer wording than "feasible"	PCC	Not specified	
AP81	Matter 7PLP4	Part 2k) consider amending wording to "evidence that harm to integrity of habitat sites is avoided" rather than mitigation on all sites - PCC to review wording although IM noted that mitigation WILL be required so existing wording is correct.	PCC	Not specified	
AP82	Matter 7PLP4	Part 2l) does "good" reconcile with water quality policies? PCC to check.	PCC	Not specified	
AP83	n/a	n/a	n/a	n/a	
AP84	n/a	n/a	n/a	n/a	
AP85	Matter 7 PLP6	CD17 CC North 7.29.3 refers to revised planning application. TS - this will be a detailed application for first phase of delivery outside of O/L and RM for wider site. Potential for a note to inspector - TBC.	PCC	Not specified	
AP86	Matter 7 PLP6	Inspectors have not expressed an opinion on the yeild for PLP6, The figure of 1,600 is the Counci's figure. SS38b is high level document referring to future viability testing and future funding opportunities. Allocation to achieve maximum within the range Inspector to reflect on. NFA for LPA.	PCC	NFA - awaiting PINS advice	
AP87	Matter 7 PLP6	Requirement for 2.9 ha of open space - introduce "approximately" to 2.9 ha (MM)	PCC	Not specified	
AP88	Matter 7 PLP6	Para 7.29.1: 3 years in 5 year period but move to back end of 5 year period (MM) ie move back 2 years.	PCC	Not specified	M7.01
AP89	Matter 7 PLP6	CD26 & CD30 (and others tbc) - tall buildings nearby. Does policy go far enough in terms of maximising housing numbers? Inspector to confirm actions on this as approach may be replicated on other sites.	PCC	NFA - awaiting PINS advice	
AP90	Matter 7 PLP6	CD32 proposed deletion as allocation due to viability. Should engage with landowner to re-instate as developable.	PCC	Not specified	
AP91	Matter 7 PLP6	MM MIQ 14 - necessary for effectiveness.	PCC	NFA	PCC03
AP92	n/a	n/a	n/a	n/a	
AP93	n/a	n/a	n/a	n/a	
AP94	n/a	n/a	n/a	n/a	
AP95	n/a	n/a	n/a	n/a	
AP96	Matter 7 PLP6	Part 2f) consistent with NPPF? Doesn't reflect full test of NPPF - LPA to consider	PCC	Not specified	
AP97	Matter 7 PLP6	Part 2f) "to appropriate level" could be addressed in many ways, not just reduce vehicle numbers. LPA to review wording.	PCC	Not specified	
AP98	Matter 7 PLP6	Part 2i) university estate masterplan. "Complement" amend to "not prejudice". LPA to review wording.	PCC	Not specified	
AP99	Matter 7 PLP6	MIQ MM16 part j) and MM19 change to supporting text. Change does not work. Why emphasis on major development? Para A81 requires Equalities Impact Assessment - not role of DAS. Don't need to specify which document? Just demonstrate that…..	PCC	Not specified	
AP100	n/a	n/a	n/a	n/a	
AP101	n/a	n/a	n/a	n/a	
AP102	Matter 7 PLP6	Part 5 Reference to tall buildings - delete (MM)	PCC	Not specified	
AP103	Matter 7 PLP6	Why does Guildhall reference good environment?	PCC	Not specified	
AP104	Matter 7 PLP6	A83 onwards - detailed discussion on city centre. Is any of this a requirement and should be in policy eg A84 green avenues, A86 modal shift, A88 active frontages. Council to review.	PCC	Not specified	
AP105	n/a	n/a	n/a	n/a	
AP106	Matter 7 PLP6	Table 6.1 - is this sufficiently clear? Make clearer that there are specific sites in city centre which are being supported - suporting text to PLP6.	PCC	Not specified	
AP107	Matter 7 PLP7	SCG44 - is any development on land proposed outside yellow land? Note for Inspector (or plan) showing how density has been worked out to provide a more realsitic overview.	PCC	By 11-11-26	SCG44
AP108	Matter 7 PLP7	Provide a note showing aspects which have been worked up and would help Inspector understand how figures have been derived. Could combine with AP107.	PCC	By 11-11-26	
AP109	Matter 7 PLP7	Land is supported for and safeguarded for route (MM) Action as not clear - query.	PCC	Not specified	

AP110	Matter 7 PLP7	Does policy support a new stadium as well? A118 - clarify wording to remove "new"	PCC	Not specified	
AP111	Matter 7 PLP7	A118 - Development should not prejudice delivery of stadium improvements (MM)	PCC	Not specified	
AP112	Matter 7 PLP7	Part 6b) refers to safeguarding. Right word could be "enables" potential MM.	PCC	Not specified	
AP113	Matter 7 PLP7	A119 - DAS does not require specific community engagement - review wording. Community engagement only re PFC.	PCC	Not specified	
AP114	n/a	n/a	n/a	n/a	
AP115	n/a	n/a	n/a	n/a	
AP116	n/a	n/a	n/a	n/a	
AP117	Matter 7 PLP8	Review Open Space requirements against PLP45 for consistency.	PCC	Not specified	
AP118	Matter 7 PLP8	MM31 doesn't change the intention behind part 2a) - not necessary. Delete MM.	PCC	Not specified	
AP119	Matter 7 PLP8	Part 2c) Inspectors questioned whether there are landscape designations associated with the site. Would 'conserve and enhance' be more appropriate? Council to reflect. IM notes heritage impact therefore need to make clearer.	PCC	Not specified	
AP120	Matter 7 PLP8	MM33 Part 2g) para 116 of NPPF. Review in context of NPPF as doesn't go far enough. Also look at "offsite highway improvement" as there may be other solutions.	PCC	Not specified	
AP121	Matter 7 PLP8	Part 3a) 'no adverse impact is high bar. Consider no unacceptable impacts - review.	PCC	Not specified	
AP122	Matter 7 PLP8	MM34, 35 and 36 - MM35 detailed wording may not be neccesary - review post-hearings.	PCC	Post Hearings	
AP123	Matter 7 PLP8	4.158 - re-word paragraph to clarify that the entire site is allocated for 417 dwellings.	PCC	Not specified	
AP124	Matter 7 PLP8	4.167 viability moves westwards. Reference to viability is unusal and could sidestep policy. Delete reference to viability or consider alternative (MM)	PCC	Not specified	
AP125	Matter 7 PLP11	Allocation should be a minimum figure (MM)	PCC	Not specified	
AP126	Matter 7 PLP11	Part 2k) Broader and more flexible requirement? Council to review.	PCC	Not specified	
AP127	Matter 7 PLP11	MIQ MM24 concept masterplan/framework - ensure consistency.	PCC	Not specified	
AP128	Matter 7 PLP11	Part 2c) refer also to indirect impacts (MM)	PCC	Not specified	
AP129	Matter 7 PLP11	Part 2 c and d) cover similar issues. Combine? (MM) Review across all policies.	PCC	Not specified	
AP130	Matter 7 PLP11	Para A180 should be in policy (MM)	PCC	Not specified	
AP131	Matter 7 PLP11	Table 5.3 lists flood defence works. Should be in Part 1 of policy? PCC to review and MM if required.	PCC	Not specified	
AP132	Matter 7 PLP12	Table 5.4 check consistency with trajectory.	PCC	Not specified	
AP133	Matter 7 PLP12	Add 'approximately' to the number of dwellings allocated (MM)	PCC	Not specified	
AP134	Matter 7 PLP12	Heritage - similar to PLP6: review against heritage requirements Part 2b) to be consistent with NPPF.	PCC	Not specified	
AP135	Matter 7 PLP12	2b) and d) both refer to heritage - ensure consistency with terminology.	PCC	Not specified	
AP136	Matter 7 PLP12	Reduced car parking provision. Part 2i) requires clarity to specify what reduced parking provision might be appropriate.	PCC	Not specified	
AP137	Matter 7 PLP12	Para 5.47 last sentence is restrictive. Review and provide flexibility or delete (MM)	PCC	Not specified	
AP138	Matter 7 PLP13	Change dwelling figure to "minimum of" (MM)	PCC	Not specified	
AP139	Matter 7 PLP13	Part 2f) look at as part of previous heritage action (MM)	PCC	Not specified	
AP140	Matter 7 PLP13	Access to closed off gates at 5.61 too restrictive. Make more flexible or delete (MM)	PCC	Not specified	
AP141	Matter 7 PLP14	Add 'minimum' to number of dwellings allocated (MM)	PCC	Not specified	
AP142	Matter 7 PLP14	Part 3b) seeks to retain trees. Check consistency and refer to AIA only rather than specific trees.	PCC	Not specified	
AP143	Matter 7 PLP14	Para 5.86 check for consistency with NPPF and impacts on highway network.	PCC	Not specified	
AP144	Matter 7 PLP15	Add "approximately" to dwelling numbers (MM)	PCC	Not specified	
AP145	n/a	n/a	n/a	n/a	
AP146	Matter 7 Appx 2 Sites	Some sites identified in years 6 and 7 as developable but now in 5YHLS - move to deliverable.	PCC	Not specified	
AP147	Matter 7 Appx 2 Sites	Appendix 2 sites optimum use of land: HI13 28 dwellings - large site. Opportunity to increase? (MM)	PCC	Not specified	
AP148	Matter 7 Appx 2 Sites	Appendix 2 sites optimum use of land: NE03 - 60 dwellings in TBOA. Opportunity to increase? (MM)	PCC	Not specified	