

**Report to:** Cabinet

**Date of Meeting:** 4 April 2016

**Report Title:** Proposed Revisions to the Local Development Scheme (Local Plan Timetable)

**Report By:** Monica Adams-Acton  
Assistant Director Regeneration and Culture

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### **Purpose of Report**

To inform Cabinet of the updated timescales for the production of the emerging Local Plan documents since the last Local Development Scheme was adopted in July 2014.

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### **Recommendation(s)**

**1. That the contents of the revised Local development Scheme be agreed.**

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### **Reasons for Recommendations**

So that an up-to-date Local Development Scheme is in place in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by section 180 of the Planning Act 2008 and section 111 (7) of the Localism Act, and the Town and Country Planning (Local Development) (England) Regulations 2004.

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## Introduction

1. Planning regulations require us to prepare and maintain a Local Development Scheme (LDS) setting out our programme for preparing the documents that will make up local planning policy for Hastings. This is the tenth review of the Local Development Scheme (LDS).

## Proposed Revisions to the Local Development Scheme

2. The Local Development Scheme (LDS) is a public statement of the Council's programme for production of Local Development Documents (LDDs) that will form the Local Plan for Hastings. The LDS needs to set out a realistic and achievable work programme. This report proposes changes to the current LDS and recommends that a revised LDS be brought into effect.
3. Planning legislation requires local planning authorities to prepare and maintain a LDS including the timetable for preparation and revision of the relevant LDDs. Unless otherwise directed, a local authority is to revise its LDS at such time it considers appropriate. The current LDS has not been reviewed since it came into force in July 2014.
4. It is considered that revisions are needed to the current LDS in order to:
  - Amend the number, form and content of Local Development Documents that are proposed to be prepared, and
  - Adjust the target dates and key milestones for the production of the Town Centre & White Rock Area Action Plan (AAP)

## Progress since July 2014

5. Since the adoption of the LDS in 2014 significant progress has been made on the production of the Local Plan. The Hasting Development Management Plan has now been adopted. Milestones for publication of the Plan and Submission to the Secretary of State were broadly met and following the Examination in Public which began in November 2014 the document was declared sound by the Planning Inspector and was subsequently adopted by the Council on 23<sup>rd</sup> September 2015.
6. Two supplementary planning documents have also been adopted – the Employment Land Retention SPD and the Visitor Accommodation SPD. These documents have been updated following the adoption of the Hastings Planning Strategy (HPS) which includes the associated employment land and visitor accommodation management policies to which these SPDs relate.
7. In the autumn of 2015 specialist consultants – Bilfinger GVA were engaged to begin work on developing the evidence base needed for the forthcoming Town Centre & White Rock Area Action Plan (AAP).

## Amending the Local Development Documents in the LDS

8. The production of a Town Centre Area Action Plan was identified in the 2014 LDS. The coverage for that document was to be the Town Centre Boundary and the role

of the document was to provide a detailed planning framework to guide change across Hastings Town Centre consistent with the Hastings Planning Strategy (HPS) and national planning policy (NPPF).

9. Since the publication of the 2014 LDS, the Council now considers that the AAP coverage should be extended to include not just Hastings Town Centre but the area known as White Rock, to the west of the Town Centre. The Council recognises the White Rock Area is an important part of the Borough's civic and cultural identity. With the restoration of the pier and its re-opening along with the BMX Skate Park in the former White Rock Baths, it is considered that opportunities have opened to explore other possibilities for regeneration linked in particular to widening cultural, recreational and leisure opportunities and enhancements in the White rock area. Together, Hastings Town Centre and the White Rock area has a pivotal role to play in driving the local economy as the Borough's largest retail, leisure and tourist destinations, service and employment centre. The LDS therefore needs to be updated to reflect the wider geographical area that AAP will now be focused upon.
10. The 2014 LDS set out which SPDs are needed / should be updated following the adoption of the HPS and Development Management Plan (DMP) (ie the new Local Plan). Essentially all adopted SPDs and SPGs need to be updated to realign them with the new Local Plan. 2 such SPDs have already been updated (re paragraph 6 of this report). A number of existing SPDs that are due to be updated relate to design matters. It is now considered both time and cost effective to integrate their production and in addition look to extend design advice in a single new design related document. A comprehensive SPD that combines the content from existing SPDs with new advice on different aspects of design will assist in the interpretation and application of adopted Local Plan policies. The importance of good design was recognised during the Development Management Plan examination and led to the Inspector introducing a design-led policy (Policy LP2).
11. The revised LDS therefore need to include the following SPDs, which will be prepared within the next 3 years:
  - Affordable Housing SPD
  - Contribution for Play Space Provision SPD
  - Design SPD
  - Developer Contributions SPD

### **Amending the Milestones in the Current LDS**

12. The current LDS timetable was prepared in light of best information available at that time. The original timetable envisaged that the AAP would be significantly progressed during 2015. But the scope of the development plan document then, and the evidence base needed to support it was far narrower. Now, a number of factors mean that a new timetable should be set for the progression of the Town Centre & White Rock Area Action Plan (AAP).
13. Significant evidence base work needs to take place prior to both public consultation and the submission of the draft Plan. The initial phase of evidence base work is currently under way (see para 7). But a second phase of substantial in-depth work

needed for the White Rock area is yet to commence, but will begin very soon. It is vital that the draft Plan submitted to the Planning Inspectorate is the Plan that the Council wishes to adopt at the end of the process, and that all the necessary evidence has been gathered, and the relevant engagement and consultation undertaken (including on duty to cooperate matters).

14. The revised timetable for the AAP is:

- Consulting statutory bodies on the scope of the Sustainability Appraisal: June/July 2016
- Public participation in the preparation of the AAP (Regulation 18) 12 week consultation period Feb-Apr 2017
- Publication of the Proposed Submission AAP (Regulation 19) 12 week consultation period Oct-Dec 2017
- Adoption December 2018

15. The main risks to this timetable are; the high complexity of evidence requirements; the potential for a high volume of representations, given the sensitivity of bringing development forward in the AAP area; staff resources and access to specialist advice.

### **Policy Implications**

16. The production of local plan document which are land-use planning documents, will give rise to the need to consider environmental issues. Economic and financial implications arise both from the cost of producing and consulting on the planning document. But additionally the studies which will underpin and support the planning document will provide a better understanding of the economic benefits of developing a planning framework for the AAP area. Local people's view will be sought as part of the process of developing the AAP.

### **Conclusion and Recommendations**

17. We need to publish an up-to-date LDS to meet statutory requirements and to publicise our updated production timetable for Local Development Documents.

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### **Wards Affected**

Ashdown, Baird, Braybrooke, Castle, Central St. Leonards, Conquest, Gensing, Hollington, Maze Hill, Old Hastings, Ore, Silverhill, St. Helens, Tressell, West St. Leonards, Wishing Tree

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### **Policy Implications**

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No

Environmental Issues	Yes
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	Yes
Anti-Poverty	No

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**Additional Information**

Appendix A - draft Local Development Scheme (LDS).

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**Officer to Contact**

Sujeet Sharma  
ssharma@hastings.gov.uk  
01424 783325