

Appendix 1

Hastings Local Plan – Local Development Scheme 2014 – 2017

June 2014

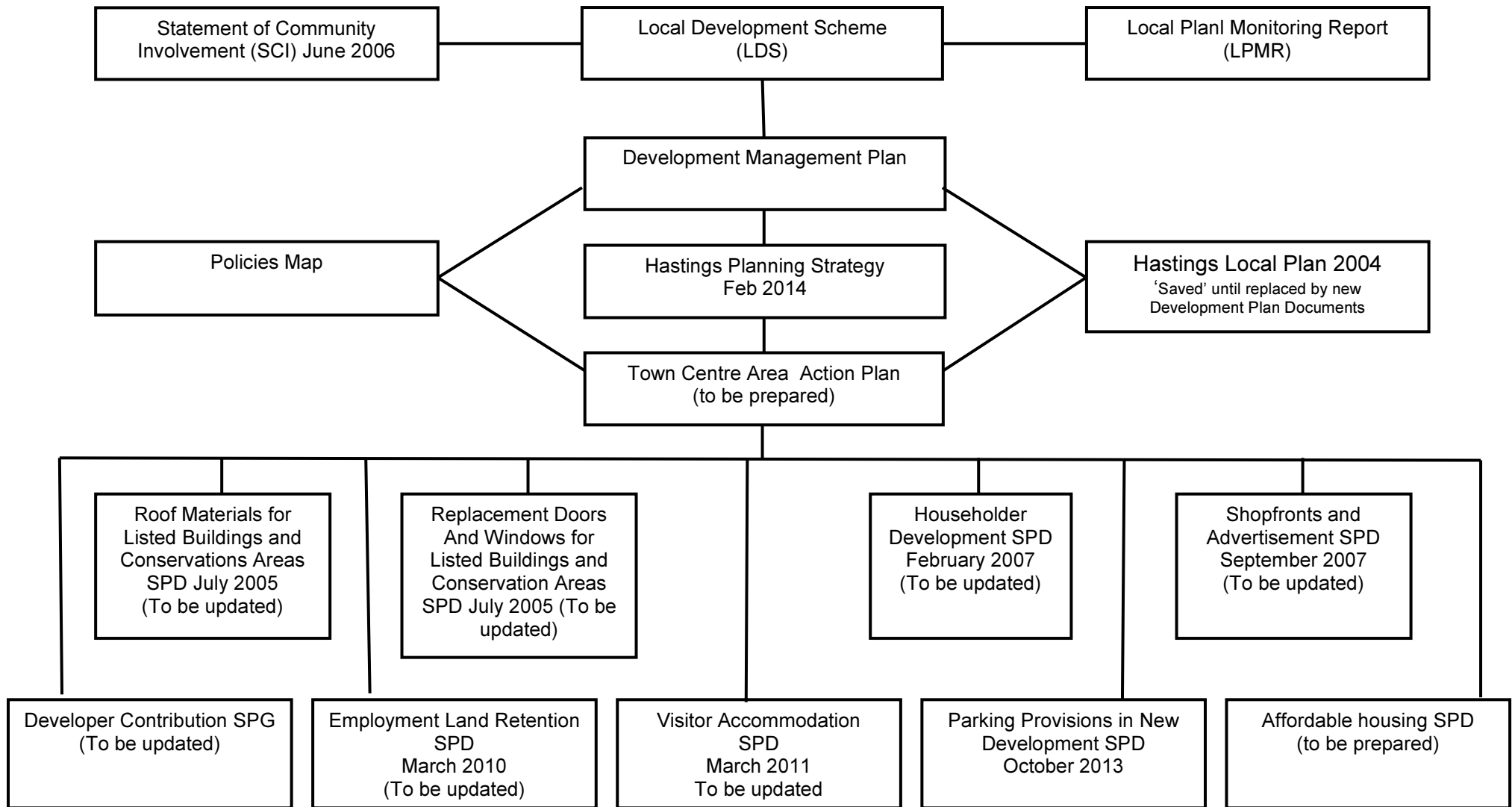
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Section 1 - Executive Summary

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 Hastings Planning Strategy and the good progress made on the Development Management Plan, this latest version of the LDS will cover the period to the end of 2017 and set out details of remaining Local Development Documents (LDDs) to be produced. It also includes an assessment of identified risks and contingencies as part of programme management.
2. The emerging Hastings Local Plan currently comprises the following documents:
 - The Hastings Planning Strategy (adopted by the Council in February 2014)
 - 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)
 - Employment Land Retention SPD (March 2010)
 - Visitor Accommodation SPD (March 2011)
 - Parking Provisions in New Development (October 2013)
 - Annual Monitoring Report 2012/13 (currently in preparation)
3. This revision of the LDS indicates preparation of 1 key Development Plan Document (DPD) – the Development Management Plan, and several other supporting documents over the next 3 years: The Development Management Plan is now in advanced stage of preparation and will be adopted during the LDS period.
4. Supporting documents include additional Supplementary Planning Documents relating to Affordable Housing, Developer Contributions and Children's play space provision, together with updated versions of the existing Employment Land Retention, Visitor Accommodation, Householder Development, Roof Materials, Doors and Windows and Shopfronts and Advertisements SPDs. In addition, we will work to develop a Local List of Heritage Assets, and 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 below.
6. Please see the Glossary in Appendix A for clarification of the terms used in this document.

Hastings Local Plan – Summary diagram showing relationship of documents (up to 2017)



Section 2 - Introduction

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 9th review of the Hastings LDS. The document can be viewed or downloaded from our website at http://www.hastings.gov.uk/environment_planning/planning/localplan/ldf_documents/#lds or alternatively, copies can be made available on request.

Format of the Local Development Scheme

11. This document is set out in 7 sections. Following the executive summary and the introduction, section 3 sets out the Council's position in terms of its planning policy framework and statutory development plan. It provides information on the different types of documents that have already been prepared as part of the Local Plan process, as well as those that will be prepared over the next 3 years.
12. Sections 4 and 5 provide detailed schedules for the preparation of the Development Management Plan and Town Centre Area Action Plan. When complete, these documents will, together with the adopted Hastings Planning Strategy, form the statutory development plan for the Borough. Section 6 shows this information illustratively.
13. Finally, section 7 provides information on recent changes to the planning system that have had an impact on the Local Plan production process.
14. For any questions or queries regarding this document, please contact the Planning Policy team at:

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Or follow Shaping Hastings on Twitter/Facebook

Section 3 - Planning Policy Framework

Existing documents making up the Statutory Local Plan

The National Planning Policy Framework

15. The National Planning Policy Framework (NPPF) provides the Government's planning policies for England, and sets out how these are expected to be applied by Local Planning Authorities and their communities. The NPPF must be taken into account in the preparation of the statutory development plan (The emerging Hastings Local Plan and any subsequent Neighbourhood Plans), and is a material consideration in planning decisions.
16. Until the proposed emerging Local Plan documents (listed in para 34) are adopted, the following plans will remain in force and be used in the determination of planning applications. These include:

The adopted Hastings Planning Strategy

17. The Hastings Planning Strategy 2011 to 2028 was adopted in February 2014. It sets a broad strategy for new development in the Borough, and provides policies that form the basis on which planning decisions are made.

The adopted Hastings Local Plan 2004

18. The Hastings Local Plan was adopted in April 2004. Whilst the adopted Hastings Planning Strategy replaces strategic policies some policies still remain in force until they are replaced by the Development Management Plan DPD. Superseded and expired policies from the 2004 Plan that should no longer be taken into account are listed on our website at http://www.hastings.gov.uk/environment_planning/planning/hastings_local_plan/superseded_expired_policies/

Waste and Minerals Plans

19. In parallel, East Sussex and Brighton & Hove are the responsible authorities for preparing the adopted Minerals and Waste Local Plans. In 2013, the East Sussex, South Downs, and Brighton & Hove Waste and Minerals Plan was formally adopted. This plan replaced the majority of the policies that were contained in the Waste Local Plan (2006) and Minerals Local Plan (1999). A site allocation for the Minerals and Waste Local Plan is currently in preparation with initial consultation in 2014.
20. Further information on the progress of the WMDF can be found at <http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/default.htm>

The emerging Hastings Local Plan

21. The emerging Hastings Local Plan is made up of a series of documents that will be updated and replaced over time. Several of these documents have already been prepared, which includes Hastings Planning Strategy (adopted February 2014).

22. The relationship between the existing and proposed emerging Local Plan documents is also set out in fig 1 at the beginning of this document.

The Statement of Community Involvement (SCI)

23. First adopted in 2006, the SCI sets out the Councils' vision, strategy and principles for community and stakeholder involvement in the preparation of the emerging Hastings Local Plan, and in determining planning applications. The SCI was updated in 2011 and again in January 2013 and in June 2014 to reflect changes to the planning regulations 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.
24. 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

Supplementary Planning Documents (SPDs)

25. SPDs are non-statutory documents within the emerging Local Plan. 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)
 - Employment Land Retention SPD (March 2010)
 - Visitor Accommodation SPD (March 2011)
 - Parking Provisions in New Development (October 2013)
26. Copies of these SPDs are available on our website at <http://www.hastings.gov.uk/ldf/resources.aspx#spd>

Community Infrastructure Levy

27. The CIL is a Charging Schedule will set out standard charge(s) that the 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 the Local Plan. The Council's early work has determined the Community Infrastructure Levy (CIL) charging schedule unviable due to current market conditions. The CIL is not being pursued at this time, but that 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

28. New regulations¹ concerning neighbourhood planning came into force in April 2012. These make provision for several elements falling under the neighbourhood planning category:

¹ The Neighbourhood Planning (General) Regulations 2012

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

29. Whilst no final applications have yet been submitted for Neighbourhood Development Plans, we have already had some enquiries and developed an online information source for local communities to help explain process for submissions. We expect a few Neighbourhood Plans being undertaken during the LDS period. Neighbourhood Plans, when adopted, will form part of the Development Plan

Local Plan Monitoring Report (LPMR)

30. In response to the Localism Act, Local Planning Authorities no longer have to submit Annual Monitoring Reports to the Secretary of State. However, the requirement to prepare and publish monitoring reports for the public remains. The Council monitors regularly how effective its policies and proposals are in delivering the emerging Local Plan. 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

31. 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 Local Development Scheme.

The Local Plan Evidence Base

32. We need to ensure a robust evidence base is available to support planning policies in the emerging Local Plan. Background work prepared by, or for the Council will normally be published in the form of background documents. Each of these will be made publicly available at the same time as, or before, any Local Plan document that relies on its contents for a justification.

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

Proposed Local Plan documents

34. The adopted Hastings Local Plan 2004 and Proposals Map are in the process of being replaced by Hastings Planning Strategy and Development Management Plan documents. The Hastings Planning Strategy was adopted in February 2014.

35. The next key document currently in an advanced stage of preparation is the Development Management Plan, which includes site allocations. A new Policies Map accompanies the Development Management Plan, which when adopted will

replace the Policies Map associated with the Planning Strategy document and the Proposals Map for the Local Plan 2004.

36. 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.
37. It is also proposed to undertake preparation of Hastings Town Centre Area Action Plan which provides a detailed planning framework to guide change across the town centre in Hastings.
38. It is proposed to produce a number of topic based supplementary planning documents that will together comprise the Local Plan for Hastings. Such an approach enables the Council to respond to issues of greater significance and adjust the timetable for the delivery of a document should significant changes occur (for example, legislation), without impacting on the timetables for other documents. It is also worth mentioning that some of the adopted SPDs and SPGs link back to the 2004 Local Plan, which will be obsolete as soon as the Development Management Plan is formally adopted. This will require those SPDs and SPGs to be updated to make them in line with the newly adopted Local Plan policies. There is no legal obligation to specify timescales for the preparation of further SPDs or other documents in this LDS. However, at this stage we are proposing to prepare the following documents in the next few 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
39. We will also be working closely with communities to bring forward any neighbourhood plans, and continue work on monitoring and reviewing the Local Plan documents that are put in place.
40. Key dates for the preparation of these documents will be provided on our website when available.
41. A detailed schedule of each new Local Plan document is provided below, followed by an illustrative work programme on page 12.

Section 4 - Development Management Plan

Overview

Role and Subject - Identifies sites proposed for development and protection, to meet the vision identified in the Planning Strategy. Will also provide detailed management policies covering a range of issues consistent with the Planning Strategy, against which planning applications can be assessed.

Coverage - Borough-wide

Status - Local Plan document

Conformity - With National Planning Guidance

Key milestones

Consulting statutory bodies on the scope of the Sustainability Appraisal

July 2011

Public participation in the preparation of the Development Management Plan (Regulation 18)

Consulted on for a 12-week period between 3 February 2012 and 27 April 2012. An additional informal round of consultation was also undertaken between 6 July -17 August 2012 on additional sites and policy issues arising.

Publication of the Proposed Submission Development Management Plan (Regulation 19)

Consulted for a 12-week period between 21 January and 15 April 2013.

Publication of the Revised proposed Submission version of Development Management Plan (Regulation 19)

A revised proposed submission version of the Development Management Plan was published and consulted for a 6-week period between 10 March and 14 April 2014 due to changes in the legislation and policy issues significantly impacting the content of the document.

Adoption of the DPD

Between Q1 and Q3 2015/16

Arrangements for production

Organisational lead - Head of Regeneration and Planning Policy

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.

Section 5 – Hastings Town Centre Action Plan

Overview

Role and Subject - Provides a detailed planning framework to guide change across the town centre in Hastings, and is consistent with the Hastings Planning Strategy,

Coverage – Hastings Town Centre Boundary

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

Jan/March 2015

Public participation in the preparation of the Town Centre Action Plan

(Regulation 18)

June/July 2015

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

Nov/Dec 2015

Adoption of the DPD

Nov/Dec 2016

Arrangements for production

Organisational lead - Head of Regeneration and Planning Policy

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.

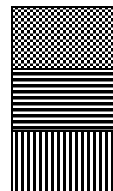
Section 6 - Illustrative Work Programme

	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Policies saved beyond 2007												
Hastings Planning Strategy												
Development Management Plan												
Town Centre Action Plan DPD												
Neighbourhood Planning – working with communities												
Monitoring and Review												
Evidence base												
Infrastructure Delivery Plan												
Viability Study												

Publication of a Local Plan (consultation) (Regulation 19)

Informal consultation stage

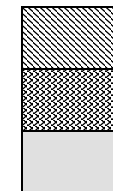
Submission to the Secretary of State



Adoption

Saved policies

Preparation



Appendix A – Glossary

Adopted Local Plan

Under the old planning system, a statutory document prepared by the Council which sets out land use policies and proposals for the whole of Hastings

Development Management Plan

A key plan prepared as part of the emerging Local Plan that will identify sites proposed for development and protection purposes, and will set out policies against which planning applications will be assessed.

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.

Hastings Planning Strategy

A key part of the Local Plan setting out a long-term spatial vision for the Borough and the main strategic policies and proposals to deliver that vision.

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

Town Centre Area Action Plan (AAP)

A key plan that provides framework for town centre development by allocating sites and providing overarching policies to guide new development