



# EAST HAMPSHIRE LOCAL DEVELOPMENT SCHEME

July 2023

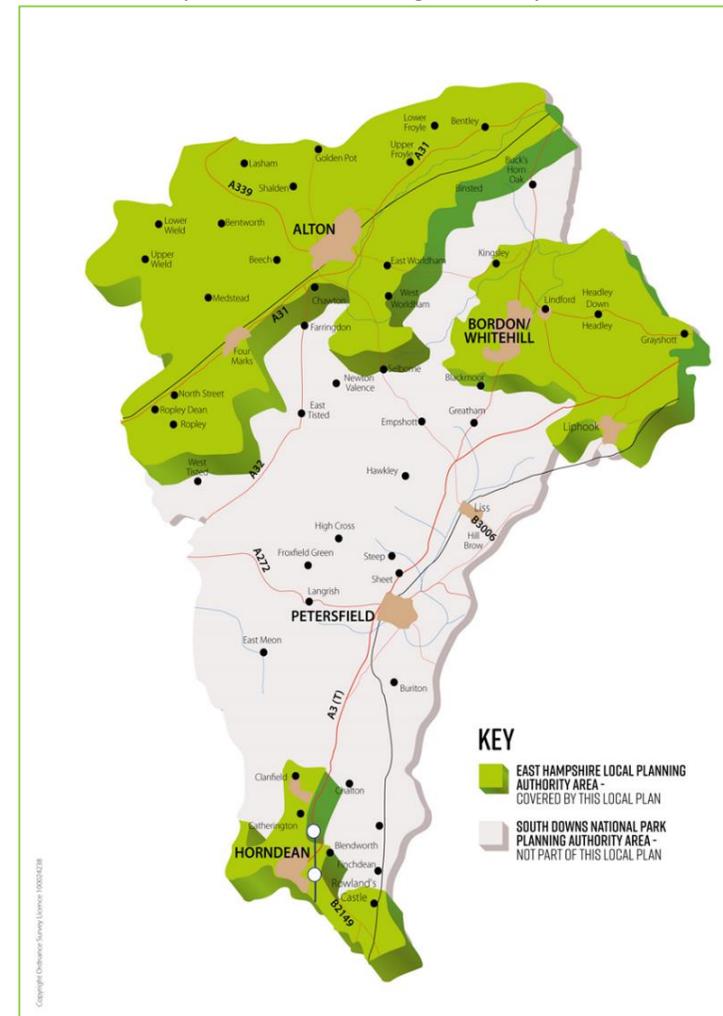
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## 1. Introduction

### Requirement for a Local Development Scheme

- 1.1 East Hampshire District Council is required to prepare and maintain a Local Development Scheme (LDS) to provide a timetable for the preparation of a Local Plan and any other Local Development Plan Documents (DPDs). It should be noted that this LDS covers the Local Planning Authority area and does not include those parts of East Hampshire district that fall within the South Downs National Park (SDNP), which produces its own Local Plan.
- 1.2 Legislation<sup>1</sup> states that a Local Development Scheme must specify:
- The Local Development Documents which are to be Development Plan Documents.
  - The subject matter and geographical area to which each development plan document relates.
  - Which Development Plan Documents, if any, are to be prepared jointly with one or more other local planning authorities.
  - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee (with other Local Planning Authorities); and
  - The timetable for the preparation and revision of the DPDs.

Map 1.1: Local Planning Authority Area



<sup>1</sup> Section 15 of the Planning and Compulsory Purchase Act (2004 (as amended by the Localism Act 2011) with further requirements and guidance set out in the Town and County Planning (Local Planning) (England) Regulations 2012.

- 1.3 The LDS is a project plan that sets out the timetable to produce new or revised DPDs, which will form the Council's Local Development Plan. The Planning Practice Guidance (PPG) requires the LDS to be kept up-to-date and be made publicly available, so that local communities and interested parties can keep track of Local Plan progress.
- 1.4 This LDS supersedes the Council's previous version that was published in August 2022. This LDS sets out an up-to-date timetable for the remaining stages of the emerging Local Plan, setting out the associated work programme for the Council over the next three years. This is set out in Appendix A.
- 1.5 The LDS also includes an assessment of identified risks and contingencies as part of ongoing programme management. It will be reviewed annually through the Authority Monitoring Report (AMR) which can be found [here](#).

## 2. The current adopted Development Plan

- 2.1 This LDS sets out the programme for the production of DPDs, setting out the timescales for production, including gathering data, consultations, public scrutiny and examination, followed by adoption.
- 2.2 The current adopted statutory development plans for the East Hampshire District Council Local Planning Authority Area are made up of:

### East Hampshire District Local Plan Part 1 - Joint Core Strategy

- 2.3 The Joint Core Strategy was prepared by the District Council and

the South Downs National Park Authority (SDNPA). It was adopted by East Hampshire District Council in May 2014. It has now been superseded in the South Downs National Park by the South Downs Local Plan, which was adopted in July 2019. More information on the South Downs Local Plan can be viewed on their [website](#).

### East Hampshire District Local Plan Part 2 – Housing and Employment Allocations

- 2.4 The Local Plan Part 2 specifically focuses on housing and employment allocations.
- 2.5 It covers only those parts of the district that lie outside of the SDNP and are controlled by East Hampshire Local Planning Authority.

### Saved Policies of the East Hampshire District Local Plan: Second Review

- 2.6 Many of the Second Review Local Plan's policies have been superseded by policies in the Local Plan: Joint Core Strategy. The remaining 'saved' policies will continue to be used in determining planning applications until replaced by policies in a new Local Plan.

### Hampshire Minerals and Waste Plan

- 2.7 Produced jointly by Hampshire County Council, Southampton City Council, Portsmouth City Council and South Downs and New Forest National Park Authorities. The Plan, which was adopted in October 2013, contains planning policies for minerals and waste development in Hampshire. The Plan can be viewed on [HCC's website](#).

### Neighbourhood Plans (numerous)

- 2.8 These are prepared by town/parish councils to set a locally specific development framework to guide development in their area. The

council actively promotes neighbourhood planning, in addition to having a legal duty to support their preparation. At the time of publication of this LDS, five Neighbourhood Plans have been made and now form part of the development plan for their areas. A further three neighbourhood planning areas have been designated.

Neighbourhood Plan	Status
<b>Alton Neighbourhood Development Plan (as modified April 2021)</b>	Made November 2021
<b>Beech Neighbourhood Development Plan</b>	Made June 2021
<b>Bentley Neighbourhood Plan</b>	Made May 2016
<b>Medstead and Four Marks Neighbourhood Plan</b>	Made May 2016
<b>Ropley Neighbourhood Plan</b>	Made September 2019
<b>Bentworth Neighbourhood Plan</b>	Designated November 2015
<b>Bramshott and Liphook Neighbourhood Plan</b>	Designated October 2015
<b>Rowlands Castle Neighbourhood Plan</b>	Designated April 2017

### Supplementary Planning Documents

- 2.9 Supplementary Planning Documents (SPDs) are designed to expand on policies in DPDs and provide additional detail. They can be topic or site based. Whilst they do not have the status of DPDs they are a material consideration in the decision-making process of relevant planning applications.
- 2.10 There is no requirement for SPDs to be included in the LDS. However, the council will continue to produce SPDs where appropriate. There is a list of all adopted SPDs on the council's [website](#).

## 3. Other relevant documents

### Statement of Community Involvement

- 3.1 The Statement of Community Involvement (SCI) was adopted in April 2022 and sets out the programme of community engagement and consultation for the preparation, alteration and review of all DPDs and planning applications. The SCI also states how the local authority intends to achieve this involvement.
- 3.2 The Government's drive for digitalization has changed the way we work, engage and consult. New methods of engagement will be considered during the preparation of the Local Plan and all activity will comply with the relevant legislation and the national guidelines that we operate in during the Local Plan preparation period.

### Authority Monitoring Report

- 3.3 The AMR focusses on assessing progress against the LDS and current planning policies that include annual numbers for new homes (including affordable homes). It also includes information about Neighbourhood Plans, the Community Infrastructure Levy (CIL) and the Duty to Co-operate.
- 3.4 The Council publishes up-to-date authority monitoring information annually on its [website](#).

### Policies Map

- 3.5 The Council is required to produce a Policies Map which shows

the location of proposals in all current, adopted local development documents on an Ordnance Survey-based map. The map is web based and is kept up-to-date and reflects current adopted policies within the district (outside the National Park).

### Community Infrastructure Levy (CIL)

- 3.5 The CIL raises funds from new development for essential infrastructure. It primarily replaces the older system of financial contributions and planning obligations ('Section 106 agreements'). Under the CIL regulations limitations have been placed on the ability of councils to use S106 monies to provide for infrastructure beyond the mitigation of specific developments.
- 3.6 The Council adopted its CIL Charging Schedule on the 25th February 2016 with an implementation date of 8th April 2016. The CIL charging rates are supported by evidence of development viability and apply to development within East Hampshire District that is located outside of the SDNPA Area. The SDNPA operates its own CIL.
- 3.7 It is proposed that a review of CIL rates will be considered alongside and following an update of the Local Plan. Outside of any Local Plan process, a review will take place every three to five years, or in the event that values and prices change significantly following the date of adoption. Any revised charging schedules will need to be approved by the Planning Inspectorate.

## 4. The emerging Development Plan

- 4.1 Policies in local plans and spatial development strategies should

be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary<sup>2</sup>.

### Emerging Local Plan

- 4.2 The emerging Local Plan will set the vision and framework for future development of the district (those parts that lie outside of the SDNP only) for at least the next 15 years. This will include addressing local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs.

### Stages of the emerging Local Plan preparation

- 4.3 The plan making process is ongoing and some preparatory work on the emerging Local Plan began in late 2017, with two early-stage consultations (Regulation 18) conducted throughout 2019.
- 4.4 At Full Council in May 2022, the Leader confirmed suspension of the Local Plan preparation and to return to Regulation 18 consultation later in the year, due to the need to revisit the emerging Local Plan in response to further changing government guidance and increased housing requirements. It was considered that further early-stage consultation would also allow the emerging Local Plan to better address climate change and strive towards net zero carbon development.
- 4.5 There are several key stages in the preparation of the Local Plan, each are subject to the Strategic Environmental Assessment Directive which will be incorporated into the Integrated Impact Assessment (IIA):

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<sup>2</sup> Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

*Pre-publication stage (Regulation 18)*

- 4.5 This initial stage involves extensive evidence gathering, engaging with the local community, businesses and stakeholders on emerging issues and options, consulting with statutory environmental consultees on the scope of the sustainability appraisal, and infrastructure providers with regards to development options. This originally took place in February 2019 and was followed up with a subsequent Regulation 18 consultation on large development sites took place in September 2019.
- 4.6 Following the Council’s decision in May 2022 to conduct further early-stage engagement, two more Regulation 18 consultations have been programmed to support the emerging Local Plan:

*Regulation 18 (Part 1) – Issues & Priorities*

- 4.7 This consultation was consulted on from 21 November 2022 to 16 January 2023. It built upon previous engagement to identify the key strategic issues and priorities within East Hampshire. It involved extensive evidence gathering, engaging all interested parties on a revised set of aims and objectives, as well as identified high level strategies for meeting the development needs of the district. We received more than 3,000 contributions and they are all available to view [online](#).

*Regulation 18 (Part 2) Revised draft Local Plan*

- 4.8 Building upon the ‘Issues & Priorities’ consultation, the Revised Draft Local Plan will set out the preferred strategy for meeting the development needs of the district, identifying proposed site allocations and preferred policies. This is scheduled for January 2024.

*Publication of Submission Draft Local Plan (Regulation 19)*

- 4.9 Following the regulation 18 stage, the next stage is for the Council to publish a draft version of the Local Plan and invite representations in accordance with Regulation 19. These representations will be based on whether the draft plan is legally compliant and/or sound when assessed against the requirements contained in the NPPF. This is scheduled for Summer 2024.

*Submission and Examination of the Local Plan (Regulation 22-24)*

- 4.10 Following regulation 19 stage, the next stage is for the Council to formally submit the draft Local Plan and evidence base to the Planning Inspectorate for examination on behalf of the Secretary of State. An Independent Planning Inspector will assess the Plan against the tests of soundness contained in the National Planning Policy Framework (NPPF), taking account of any representations (comments) received. This is scheduled to begin from December 2024.

*Adoption (Regulation 26)*

- 4.11 If the Plan is found to be ‘sound’, the Council may adopt the Plan as soon as practicable following receipt of the Inspector’s report unless the Secretary of State intervenes. Once adopted, the Local Plan will form the main part of the statutory development plan for the district (outside the SDNP). This is expected by Autumn 2025.
- 4.12 The complete timetable and ‘key milestones’ to produce the emerging Local Plan are set out in Appendix A.

**Neighbourhood Plans**

- 4.13 There are several Neighbourhood Plan Area Designations across the district. Once adopted, Neighbourhood Plans form part of the Development Plan. These are not programmed by the local authority

and therefore are not included within this LDS project timetable. More information can be found [here](#).

## 5. Delivery and Implementation

### Resources

- 5.1 In preparing the emerging Local Plan, the majority of work and evidence base gathering will be conducted by the Planning Policy Team. The production of the updated Local Plan will be taken forward alongside the Team’s ongoing work which includes supporting and guiding neighbourhood plans, implementing the adopted Local Plan, monitoring performance and establishing the housing land supply position and performing other statutory duties such as compiling the Brownfield Land Register and maintaining the Self-build Register.
- 5.2 The Planning Policy Team will be supported by other teams across the Council as well as external partners and stakeholders. In house specialist officers covering such issues as housing, economic development, biodiversity, landscape, conservation, trees, urban design, leisure, environmental health, and legal will be utilised. In addition, external resources may be called upon particularly from Hampshire County Council (HCC) in relation to their statutory duties such as highways and education.
- 5.3 The Council also makes provision for the need to use certain expert consultants to assist in producing various elements of the technical background work. This may occur where either the necessary expertise is not available within the Council or insufficient resources

exist to be able to bring forward the necessary work within the required timescale. Consultant facilitators may also be used to assist with focus group work and community participation exercises.

- 5.4 The Council is satisfied at the time of publication that the necessary resources are, or can be, made available to deliver the timetable set out within this LDS, based on previous experience of preparing DPDs.

### Joint Working

- 5.5 The Council has a proven track record of working with neighbouring authorities (including those outside the County) and with the SDNPA and HCC on the Joint Core Strategy. Where appropriate, inter-authority working groups have been established during the preparation of the emerging Local Plan. The Council will work in partnership with neighbouring authorities where necessary to prepare various evidence base documents.

### Risk Assessment

- 5.6 The production of a Local Plan requires consideration of the potential risk involved in its preparation. These vary from local matters, such as changes in staffing levels; and political or administrative changes; to those of national significance including revised government guidance.
- 5.7 In preparing this LDS, it was found that the main areas of risk relate to:

#### Staff turnover and retention

- 5.8 The Council will continue to expedite the replacement of staff as soon as vacancies occur. Also, the Council has established good working

relationships with consultants with a view to their employment subject to satisfactory financial arrangements.

### Problems with joint working or compliance with the duty to co-operate

- 5.9 Close working with neighbouring and other relevant authorities, partners and stakeholders will continue, to enable issues to be identified at an early stage. On-going liaison will help to ensure that key matters are considered and addressed through the Local Plan making process. There is also a risk of key partners and statutory bodies not fully engaging in the process and on-going liaison will be required to address this.

### Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nationwide

- 5.10 Once the Local Plan is submitted, all subsequent stages (Reg 22- 25) are reliant on the capacity of the Planning inspectorate (PINs). Whilst the proposed timetable allows sufficient time for all stages, timescales are out of the control of Council once with PINs. Officers will continue to give advance notification of our programme to assist in the development of PINs to address the proposed timescales.

### Revisions to national planning policy and guidance

- 5.11 Revisions are anticipated to the NPPF. Changes to national planning policy and guidance at a more advanced stage in Local Plan preparation can cause delay. Close monitoring of national changes will be required alongside liaison with the Department for Levelling Up, Housing, and Communities (DLUHC) where required. The current timetable is expected to align with the transitional

arrangements proposed by Government in the recent consultation of proposed changes to the planning system. However, the Government has currently not met its anticipated ‘Spring’ deadline to make interim changes.

### Full Council fails to agree Local Plan

- 5.12 In line with the constitution, the Revised Draft Local Plan (Reg 18) is only required to go to Planning Policy Committee (PPC) before commencing the consultation period. There is currently a PPC scheduled for 10 January 2024. If the item also went to full Council, there are potential for delays. Similarly, if the Council fails to agree the Local Plan, either at PPC or subsequently at full Council (as part of Reg 19), delays are likely.

### Programme Slippage

- 5.13 An exceptionally high level of response during public consultation on a Development Plan Document could lead to programme slippage. Delays could be caused by a number of issues such as an exceptionally high response rate to public consultations or protracted internal processes for moving through key stages of Local Plan production. The Council will use suitable technology to assist with the analysis of consultation outcomes and draw upon wider Council resources where possible. Suitable new governance arrangements will be put in place to ensure a nimble and transparent Local Plan making process, whilst internal processes will be established which are both supportive and flexible.
- 5.14 Delays in the appointment of consultants and/or the work they undertake for the Local Plan Review evidence base due

to unforeseen circumstances beyond the immediate control of the planning policy team could lead to programme slippage.

- 5.15 Other work, such as that associated with neighbourhood planning or planning appeals, requires a significant resource commitment in the short term. Consideration at the corporate level should be given to how to manage all the aspects of neighbourhood planning if there is significant interest from communities. Some aspects, such as the organisation of referendums, are not directly planning related. Preparing the Local Plan to the programme will reduce the risk of 'planning by appeal' and the resource commitment associated with it.

#### Legal Challenge

- 5.16 The Council will aim to minimise this by ensuring that DPDs are 'sound' and founded on a robust evidence base and well-audited stakeholder and community engagement processes. The amendments to the timetable further assist this matter.

#### Changes in local political control/leadership

- 5.17 There were district-wide elections in May 2023, so this issue is expected to be low risk. However, any future changes in political control or leadership could filter down into changes in corporate priorities which may have implications for the direction of travel for Local Plan documents. Political uncertainties may also result in delays in obtaining the necessary political approvals for consultation, submission or adoption of Local Plan documents.
- 5.18 Officers will work closely with the Leader and relevant Portfolio

Holder, and other members through existing established advisory groups, to ensure that there is broad political understanding of the context, constraints and direction of travel for emerging Local Plan documents. Wider member engagement events may be held on important topics to assist with understanding and identify key issues or policy changes.

#### Monitoring and Review

- 5.19 The Council's AMR will monitor the progress of the LDS on an annual basis, reporting in December each year. The AMR will also monitor the delivery of policies when they have been adopted. Consideration will be given to the need to revise and update the LDS through this monitoring process.

## Appendix A - LDS timetable

Local Plan - Timetable to 2025

Local Plan	2023/24									2024/25									2025/26											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3		
							Reg 18 (Part 2) - Revised Draft Local Plan						Reg 19 - Publication Consultation					Reg 22/23 - Submission	Reg 24 - Examination					Reg 25 - Inspector's Report	Adoption					

**Key**

- Evidence base gathering, early engagement, and initial consultations
- Regulation 19 - Publication of draft Local Plan
- Regulation 22 - Submission of document; Regulation 24- Examination hearings; Regulation 25 - Inspector's final report
- A** Adoption