

Report to: Cabinet

Date of Meeting: 9 April 2018

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

Report By: Victoria Conheady, Assistant Director Regeneration & Culture

Purpose of Report

To inform Cabinet of the updated timescales for the production of Local Plan documents since the last Local Development Scheme was adopted in April 2016.

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 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.

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.

Proposed Revisions to the Local Development Scheme

2. The Local Plan for Hastings is made up of the Hastings Planning Strategy (adopted Feb 2014); Development Management Plan (adopted Sept 2015) and once adopted will include the Town Centre, White Rock Area and Bohemia Action Plan. 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. Section 15(1) of the 2004 Planning and Compulsory Purchase Act requires that the “local planning authority must prepare and maintain a scheme to be known as their local development scheme”. 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 April 2016. It is considered that revisions are needed to the current LDS in order to:
 - Adjust the target dates and key milestones for the production of Town Centre, White Rock Area and Bohemia Area Action Plan (AAP), and
 - Amend the number, form and content of Local Development Documents that are proposed to be prepared,

Progress since April 2016

4. Work to develop the evidence base needed to support the development of the Area Action Plan has been progressing. In September 2017 we published the White Rock Master Plan. This document will significantly inform the development of the AAP.
5. The scope of the Sustainability Appraisal (SA) was undertaken in July 2017 to meet the requirements of the Strategic Environmental Assessment Regulations^[1]. The purpose of the SA is to inform and influence the AAP’s development and maximise its contribution to sustainable development. The Scoping exercise involved consultation with the statutory bodies. An initial SA Report is being prepared to accompany the first consultation draft of the AAP.
6. Appraisal of Conservation Areas within the AAP boundary and those surrounding it has been started. Central Hastings CAA and St. Leonards CAA are currently in production.
7. Other specialist studies needed to support the AAP which are currently in progress include work in relation to flood risk, traffic modelling and housing requirements.

^[1] The Environmental Assessment of Plans and Programmes Regulations 2004

Amending the Local Development Documents in the LDS

8. Since we adopted our Local Plan there have been a number of significant changes to the national planning policy and legislative context, and others are emerging. These include:
- a. changes to developer contributions (affordable housing),
 - b. the Housing and Planning Act 2016,
 - c. the introduction of permissions in principle,
 - d. ongoing changes to permitted development rights,
 - e. the introduction of self & custom build requirements,
 - f. national commissions into the local plan making process,
 - g. consultation on the changes to the National Planning Policy Framework,
 - h. the Neighbourhood Planning Act 2017,
 - i. the Housing White Paper 2017,
 - j. consultation on the policy approach to Build to Rent.
9. In September 2017 the Government published a consultation proposing amongst other matters a methodology for calculating housing need. Most recently, on 5 March the Government began a consultation on a draft revised National Planning Policy Framework (NPPF) which runs until 10 May. The revised draft incorporates proposals from the earlier consultation documents including the White Paper and proposals announced in the 2017 budget. They intend to publish a final revised Framework in the summer.
10. In light of these national changes, it is recommended that evidence gathering for a new local plan – the Local Plan Review should begin later this year. Based on a 3 year work programme and the fact that the Plan will need to have a 15 year time horizon the new plan period should run to 2036. The LDS should be updated to reflect this.
11. The 2016 LDS identified a number of Supplementary Planning Documents (SPDs) which were to be produced to support the HPS and Development Management Plan (DMP). In view of the priority which now needs to be given over to commencing the Local Review process it is now recommended that only the Affordable Housing and Design SPDs are progressed.

Amending the Milestones in the Current LDS

12. The revised key stages for the TC&WR AAP as set out in the updated LDS are as follows:

- Public participation in the preparation of the Town Centre & White Rock Area Action Plan (Regulation 18) : June-September 2018
- Publication of the Proposed Submission Town Centre Action Plan (Regulation 19): January-February 2019
- Adoption of the DPD : December 2019

13. For the Local Plan Review, the key stages are:

- Public participation in the preparation of the Local Plan Review (Regulation 18): Oct-Dec 2019
- Publication of the Proposed Submission Local Plan Review (Regulation 19): June-Jul 2020
- Adoption of the DPD: April 2021

14. 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.

Conclusion and Recommendations

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

Policy Implications

16. The production of local plan documents which are land-use planning documents, will give rise to the need to consider environmental issues. Financial implications arise both from the cost of producing and consulting on such documents. The requirement to begin work on a Local Plan Review has been factored in to the 2018/19 Planning Policy budget. Further costs will need to be planned for and factored in to the 2019/20 budget. Local people's view will be sought as part of the process of developing Local Plan documents.

Timetable of Next Steps

17. key actions and the scheduled dates:

Action	Key milestone	Due date (provisional)	Responsible
AAP - Public Consultation (Reg 18)	Cabinet Approval	June-Sept 2018	Planning Policy

AAP – Publication of the Proposed Submission AAP (Reg 19)	Full Council approval	Jan-Feb 2019	Planning Policy
AAP – Adoption	Full Council	December 2019	Planning Policy
Local Plan Review – Public Consultation (Reg 18)	Cabinet Approval	Oct – Dec 2019	Planning Policy
Local Plan Review – Publication of the Proposed Submission Local Plan Review (Reg 19)	Full Council	June-Jul 2020	Planning Policy
Affordable Housing SPD – public consultation	Cabinet Approval	Mar-Apr 2019	Planning Policy
Publication of Brownfield Register		Annually by 31 Dec	Planning Policy

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

Implications

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

Equalities and Community Cohesiveness	N
Crime and Fear of Crime (Section 17)	N
Risk Management	N
Environmental Issues	Y
Economic/Financial Implications	Y

Human Rights Act	N
Organisational Consequences	N
Local People's Views	Y
Anti-Poverty	N

Additional Information

Appendix A: 2018 Local Development Scheme.

Officer to Contact

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