

Public Document Pack

Supplementary Information The East Hampshire District Council Local Plan Review 2017-2036 Appendix A

EAST HAMPSHIRE DISTRICT COUNCIL
DEVELOPMENT POLICY AND AFFORDABLE HOUSING PANEL
17 December 2018

Dear Councillor

I am now able to enclose, for consideration at next meeting of the Development Policy and Affordable Housing Panel, to be held on 17 December 2018 the following supplementary information that was unavailable when the agenda was printed.

Agenda No Item

- 4 **The East Hampshire District Council Local Plan Review 2017 – 2036**
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Appendix A to Report

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East Hampshire District Council

Local Development Scheme

January 2018

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1.0 Introduction

- 1.1 East Hampshire District Council is required to prepare and maintain a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

“(2) The scheme must specify—

- a) The local development documents which are to be development plan documents;
- b) The subject matter and geographical area to which each development plan document is to relate; c) Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- d) Any matter or area in respect of which the authority has agreed (or propose to agree) to the constitution of a joint committee under section 29;
- e) The timetable for the preparation and revision of the development plan documents”.

Planning and Compulsory Purchase Act 2004 (Section 15)

- 1.2 The LDS is a project plan that sets out the timetable to produce new or revised Development Plan Documents which will form the Council’s Local Development Plan. This LDS, which supersedes all previous versions, sets out a planning work programme for the Council over a three-year period to 2021. It will be reviewed annually through the Authority Monitoring Report which can found [here](#).

2.0 The current adopted Development Plan

The current adopted statutory development plans for the district are:

- East Hampshire District Local Plan Part 1 - Joint Core Strategy (adopted by East Hampshire District Council (May 2014) & South Downs National Park Authority (June 2014))
- East Hampshire District Local Plan Part 2 – Housing and Employment Allocations (April 2016)
- Saved Policies of the East Hampshire District Local Plan: Second Review (March 2006)
- Hampshire Minerals and Waste Plan (October 2013) (produced and adopted by Hampshire County Council)

Local Plan Part 1 – Joint Core Strategy

- 2.1 The Joint Core Strategy was prepared by the District Council and the South Downs National Park Authority (SDNPA). It was adopted by East Hampshire District Council in May 2014 and by the SDNPA in June 2014. The two planning authorities will continue to liaise on the implementation of the policies.
- 2.2 The emerging SDNP LP once adopted will supersede the JCS Policies for the area of the district that lies within the South Downs National Park. More information on the SDNP LP can be viewed on their website.

Local Plan Part 2 – Housing and Employment Allocations

- 2.3 The Local Plan Part 2 specifically focuses on housing and employment allocations. It covers only those parts of the district that lie outside of the SDNP and are controlled by East Hampshire Local Planning Authority.
- 2.4 The Local Plan Part 2 – Housing and Employment Allocations was reported to Cabinet on 17 March 2016 and Council on 7 April 2016. At the Council meeting the Local Plan (Part 2) was adopted.

Saved Policies - East Hampshire District Local Plan: Second Review 2006

- 2.5 Many of the Second Review Local Plan's policies have been superseded by policies in the Local Plan: Joint Core Strategy. The remaining 'saved' policies will continue to be used in determining planning applications until replaced by policies in the new Local Plan.

Neighbourhood Plans

- 2.6 There are currently a few made Neighbourhood Plans that form part of the Development Plan. More information can be found [here](#).

3.0 Other relevant documents

Statement of Community Involvement

- 3.1 The Statement of Community Involvement (SCI) was adopted in January 2015 and sets out the programme of community engagement and consultation for the

preparation, alteration and review of all Development Plan Documents and planning applications. The SCI also states how the local authority intends to achieve this involvement. The SCI will be updated and the timetable for its production is set out in this LDS. Until the updated SCI is adopted the spirit of engagement set out in the 2015 document will continue to be maintained.

Authority Monitoring Report

- 3.2 The Council publishes up-to-date authority monitoring information on its website. Not only does this information provide updates on the status of the LDS timetable, it also sets out the progress of the new Local Plan, reports on public consultations and duty-to-cooperate consultations, provides an update on neighbourhood planning within the district and details key statistics on planning topic areas such as housing, employment, population, community, health, education, environment and transport.
- 3.3 The Authority Monitoring Report webpage can be viewed [here](#).

Policies Map

- 3.4 Finally, the Council is required to produce a Policies Map which shows the location of proposals in all current, adopted local development documents on an ordnance survey based map. The map is web based and is kept up-to-date and reflects current adopted policies within the district. The Adopted Policies Map is available to view on the [Council's website](#).

Community Infrastructure Levy (CIL)

- 3.5 The Community Infrastructure Levy (CIL) is a relatively new mechanism for raising funds from new development for essential infrastructure. It will, in part, replace the current system of financial contributions and planning obligations ('Section 106 agreements'). Under the CIL regulations limitations have been placed on the ability of councils to use S106 monies to provide for infrastructure beyond the mitigation of specific developments.
- 3.6 The Council adopted its CIL charging Schedule on the 25th February 2016 with an implementation date of 8th April 2016. The CIL charging rates are supported by evidence of development viability and apply to development with East Hampshire District that is located outside of the South Downs National Park Authority Area. The South Downs National Park Authority is preparing its own Charging Schedule that will be adopted by them as the relevant 'charging authority'.

Supplementary Planning Documents

- 3.7 Although part of the development framework, SPDs no longer need to be identified in the Local Development Scheme. However, it must be noted that the Council adopted the 'Planning Contributions and Community Infrastructure Levy' Supplementary Planning Document in April 2016. The purpose of this document is to provide information about developer contributions in East Hampshire District (outside of the South Downs National Park). Other SPD's are in the pipeline including:
- Vehicle Parking Standards SPD
 - Design SPD
 - SPA SPD

4.0 The emerging Development Plans

- 4.1 Given recent and forthcoming changes in national planning policy the Council has taken the decision to prepare a new Local Plan. This will include reviewing and replacing the JCS and Housing and Employment Allocations and incorporate those policies and allocations which were intended for inclusion in the Local Plan Part 3 (Development Management and Other Allocations).

Local Plan 2036

- 4.2 The Local Plan 2036 will set the vision and framework for future development of the district (those parts that lie outside of the South Downs National Park only) to 2036. This will include addressing local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs. The plan will make site specific allocations to meet identified need, and provide detailed topic policies to guide future planning applications (which will be a single document and replace all the current development plan documents). The geographical area covered by the Local Plan 2036 is set out in Appendix 1.

Stages of Local Plan 2036 preparation

- 4.3 The plan making process is ongoing and some preparatory work on the Local Plan 2036 began in 2017 and therefore the plan period is 2017 to 2036. There are several key stages in the preparation of the Local Plan, each are subject to the SEA Directive which will be incorporated into the Sustainability Appraisal:

Pre-publication stage (Regulation 18)

This initial stage involves extensive evidence gathering, engaging with the local community, businesses and stakeholders on emerging issues and options, consulting with statutory environmental consultees on the scope of the sustainability appraisal, and infrastructure providers with regards to development options. This is scheduled for January 2019.

Publication of Submission Draft Local Plan (Regulation 19)

Following the regulation 18 stage, the next stage is for the Council to publish a draft version of the Local Plan 2036 and invite representations in accordance with Regulation 19. These representations will be based on whether the draft plan is legally compliant and/or sound when assessed against the requirements contained in the NPPF. This is scheduled for June 2019.

Submission and Examination of the Local Plan (Regulation 22)

Following regulation 19 stage, the next stage is for the Council to formally submit the draft Local Plan 2036 and evidence base to the Planning Inspectorate for examination on behalf of the Secretary of State. An Independent Planning Inspector will assess the Plan against the tests of soundness contained in the NPPF, taking account of any representations (comments) received. This is scheduled for December 2019.

Adoption

If the Plan is found to be 'sound', the Council may adopt the Plan as soon as practicable following receipt of the Inspector's report unless the Secretary of

State intervenes. Once adopted, the Local Plan 2036 will form the main part of the statutory development plan for the district. This is expected by September 2020.

- 4.4 The complete timetable and 'key milestones' to produce the Local Plan 2036 are set out in Appendix 2.

Neighbourhood Plans

- 4.5 There are several Neighbourhood Plan Area Designations across the district. Once adopted, Neighbourhood Plans form part of the Development Plan. These are not programmed by the local authority and therefore are not included within this LDS project timetable. More information can be found [here](#).

5.0 Delivery and Implementation

Joint working

- 5.1 The Council has a proven track record of working with neighbouring authorities (including those outside the County) and with the South Downs National Park Authority and Hampshire County Council on the Local Plan Part 1. Where appropriate, inter-authority working groups will be established during the preparation of the Local Plan 2036. The Council will work in partnership with neighbouring authorities where necessary to prepare various evidence base documents.
- 5.2 The Council jointly commissioned a Gypsy and Traveller Accommodation Assessment with the South Downs National Park Authority 2017.

Resources available for the production of the Local Plan

- 5.3 In preparing the Local Plan, the Council's Planning Policy Team will utilise 'specialist officers' including a Conservation Adviser, and other strands of expertise from within the Council, other organisations and bodies as appropriate.
- 5.4 The Council also makes provision for the need to use certain expert consultants to assist in producing various elements of the technical background work. This may occur where either the necessary expertise is not available within the Council or insufficient resources exist to be able to bring forward the necessary work within the required timescale. Consultant facilitators may also be used to assist with focus group work and community participation exercises.

Risk Assessment

- 5.5 The production of a local plan requires consideration of the potential risk involved in its preparation. These vary from local matters, such as changes in staffing levels or political/administrative changes, to those of national significance including revised government guidance.
- 5.6 In preparing this LDS, it was found that the main areas of risk relate to:
- Staff turnover and retention:** The Council will continue to expedite the replacement of staff as soon as vacancies occur. Also, the Council has established good working relationships with consultants with a view to their employment subject to satisfactory financial arrangements.

Problems with joint working or compliance with the duty to co-operate: Close working with other authorities and organisations will continue to detect issues early in the process.

Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nationwide: Advance notification of our programme will be given to assist in the development of PINS/other agencies work programmes' to address the requirements of the LDS.

Revisions to national planning policy and guidance: Revisions are anticipated to the NPPF which is due to be published in spring 2018. Changes to national planning policy and guidance at a more advanced stage in local plan preparation can cause delay. Close monitoring of national changes will be required alongside liaison with DCLG where required.

Full Council fails to agree Local Plan: Officers will work closely with all Councillors to raise awareness of the Local Plan and seek to achieve 'buy-in' of its proposals at an early stage.

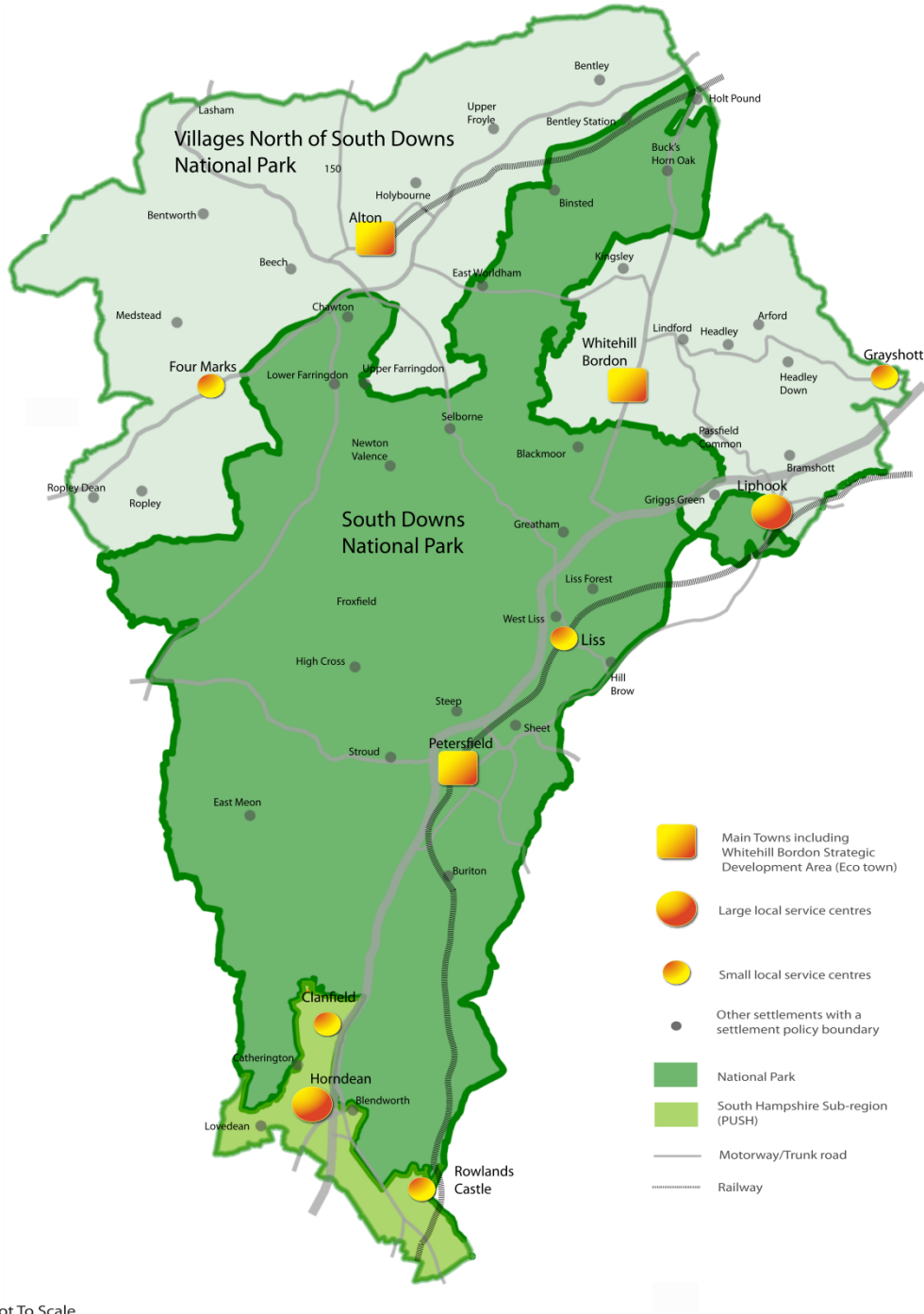
Programme Slippage: An exceptionally high level of response during public consultation on a DPD could lead to programme slippage.

Legal Challenge: The Council will aim to minimise this by ensuring that Development Plan Documents are 'sound' and founded on a robust evidence base and well-audited stakeholder and community engagement processes.

Monitoring and Review

- 5.7 The Council's Monitoring Report will monitor the progress of the LDS on an annual basis, reporting in December each year.
- 5.8 The Monitoring Report will monitor the delivery of policies when they have been adopted.

6.0 Appendix 1 - Geographical area



Map Not To Scale
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7.0 Appendix 2 - LDS timetable

7.1 Local Plan 2036 – timetable to 2021

DPD	2017/18	2018/19				2019/20				2020/21				
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Local Plan 2036					Reg 18 - Public consultation	Reg 19 - Public consultation			Reg 22 - Submission		EIP	R	A	
Key														
	Regulation 18 - evidence base gathering, early engagement and initial consultations													
	Regulation 19 - Publication of draft Local Plan													
	Regulation 22 - Submission of document; EIP - Examination hearings; R - Inspector's final report													
	A Adoption													