

**Report to:** Cabinet

**Date of Meeting:** 04 February 2019

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

**Report By:** Victoria Conheady, Assistant Director Regeneration & Culture

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### **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 2018.

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### **Recommendation(s)**

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

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### **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.

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## Introduction

1. 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 local development scheme (LDS) at such time it considers appropriate. The LDS sets out the timetable for the production of Local Plan documents over a 3-year timespan. The LDS needs to set out a realistic and achievable work programme.
2. This report proposes changes to the current LDS and recommends that a revised LDS be brought into effect.

## Proposed Revisions to the Local Development Scheme

3. The LDS was last updated in April 2018, in part to update the target dates and key milestones for the production of Hastings Town Centre and Bohemia Area Action Plan (AAP), but also in light of a number of national planning policy changes, it included a commitment to undertake a Local Plan Review.
4. It is now necessary to revise the timetable further, in part due to the publication of an updated National Planning Policy Framework (NPPF) in July 2018. Key changes to national planning policy include the delivery of the Government’s ambition to improve the supply and delivery of new homes. Considering the implications of these changes and taking in to account the Council’s staffing and financial resources, it is now more prudent and expedient to combine the development of the Hastings Town Centre & Bohemia Area Action Plan with Local Plan Review process. Hence the need to revise and publish a new updated LDS.
5. Work on the Local Plan Review is now the focus of this proposed update to the LDS. The Local Plan Review will cover the period to 2036. The revised Plan will cover the whole of the Borough, and will be prepared in conformity with national planning legislation, specifically the National Planning Policy Framework, 2018. On adoption it will update elements of the Hastings Planning Strategy (adopted Feb 2014) specifically in relation to strategic policies relating to housing, employment and retail requirements. It will be combined with much of the existing Development Management Plan (adopted Sept 2015) to create a single Plan document and will incorporate the Hastings Town Centre & Bohemia Area Action Plan which is currently in production. The key milestones for the Local Plan Review work are as follows:
  - 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: September 2021

6. In terms of producing Local Plans that pass examination, the Government has made it clear through the new NPPF that robust planning arrangements need to be in place across housing market areas.
7. Given the successful track record of joint working between Hastings Borough and Rother District Councils on respective 2014 Core Strategies, together with close on-going liaison, there is clear potential for a high level of cooperation on the Local Plan Reviews. This should focus on strategic cross-boundary issues, developing the earlier *shared approach*. With both Councils just embarking on their Local Plan Reviews, we have an ideal opportunity to continue with and indeed build on earlier joint working arrangements. Following initial discussions with officers of Rother Council, proposals for joint working arrangements are set out in Appendix B. These are not only regarded as appropriate and timely for this Council, it is noted that such arrangements are increasingly expected under the new National Planning Policy Framework (NPPF 2018) in order to meet the 'duty to cooperate' and to demonstrate soundness in plan-making.

### **Progress since April 2018**

8. Work to develop the evidence base needed to support the development of the Area Action Plan has continued and will be carried forward to support the Local Plan Review work.
9. Public participation in the preparation of the Hastings Town Centre & Bohemia Area Action Plan (Regulation 18) was undertaken between July and September 2018. Approximately 700 comments were made on the draft plan. These will be published shortly and modifications will be made in response to the comments received as part of preparation and consultation process that will be part of the Local Plan Review process.

### **Amending the Local Development Documents in the LDS**

10. The 2018 LDS identified 2 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 Design SPD, resources permitting, is progressed.

### **The revised LDS**

11. The main risks to this timetable are; the high complexity of evidence requirements; the need to coordinate and maintain joint working arrangements with Rother DC; the potential for a high volume of representations; staff resources and access to specialist advice.

### **Conclusion and Recommendations**

12. 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

13. 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 undertake a Local Plan Review has been factored in to the Planning Policy budget. Local people's view will be sought as part of the process of developing Local Plan documents.

## Timetable of Next Steps

14. key actions and the scheduled dates:

Action	Key milestone	Due date (provisional)	Responsible
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	Jul-Aug 2020	Planning Policy
Publication of Brownfield Register		Annually by 31 Dec	Planning Policy

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## 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

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## 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

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### **Additional Information**

Appendix A: 2019 Local Development Scheme.

Appendix B: Local Plan Review – proposed joint working arrangements between Hastings and Rother Councils.

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### **Officer to Contact**

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