Brief report on Portsmouth Plan hearing: Matter 7 PLP11

Chris Clark (RAPS Chair) and Angela Britton (RAPS Treasurer) attended the Portsmouth Plan hearing at the Guildhall, Portsmouth on the morning of 22nd October 2026. Here is a brief report from their point of view that in no way pre-empts anything the Inspectors may write in their Report. The session can be viewed on the City Council Youtube channel.

I amplified our Statement (September 2026) on three accounts - the number and seriousness of the constraints to development; the displacement and disruption that 500+ new homes would create; development cannot start a bridge link to Tipner West.

All questions were made initially by the Inspectors to City Council. I was interested to learn, in answer to their first question about constraints, that heritage is now regarded by PCC as the no.1 constraint. Their Statement of Common Ground with Heritage England (SCG 20) places a lot of emphasis on the need to avoid spoiling the view FROM Portchester Castle. I said that if heritage was important, then there is a case for Port Solent itself to be regarded as 'heritage' in the form of a successful development that should be protected. Their no. 2 constraint is land contamination and I believe they are re-writing the relevant clause in the Plan.

The developers CBRE and Premier Marinas fielded a strong team: James Dodds (author of the CBRE input to the Statement of Common Ground), Kate Sullivan (co-signatory of same) and Jonathan Stoddart, a senior figure at CBRE from the main office and who was present at the 2011 Plan hearing, with fond memories of RAPS representatives from that era. He came over as friendly and sympathetic to our concerns and will ensure that in due course proper consultations with residents will take place before planning applications are prepared.

We've tended, I think, to regard the policies in the Plan as imminent developments. That is certainly not the case: there is a considerable time gap between conceptual plans being authorised and actual planning applications coming forward. PCC has already postponed the intention to start building new homes here from 2030 until 2033/4.