

Agenda Item No: 7

Report to: Cabinet

Date of Meeting: 7 July 2014

Report Title: Local Development Scheme

Report By: Monica Adams-Acton
Head of Regeneration and Planning Policy

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 published in January 2013.

Recommendation(s)

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

Reasons for Recommendations

So that an up-to-date Local Development Scheme is in place at the time of publication of both the Hastings Planning Strategy and the Development Management Plan to ensure "Legal Compliance" at the time of consultation, in accordance with provisions in the the Planning and Compulsory Purchase Act 2004.

Introduction

1. This is the ninth review of the Local Development Scheme (LDS). The report sets out the documents we will be preparing over the next three years and the timetable for their preparation.
2. We are required to have an up-to-date LDS in place in order to meet the "tests of soundness" that the Plan will be assessed against at Examination in Public, provisionally planned for November 2014.

Background

3. The LDS is a public statement setting out details of which Local Plan documents will be produced over the next few years, in what order, and when.
4. The Localism Act contains provisions that remove the requirement to consult the Secretary of State on the contents of the LDS. However we are still required to obtain approval for its publication.

The Local Development Scheme 2014-15

5. There have been some minor timetabling changes to the LDS since it was last published in January 2013.
6. Progress on each of the key Local Plan documents is set out below:

The Hastings Planning Strategy

7. The document has now been prepared and adopted and hence taken off the programme. Milestones for publication of the Plan and Submission to the Secretary of State were broadly met and following the Examination in Public in February 2013 (and a further hearing session on 10 September) the document was declared sound by the Planning Inspector and was subsequently adopted by the Council on 19 February 2014.

The Development Management Plan

8. Formal consultation on the Proposed Submission version of the Development Management Plan commenced on 21 January 2013 in accordance with the then published position statement on the Council's website. Further progress to Examination was delayed until the Planning Strategy was adopted. Due to the delay a further round of consultation was considered necessary following advice from the Planning Inspectorate. The revised proposed submission version was published and consulted between 10 March and 22 April 2014. Whilst the majority of the Revised Proposed Submission Development Management Plan remains the same, some changes have been made to keep the document up to date in the light of further advice and some of the representations received. The most significant change being addition of specific policies to each allocated site for greater clarity. The deliverability of the sites was also reassessed. The additional work had some effect in terms of the publication date leading to a slippage of about 2 months.

9. We are in contact with Planning Inspectorate to set a date for Examination in Public, which is provisionally targeted for November 2014 and is dependent on the availability of the Planning Inspector. The final adoption of the document will depend on the outcome of the Examination in Public and particularly whether main modifications are needed. If no main modifications are needed it is possible to adopt the Development Management Plan in the 1st quarter of 2015/16 but if main modifications are required it is likely to be towards the end of the 3rd quarter of 2015/16.

Supplementary Planning Documents (SPDs)

10. Changes to legislation have removed the requirement for the Council to specify in the LDS which SPDs are intended to be produced. New SPDs will be prepared based on their apparent need, however, looking at the broader picture, upon adoption of Development Management Plan, all adopted SPDs and SPGs will need to be updated to realign them with the new Local Plan. The following SPDs are scheduled in our timetable to be prepared within the next 3 years:

- Affordable Housing SPD
- Visitor Accommodation SPD
- Employment Land Retention SPD
- Contribution for Play Space Provision SPD
- Householder Development SPD
- Roof Materials for Listed Buildings and Conservation Areas SPD
- Replacement Doors and Windows for Listed Buildings and Conservation Areas SPD
- Shopfronts and Advertisements SPD
- Developer Contributions SPD

11. Work will also continue on reviewing development costs and sales values to determine the viability of applying Community Infrastructure Levy (CIL) charge, make provisions for the new responsibilities in terms of Neighbourhood Planning, and continue to monitor the implementation and undertake reviews were necessary of the Local Plan documents once they are adopted. The Statement of Consultation Involvement is also being updated and is the subject of a separate report to the Cabinet.

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

Area(s) Affected

Central Hastings, East Hastings, North St. Leonards, South St. Leonards

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

Background Information

Appendix 1 - Local Development Scheme

Officer to Contact

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