

Hastings Local Plan – Local Development Scheme

April 2016

How to contact us:

If you have any questions or queries regarding this document, please contact the Planning Policy team at:

Aquila House
Breeds Place
Hastings
East Sussex
TN34 3UY

Email: fplanning@hastings.gov.uk

Tel: 014245 451098

Web: www.hastings.gov.uk/localplan

Or follow Shaping Hastings on Twitter/Facebook

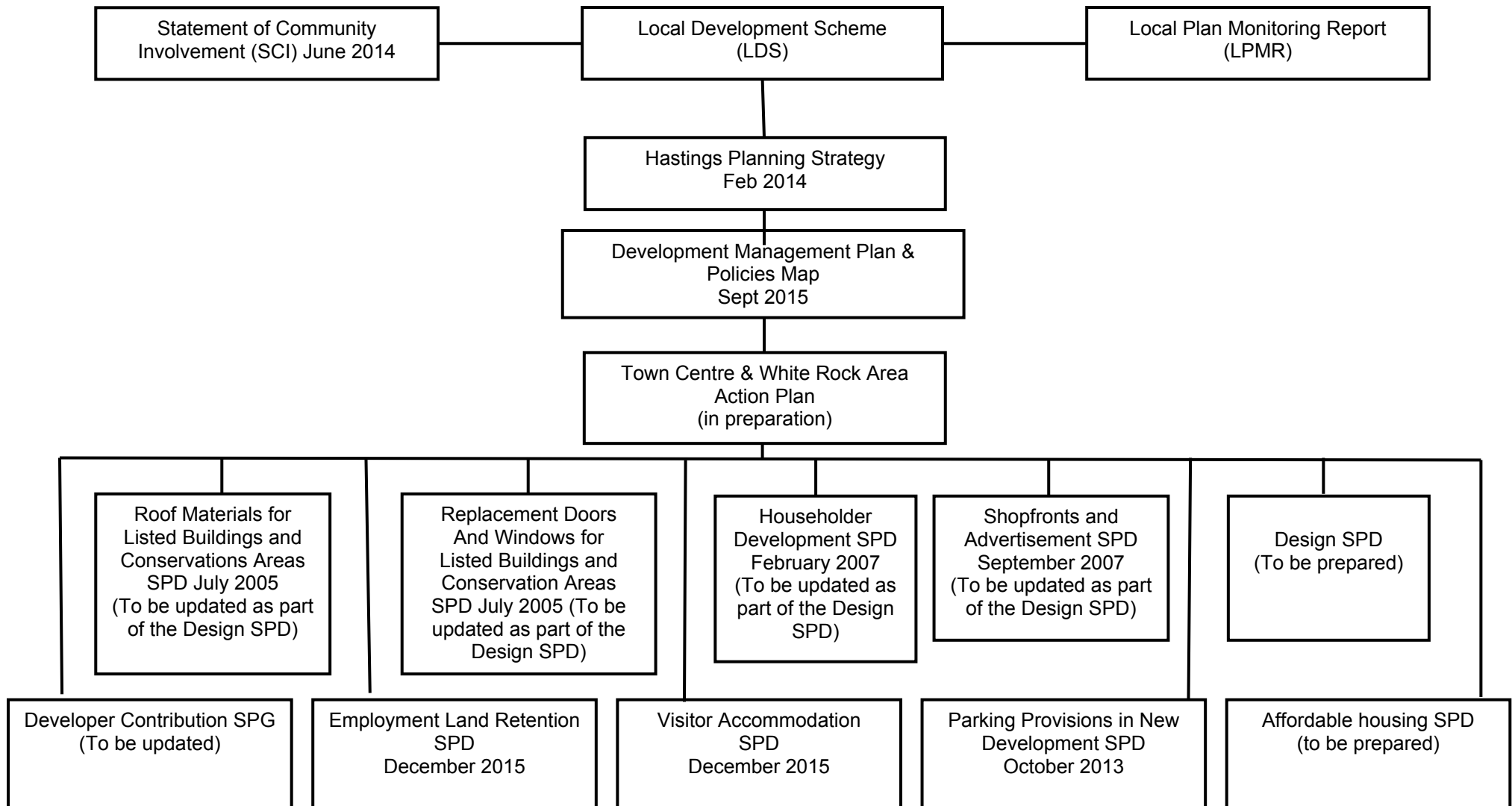
Contents

SUMMARY	4
INTRODUCTION.....	6
CURRENT POLICY	6
DOCUMENTS TO BE PREPARED OVER THE NEXT 3 YEARS	9
APPENDIX A – GLOSSARY	12
APPENDIX B - PROGRAMME MANAGEMENT AND RISK ASSESSMENT	13

Summary

1. The Local Development Scheme (LDS) sets out the documents that will be prepared as part of the Hastings Local Plan 2011-2028. Following the adoption of the Hastings Planning Strategy and Development Management Plan, this latest version of the LDS will cover the period to 2018/19 setting out details of the remaining Local Development Documents (LDDs) to be produced.
2. The Hastings Local Plan currently comprises the following documents:
 - The Hastings Planning Strategy (adopted 19th February 2014)
 - The Hastings Local Plan Development Management Plan (adopted 23rd September 2015)
 - Statement of Community Involvement (updated June 2014)
 - Roof Materials for Listed Buildings and Conservation Areas Supplementary Planning Document (SPD) (July 2005)
 - Replacement Doors and Windows for Listed Buildings and Conservation Areas SPD (July 2005)
 - Householder Development SPD (February 2007)
 - Shopfronts and Advertisements SPD (September 2007)
 - Parking Provisions in New Development (October 2013)
 - Employment Land Retention SPD (16th December 2015)
 - Visitor Accommodation SPD (16th December 2015)
 - Annual Monitoring Report (currently in preparation)
3. This revision of the LDS sets out the timescales for the preparation of the Town Centre & White Rock Area Action Plan (AAP), and several other supporting documents over the next 3 years. The AAP will be adopted during the LDS period.
4. Supporting documents include Supplementary Planning Documents (SPDs). Two SPDs have recently be updated and adopted: Employment Land Retention, Visitor Accommodation. Other SPDs which will be produced are Affordable Housing, Developer Contributions and Children's play space provision. The updating of the following existing SPDs covering Householder Development; Roof Materials; Doors and Windows and Shopfronts and Advertisements will now be combined into one new SPD on Design. In addition, we will be developing a Local List of Heritage Assets, and we will work with communities on Neighbourhood Plans as and when appropriate.
5. The relationship between the existing and proposed documents that make up the emerging Local Plan is shown in the diagram on the following page.
6. Please see the Glossary in Appendix A for clarification of the terms used in this document. A risk assessment and mitigation measures for the LDS programme is set out at appendix B.

Hastings Local Plan – Summary diagram showing relationship of documents (up to 2018/19)



Introduction

The Council is the Local Planning Authority and is responsible for preparing a Local Plan for its area to guide development in the Borough in accordance with relevant Regulation¹ and in line with the National Planning Policy Framework (NPPF)² and national Planning Practice Guidance on local plan preparation.³

What is a Local Development Scheme?

7. The Local Development Scheme (LDS) sets out the documents that will be prepared as part of the new Hastings Local Plan – the statutory development plan for the Borough.
8. This LDS has been produced to give local residents and any other interested parties information on:
 - The documents we are currently preparing, as well as those we intend to produce
 - The subject matter of the documents, and the geographical area they cover
 - The timetable for the stages of preparation and adoption of these documents
9. Taken as a whole, all the documents prepared as part of the Local Plan will form the planning policy framework for land use and development in Hastings up to 2028.
10. This is the 10th review of the Hastings LDS. It is prepared in accordance with legal requirements.⁴

Current Policy

Existing documents including Development Plan Documents

At present the 'Development Plan' for Hastings comprises:

The Hastings Planning Strategy

11. The Hastings Planning Strategy (HPS) was adopted in February 2014. The Planning Strategy is the principal development plan document for the Borough and sets out the overall vision and strategic objectives for the delivery of growth in Hastings between 2011 and 2028. It also includes development management policies which will help shape new development over the lifetime of the Plan.
http://www.hastings.gov.uk/environment_planning/planning/localplan/adoption/

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ <http://planningguidance.communities.gov.uk/blog/guidance/local-plans/>

⁴ Section 15 of the Planning & Compulsory Purchase Act 2004, as amended by the Localism Act 2011 – Part 6 Planning, section 111

The Hastings Development Management Plan

12. The Development Management Plan (DMP) identifies sites proposed for development and protection in line with the HPS. It also included development management policies against which planning applications are assessed.

http://www.hastings.gov.uk/environment_planning/planning/localplan/dm_plan_siteallocations/dmpln-adopted2015/

Policies Map

13. In parallel with the development of the HPS and DMP, a Policies Map has been developed which shows the location of proposals in the adopted Local Plan (HPS & DMP) on an Ordnance Survey based map. The interactive Policies Map is available to view on the Council's website at: <http://www.planvu.co.uk/hbc2015/>

Waste and Minerals Plans

14. East Sussex County Council, the South Downs National Park and Brighton & Hove City Council are the responsible authorities for preparing the Minerals and Waste Local Plans. The East Sussex, South Downs, and Brighton & Hove Waste and Minerals Plan was adopted in 2013. This plan replaced the majority of the policies that were contained in the Waste Local Plan (2006) and Minerals Local Plan (1999).

<https://new.eastsussex.gov.uk/environment/planning/development/mineralsandwaste>

A Waste and Minerals Sites Plan (WSMP) is currently in preparation. Further information on the progress of the WSMP can be found at

<https://new.eastsussex.gov.uk/environment/planning/development/mineralsandwaste>

Supplementary Planning Documents (SPDs)

15. The following Supplementary Planning Documents (SPDs) also form part of the planning policy framework for Hastings. SPDs are non-statutory planning documents. They provide more detailed explanation and guidance in relation to policies and proposals in the statutory development plan. The Council has prepared five SPDs so far:

- Roof Materials for Listed Buildings and Conservation Areas SPD (July 2005)
- Replacement Doors and Windows for Listed Buildings and Conservation Areas SPD (July 2005)
- Householder Development SPD (February 2007)
- Shopfronts and Advertisements SPD (September 2007)
- Parking Provisions in New Development (October 2013)
- Employment Land Retention SPD (December 2015)
- Visitor Accommodation SPD (December 2015)

16. Copies of these SPDs are available on our website at

<http://www.hastings.gov.uk/ldf/resources.aspx#spd>

Other Documents

The Statement of Community Involvement (SCI)

17. First adopted in 2006, the SCI sets out the Council intends to achieve community and stakeholder involvement, and public participation in all planning matters, including the preparation of local development documents and arrangements for consultation on planning applications. The SCI was updated in 2011, again in January 2013 and again in June 2014 to reflect changes to the planning regulations and also the principles set out in the Council's Participation and Communication Strategy 2011/12 – 2013/14. The document has been updated to align with plans and programmes in this document.
18. To download a copy of the updated SCI please visit the website at http://www.hastings.gov.uk/environment_planning/planning/localplan/ldf_documents/#sci

Local Plan Monitoring Report (LPMR)

19. The Local Authority regularly publishes a monitoring report. The role and purpose of this document is to publish data on housing, employment and other development statistics; plan making progress against the LDS; consultations on planning forums and duty to cooperate matters. The Monitoring Report so far has been published annually. In future, we intend to make it a biannual publication to measure progress against key indicators more frequently. The most recent LPMR can be viewed at http://www.hastings.gov.uk/environment_planning/planning/localplan/ldf_documents/#amr
20. The LPMR assesses whether or not targets and milestones related to the production of the Local Plan have been met. As a result of monitoring, the Council will decide what changes, if any, need to be made to the Local Plan and will bring forward any such changes through a review of the LDS.

Community Infrastructure Levy (CIL)

21. A CIL is a Charging Schedule sets out standard charge(s) that a Council will levy on specified types of development to contribute towards required infrastructure. Work to explore viability of CIL implementation in the Borough has been undertaken concurrent with developing the new Local Plan. This work has so far determined that a Community Infrastructure Levy (CIL) charging schedule would currently be unviable due to current market conditions. CIL is not therefore being pursued at this time. However changes in house prices will be monitored during this LDS period in order to determine when it may be appropriate to reconsider pursuing CIL.

Neighbourhood Planning

22. Regulations⁵ concerning neighbourhood planning came into force in April 2012. These make provision for several elements falling under the neighbourhood planning category:

⁵ The Neighbourhood Planning (General) Regulations 2012

- Neighbourhood Development Plans
- Neighbourhood Development Orders
- Community Right to Build

23. In the event of any Neighbourhood Plans coming forward in Hastings, when such plans are adopted, they will form part of the Development Plan.

The Local Plan Evidence Base

24. We need to ensure a robust evidence base is available to support planning policies in the emerging Local Plan document. Background work prepared by, or for the Council will normally be published in the form of background documents. Such documents are made publicly available at the same time as, or before, any draft Local Plan documents are published. A substantial evidence base has already been built up as a result of developing both the HPS and DMP documents.

25. Further information on the evidence base prepared so far is available at http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/

Documents to be prepared over the next 3 years

26. A Sustainability Appraisal has already been prepared to support these documents in the plan making process. Sustainability Appraisal Reports will also be required to support future Supplementary Planning Documents and Neighbourhood Plans where necessary. The purpose of the Sustainability Appraisal Reports is to assess the impact of the documents in terms of the social, economic and environmental effects, incorporating the requirements of Strategic Environmental Assessment.

27. The next development plan document to be prepared is the Hastings Town Centre and White Rock Area Action Plan (AAP) which will provide a detailed planning framework to guide change across the Town Centre and White Rock area.

28. It is also proposed to produce a number of topic based supplementary planning documents. The 2014 LDS identified a number of exiting design related SPDs which were due to be updated. It is now considered more effective to combine the review of these SPDs in to a single, broader SPD covering these and other design matters. This means the following existing SPDs: Householder Development; Roof Materials for Listed Buildings and Conservation Areas; Replacement Doors and Windows for Listed Buildings and Conservation Areas; and Shopfronts and Advertisements, will now form part of a future Design SPD.

29. The following SPDs are to be produced:

- Affordable Housing SPD
- Contribution for Play Space Provision SPD
- Design SPD
- Developer Contributions SPD

30. Key dates for the preparation of these documents will be provided on our website when available.

31. We will also be working closely with communities to bring forward any neighbourhood plans, and continue work on monitoring and implementation of the Local Plan documents that are already in place.

32. A detailed schedule for the AAP document is provided below, followed by an illustrative work programme on page 11.

Hastings Town Centre and White Rock Area Action Plan

Overview

Role and Subject - Provides a detailed planning framework to guide change across the Town Centre and White Rock area, consistent with the Hastings Planning Strategy

Coverage – Hastings Town Centre Boundary and White Rock area

Status - Local Plan document

Conformity - With National Planning Guidance and Hastings Planning Strategy

Key milestones

Consulting statutory bodies on the scope of the Sustainability Appraisal

June/July 2016

Public participation in the preparation of the Town Centre & White Rock Area Action Plan (Regulation 18)

February-March 2017

Publication of the Proposed Submission Town Centre Action Plan (Regulation 19)

October-December 2017

Adoption of the DPD

December 2018

Arrangements for production

Organisational lead – Assistant Director Regeneration & Culture









Political management - Executive decision (Cabinet), Full Council resolution required for publication and adoption stages

Internal resources - Planning Policy team with wide ranging input across the Council

External resources - Key stakeholders and service providers, contractors for evidence base

Community and stakeholder involvement - In compliance with the Statement of Community Involvement.

Illustrative Work Programme

	Year 2016-17				Year 2017-18				Year 2018-19			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Town Centre & White Rock Area Action Plan												
Developing the evidence base & early engagement												
Draft AAP consultation (regulation 18)												
Pre-submission Public Consultation (regulation 19)												
Submission (S)								S				
Examination (E)												
Adoption (A)											A	

Appendix A – Glossary

Development Plan Documents (DPD)

Statutory planning documents, produced by the planning authority, that form part of the Local Plan, including the Hastings Planning Strategy, Development Management Plan and where necessary, Area Action Plans.

Local Development Scheme (LDS)

A project management document setting out what the emerging Local Plan will contain, a timetable for its production, proposals for monitoring and review.

Local Plan Monitoring Report (LPMR)

Authorities are required to produce LPMRs to assess progress against the LDS and the extent to which policies in Local Plan documents are being achieved.

Policies Map (formerly Proposals Map)

A map showing site allocations and geographical areas where policies apply.

Statement of Community Involvement (SCI)

Important document within the Local Plan which sets out the Borough Council's approach to involving the community in the preparation, alteration and review of the Local Plan documents, and in the consideration of planning applications

Strategic Environmental Assessment (SEA)

Environmental assessment of policies, plans and programmes required under the European SEA Directive 2001/42/EC.

Supplementary Planning Document (SPD)

Non-statutory documents within the emerging Local Plan. Their purpose is to expand upon policies or proposals in other Local Plan documents such as the Planning Strategy and Development Management Plan

Sustainability Appraisal (SA)

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the emerging Local Plan

Appendix B - Programme management and risk assessment

The Council's Cabinet, which meets monthly, oversees the preparation of planning policy documents. It is authorised to approve documents for public consultation. However, in accordance with the Council's Constitution, statutory development plan documents that are to be published or adopted as Council policy are determined by Full Council.

The Portfolio Holder for Regeneration & Culture oversees the preparation of planning policy documents and is involved throughout, from the early stages of the process.

Management is overseen by the Assistant Director – Regeneration & Culture. Day-to-day management of the production of the planning policy documents is undertaken by the Planning Policy Manager.

Strategic Environmental Assessment/Sustainability Appraisal

The Local Plan and SPDs will be subject to Sustainability Appraisal (SA) and, where required, Strategic Environmental Assessment (SEA). Assessment of the sustainability implications of the policies will be prepared and published at the key stages in preparation in line with the SEA Regulations.

Resources

The main responsibility for the Local Plan preparation lies with the Planning Policy Section. Beyond the expertise in the team, the support of other officers will be provided at key stages in the preparation process, notably in the production of detailed development management policies, where capacity exists.

External expertise will be required to assist with the preparation of specialist studies and assessments.

The resource requirements will be regularly monitored in line with the Council's existing budgetary processes

Timeframe and contingencies

At the end of the three-year timeframe covered by this LDS, the Local Plan for the Borough should comprise the HPS (adopted 2014) the DMP (adopted 2015) and the Town Centre & White Rock Area Action Plan.

A Risk Assessment is presented below, with potential responses.

Risk Factor	Likelihood / Scale of impact	Contingency actions and response	Impact
Work demands that are not programmed notably Neighbourhood Plans	High/High	Manage inputs to neighbourhood plans and strictly prioritise inputs to re work demands Short-term extra resources Review programmes for priority policy documents	Delay Possible financial cost

Changes to Planning Policy and Guidance	Medium/High	Monitor emerging guidance, consultations etc. Reassess priorities through review of LDS	Delay
Staff shortages e.g. unable to recruit, long term sick leave etc.	Medium/High	Consideration with POD re recruitment and retention issues Subject to timing of absence, purchase expertise on short term basis via consultancy	Delay Financial cost
Requisite expertise or capacity not available in-house	Medium/Medium	Staff training/CPD Identify evidence needs with other LPAs Train staff Purchase expertise on short term basis Sharing expertise with other LPAs	Financial cost
Longer process times, especially due to high level of responses	Medium/Low	Encourage online representations Early engagement Secure administrative assistance Review programme and priorities	Delay