

Report to: Cabinet

Date of Meeting: 7 December 2015

Report Title: Hastings Local Plan – Retention of Employment Land and Premises Supplementary Planning Document

Report By: Monica Adams Acton
Assistant Director – Regeneration and Culture

Purpose of Report

To adopt the Retention of Employment Land and Premises Supplementary Planning Document following formal public consultation

Recommendation(s)

1. That the draft Supplementary Planning Document is formally adopted

Reasons for Recommendations

To conform to Regulation 14 of the Town & Country Planning (Local Planning) (England) Regulations 2012, and enable the Supplementary Planning Document to hold full weight as a material consideration in the determination of planning applications.

Introduction

1. The retention of employment land and premises is a key priority for the Council. This Supplementary Planning Document (SPD) supports adopted Policy E1 of the Hastings Planning Strategy, which seeks to ensure that existing employment sites are retained as far as possible, unless there is no reasonable prospect of continued use for employment purposes, or continued employment use would cause serious harm to local amenities. The SPD sets out the evidence that needs to be submitted to support planning applications for changes of use away from employment uses.
2. SPDs expand and provide detail as to how planning policies will be implemented. They carry weight in the planning system and are a material consideration in the determination of planning applications.
3. An earlier version of the Retention of Employment Land and Premises SPD (entitled Employment Land Retention) was adopted in March 2010 to support Policy E4 of the Hastings Local Plan 2004. The Hastings Local Plan 2004 has now been superseded in its entirety by the Hastings Planning Strategy (adopted 2014) and the Development Management Plan (adopted 2015), which provides an opportunity to re-assess the contents of the SPD, to make sure it is fit for purpose, and to formally link it to the most up to date Local Plan policy. Once adopted, this SPD will be a material consideration in the determination of planning applications and will hold significant weight in the planning process.

Consultation

4. The Town & Country Planning (Local Planning) (England) Regulations 2012 require Local Planning Authorities to undertake 2 distinct stages of consultation in preparing SPDs – Informal stakeholder engagement, followed by formal public consultation.
5. Given the very specialist nature of this SPD, early informal stakeholder engagement was limited to those with an interest in the business sector, and those who had been involved in the SPD before. Those contacted were invited to attend an informal focus group, or to submit any comments or queries in writing. A consultation statement setting out who was consulted, the main issues raised, and how they were addressed in the drafting of the SPD was published alongside the consultation draft, and will be updated and published alongside the final SPD at the time of adoption.
6. The second stage of consultation involved a formal 4 week period where the wider public were invited to submit formal representations under Regulation 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012. This consultation took place between 5 October and 2 November 2015. The consultation was advertised through our Local Plan newsletter (circulated to nearly 4,000 people and organisations on our Local Plan database), with statutory consultees and those involved in the process already being written to directly.
7. 1 supporting representation was received as a result of this formal consultation. The comments submitted however, related more to the protection of the historic

environment when changes of use are submitted. These issues are not intended to be directly addressed by the SPD, but will be considered through the wider planning application/decision making process. Therefore, no change to the SPD is proposed.

What has changed?

8. Only minor amendments were made to the SPD as a result of both stages of consultation. This included factual updates, as well as the re-organisation of the document to make it as concise and easy to read as possible. Two appendices were also removed from what was in the previously adopted SPD as these related to the planning policy background and the local economic context for the policy, which is already addressed in the Planning Strategy. As such, it was not considered necessary to repeat this information within the revised SPD itself.

Policy Implications

9. This revised SPD is an update of an earlier document and is necessary to bring the SPD in to line with and support newly adopted Local Plan policy. The wider policy implications in terms of for example, equalities and community cohesiveness and environmental issues, have already been examined through the development and adoption of the new Local Plan.

Conclusion

10. It is important that this SPD is adopted as a supporting Local Development Document for the new Local Plan, in order for it to carry sufficient weight in the planning application process. All elements of the Town & Country Planning (Local Planning) (England) Regulations 2012 have been followed and complied in so far as they relate to the production of Supplementary Planning Documents, and the views of the community have been addressed as far as possible. It is therefore recommended that this document is taken forward to Cabinet and Full Council for adoption.

Wards Affected

All wards – applies Borough wide

Policy Implications

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

Equalities and Community Cohesiveness	Yes
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

Additional Information

Appendix A – Retention of Employment Land and Premises Supplementary Planning Document

Officer to Contact

Stephanie Roots
sroots@hastings.gov.uk
01424 783329