

**East Hampshire  
District Council  
Local Development  
Scheme**

**November 2016**

**East  
Hampshire**  
DISTRICT COUNCIL

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## 1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). This enables the local community to find out the timetable for planning documents to be prepared for their area. It updates the previous LDS published in May 2015 and reflects changes to the preparation of development plans following the adoption of the Joint Core Strategy and Housing and Employment Allocations.
- 1.2 The East Hampshire District Local Plan Part 1: Joint Core Strategy was adopted by East Hampshire District Council on 8 May 2014 and by the South Downs National Park Authority on 26 June 2014. Local Plan Part 2: Housing and Employment Allocations was adopted by Council on 7 April 2016.
- 1.3 This LDS covers a three year period and sets out details of the remaining Development Plan Documents that the District Council intends to produce and the timetable for their production. It also includes an assessment of identified risks and contingencies as part of programme management.
- 1.4 The LDS will be kept up-to-date on the Council's website to allow local communities and interested parties to keep a track of the Council's progress. The preparation of the various parts of the Local Plan will continue to be supported by an evolving evidence base; the library of documents can be viewed on the Council's website.

## 2. East Hampshire District Development Framework

- 2.1 The East Hampshire District Development Framework currently comprises the following:

### **East Hampshire District Development Plan**

- East Hampshire District Local Plan Part 1 - Joint Core Strategy (adopted by East Hampshire District Council (May 2014) & South Downs National Park Authority (June 2014))
- East Hampshire District Local Plan Part 2 – Housing and Employment Allocations (April 2016)
- Saved Policies of the East Hampshire District Local Plan: Second Review (March 2006)
- Hampshire Minerals and Waste Plan (October 2013)

### **Other East Hampshire Development Framework Documents**

- Statement of Community Involvement 2015
- Authority Monitoring Report (currently 2014/15)
- Local Development Scheme (this document)

2.2 There may be a need for additional documents to be produced. Any new documents, or changes to the programme for currently planned documents, will require a change to the Local Development Scheme. The component parts of the East Hampshire District Development Framework and the relationship between them are illustrated below.

### **Related Strategies**

2.3 The Local Plan reflects the priorities of the East Hampshire Community Strategy to ensure that land-use requirements arising from that strategy are addressed. In turn, as it is updated, the Community Strategy is expected to address issues that arise from those development requirements and ensure that partners have their plans in place to support development requirements.

2.4 The Council has a number of strategies that have land-use implications and these will be taken into account in the preparation of the Local Plan. These are available on our website and include:

- Community Strategy (2008-2026)
- Corporate Strategy (2014-2019)
- Strategy for Business (2015-2021)

2.5 The Hampshire Local Transport Plan (2011-2031), updated May 2014, has a key influence on future development patterns. A copy can be found on the [Hampshire County Council website](#). The County's Transportation Policy Group will continue to be a key consultee and advisor in the land use planning process.

2.6 The Local Plan will also have regard to the plans and strategies of other bodies and organisations operating within the district and in neighbouring areas. These include the strategies developed by the Partnership for Urban South Hampshire (PUSH) and the Local Enterprise Partnerships for the Solent and M3 areas.

2.7 A significant part of East Hampshire District lies within the South Downs National Park which, since 1 April 2011, is the Planning Authority for this area.

2.8 The District Council has led work on the adoption of the East Hampshire District Local Plan Part 1 – Joint Core Strategy and will continue to liaise with the National Park Authority on the implementation of its policies. The Park Authority is preparing its own Local Plan covering all of the National Park area, including site allocations, with adoption anticipated in July 2018. The District Council and the South Downs National Park Authority will continue to work closely together to create sustainable communities in each of our local planning authority areas under the Duty to Cooperate.

2.9 The Council's adopted Local Plan Part 2 – Housing and Employment Allocations and the emerging Local Plan Part 3 – Development Management and Other Allocations will therefore exclude that part of East Hampshire District that lies in the National Park, as does the adopted Community Infrastructure Charging schedule.

## **Local Plan: Second Review 2006 saved policies**

- 2.10 Several of the 2006 Local Plan Second Review policies have been superseded by the new policies in the Local Plan Part 1 – Joint Core Strategy. The remainder are ‘saved’ and will continue to apply in determining planning applications until they are replaced by equivalent policies in Local Plan Part 3. It should be noted that no policies have been superseded or deleted as a result of the adoption of Local Plan Part 2 - Housing and Employment Allocations. The saved policies are listed in Appendix 1.

## **3. Local Development Documents**

### **Local Plan Part 1 – Joint Core Strategy**

- 3.1 The Joint Core Strategy was prepared by the District Council and the South Downs National Park Authority. It was adopted by East Hampshire District Council in May 2014 and by the SDNPA in June 2014. The two planning authorities will continue to liaise on the implementation of the policies.

### **Local Plan Part 2 – Housing and Employment Allocations**

- 3.2 Following the JCS examination the housing target significantly increased. This increased the pressure to provide sufficient housing to meet the increased needs, together with (at the time) a shortfall in the five year housing land supply which led to a large number of speculative planning applications across the district. Therefore it was a Council decision to undertake an accelerated programme to get housing and employment site allocations as quickly as possible. Therefore the Local Plan Part 2 specifically focuses on housing and employment allocations. This differs from the intention during the preparation of the Joint Core Strategy which was for the Local Plan Part 2 to cover all remaining policies. However, due to not having the supporting evidence base for the full Part 2 the Council took the decision to focus on housing and employment allocations and produce a Local Plan Part 3 for the remaining policies.
- 3.3 The Local Plan Part 2 – Housing and Employment Allocations was reported to Cabinet on 17 March 2016 and Council on 7 April 2016. At the Council meeting the Local Plan (Part 2) was adopted.

### **Local Plan Part 3 – Development Management and other allocations**

- 3.4 The Local Plan Part 3 (Development Management and Other Allocations) will only cover the part of East Hampshire District outside of the National Park.
- 3.5 Evidence gathering for the Local Plan Part 3 has commenced. In partnership with neighbouring planning authorities, the work on the Plan will also seek to identify sites to meet the local needs of Gypsies, Travellers and Travelling Showpeople. It will also redefine local gaps and settlement policy boundaries, as well as include sites for rural affordable housing and older persons accommodation.

- 3.6 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 Local Plan Part 3. The saved policies are listed in Appendix 1.
- 3.7 The details of Local Plan Part 3, including the timetable for its preparation, are set out below.

**Overview**

Role and Subject	Further detailed development management policies and some more minor allocations and designations.
Geographical coverage	East Hampshire District, except for the area covered by the South Downs National Park.
Status	Development Plan Document
Chain of Conformity	- National Policy and Guidance - East Hampshire District Local Plan Part 1 - Joint Core Strategy

**Timetable of key stages**

Evidence gathering and initial public exhibitions	On going to February 2018
Public consultation on draft Development Management Policies and Other Allocations Plan and Sustainability Appraisal (Reg 18)	March 2018
Consideration of representations and revisions to Plan	May 2018
Statutory Publication of Pre-submission Plan and final SA (Reg 19)	September 2018
Consideration of representations	November 2018
Submission of Plan and SA to the Secretary of State	January 2019
Examination of Plan	April 2019
Inspector's Report Factual Check	July 2019
Inspector's Final Report	August 2019
Adoption	October 2019

**Arrangements for Production**

Organisational Lead	Head of Planning
Leader Officers	Planning Policy Manager & Planning Policy Team Leader
Management Arrangements	Development Policy Panel / Cabinet / Council
Resources	Planning Policy Team in conjunction with other Council Officers. Use of specialist consultants as required.
Community & Stakeholder Involvement	In accordance with Statement of Community Involvement arrangements.

## Neighbourhood Plans

- 3.8 The Localism Act 2011 introduced new rights and powers to enable communities to get directly involved in planning for their areas. Neighbourhood planning allows communities to come together through a parish council or formal neighbourhood forum and produce a neighbourhood plan. Neighbourhoods can decide what they want to cover in their neighbourhood plan. They may allocate land for development, or influence the type and design of development that comes forward. Neighbourhood Plans must however be in general conformity with National Policy and the strategic planning policies already adopted by the District Council. They should not promote less development than set out in the Local Plan or undermine its strategic policies. They are also subject to an independent examination and need to be approved by a majority vote in a local referendum.
- 3.9 To date, East Hampshire District Council has formally designated six neighbourhood areas (where plans are being led by Parish or Town Councils), with three neighbourhood plans undergoing examination, referendum and becoming 'made' in East Hampshire. The neighbourhood areas are:

<b>Areas where Neighbourhood Plans have been Made / Adopted</b>	<b>Date Made / Adopted</b>	<b>Other Designated Neighbourhood Plan Areas</b>	<b>Date Designated</b>
Alton	12 <sup>th</sup> May 2016	Ropley	March 2015
Bentley	12 <sup>th</sup> May 2016	Bramshott & Liphook	October 2015
Medstead & Four Marks	12 <sup>th</sup> May 2016	Bentworth	November 2015

- 3.10 When adopted, Neighbourhood Plans will be used to assess and determine planning applications within the plan's designated area and become part of the Development Plan.

## 4. Other development framework documents

### Statement of Community Involvement

- 4.1 The Statement of Community Involvement (SCI) was adopted in January 2015 and sets out the programme of community engagement and consultation for the preparation, alteration and review of all Development Plan Documents and planning applications. The SCI also states how the local authority intends to achieve this involvement. The SCI will be updated in due course but until that time the spirit of engagement set out in the document will continue to be maintained.

## **Community Infrastructure Levy**

- 4.2 The Community Infrastructure Levy (CIL) is a relatively new mechanism for raising funds from new development for essential infrastructure. It will, in part, replace the current 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.
- 4.3 The Council adopted its CIL charging Schedule on the 25<sup>th</sup> February 2016 with an implementation date of 8<sup>th</sup> April 2016. The CIL charging rates are supported by evidence of development viability and apply to development with East Hampshire District that is located outside of the South Downs National Park Authority Area. The South Downs National Park Authority is preparing its own Charging Schedule that will be adopted by them as the relevant 'charging authority'.

## **Supplementary Planning Documents**

- 4.4 Although part of the development framework, SPDs no longer need to be identified in the Local Development Scheme. However, it must be noted that the Council adopted the 'Planning Contributions and Community Infrastructure Levy' Supplementary Planning Document in April 2016. The purpose of this document is to provide information about developer contributions in East Hampshire District (outside of the South Downs National Park).

## **Authority Monitoring Report**

- 4.5 Each year the Council produces an Authority Monitoring Report, which has the following main functions:
- To measure progress made in respect of the planning documents being prepared
  - To review the effectiveness of the adopted planning policies
  - To monitor the extent to which policies and targets in adopted documents are being achieved against a range of indicators

## **Strategic Environmental Assessment and Sustainability Appraisal**

- 4.6 Achieving sustainable development is at the heart of the planning system and is sought by the NPPF, with which Development Plan Documents must comply. Therefore, all of the proposed Development Plan Documents will have to be subject to a Sustainability Appraisal (incorporating a Strategic Environmental Assessment). This will ensure that the social, economic and environmental effects of policies and allocations are understood and fully taken into consideration. This is particularly important in the appraisal of reasonable options. A Sustainability Appraisal report will accompany each published stage of a Development Plan Document.
- 4.7 Development Plan Documents must also comply with the requirements of the European Community's Habitats Regulations on the conservation of natural

habitats and of wild fauna and flora (Directive 92/43/EEC, May 1992). An Appropriate Assessment will also be prepared at each published stage of the Development Plan Documents to show whether the policies and allocations will have a significant effect on sites subject to the constraints of the Habitats Regulations.

## 5. Delivery and Implementation

### Joint Working

- 5.1 The Council has a proven track record of working with neighbouring authorities (including those outside the County) and with the South Downs National Park Authority and Hampshire County Council on the Local Plan Part 1. Where appropriate, inter-authority working groups will be established during the preparation of the remaining parts of the Local Plan. The Council will work in partnership with neighbouring authorities where necessary to prepare various evidence base documents. The Council will work positively to effectively implement the Duty to Cooperate.
- 5.2 The Council recognises that the Local Plan is critically important to the Council's strategy and will promote inter-departmental working within the Council to most effectively utilise resources and provide value for money to our customers.

### Resources available for the production of the Local Plan

- 5.3 In preparing the Local Plan, the Council's Planning Policy Team will utilise 'specialist officers' including a Conservation Adviser, and other strands of expertise from within the Council, other organisations and bodies as appropriate.
- 5.4 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.

### Risk Assessment

- 5.5 The production of complex documents with the East Hampshire District Development Framework requires consideration of the potential risk involved in their preparation. These vary from local matters, such as changes in staffing levels or political/administrative changes, to those of national significance including revised government guidance.
- 5.6 In preparing this LDS, it was found that the main areas of risk relate to:
- **Staff turnover and retention:** 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:** Close working with other authorities and organisations will continue to detect issues early in the process.
- **Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nationwide:** Advance notification of our programme will be given to assist in the development of PINS/other agencies work programmes' to address the requirements of the LDS.
- **Full Council fails to agree Local Plan:** Officers will work closely with all Councillors to raise awareness of the Local Plan and seek to achieve 'buy-in' of its proposals at an early stage.
- **"Soundness" of DPDs:** The Council will seek to minimise any risk to the assessment of 'soundness' by working closely with PINS on an on-going process.
- **Legal Challenge:** The Council will aim to minimise this by ensuring that Development Plan Documents are 'sound' and founded on a robust evidence base and well-audited stakeholder and community engagement processes.
- **Programme Slippage:** An exceptionally high level of response during public consultation on a DPD could lead to programme slippage.

### **Monitoring and Review**

- 5.7 The Council's Monitoring Report will monitor the progress of the LDS on an annual basis, reporting in December each year.
- 5.8 The Monitoring Report will monitor the delivery of policies when they have been adopted.

## APPENDIX 1

### EAST HAMPSHIRE DISTRICT LOCAL PLAN: SECOND REVIEW - SAVED POLICIES

<b>Policy</b>	<b>Topic</b>
	<b>Chapter 3: Countryside &amp; Heritage</b>
C6	Tree Preservation
C12	Equestrian Uses
C13	Rural Diversification
C14	Conversion of Buildings in the Countryside
HE2	Alterations and Extensions to Buildings
HE3	Advertisements
HE4	New Development in a Conservation Area
HE5	Alterations to a Building in a Conservation Area
HE6	Change of Use of a Building in a Conservation Area
HE7	Demolition in a Conservation Area
HE8	Development Affecting the Setting of a Conservation Area
HE9	Demolition of a Listed Building
HE10	Extension or Alteration of a Listed Building
HE11	Change of Use of a Listed Building
HE12	Development affecting the setting of a Listed Building
HE13	Buildings of Local Architectural, Historic or Townscape Interest
HE14	Under Utilisation of Historic Buildings
HE15	Commercial Frontages
HE16	Commercial Frontages
HE17	Archaeology and Ancient Monuments
HE18	Historic Parks and Gardens
HE19	Ancient Tracks and Lanes
	<b>Chapter 4: Transport, Energy and Pollution</b>
T2	Public Transport Provision and Improvement
T3	Pedestrians and Cyclists
T4	Pedestrians and Cyclists
T5	New Recreational Footpaths
T7	Road Schemes
T11	Road User Facilities
T13	Car Parking Allocations
T14	Servicing
E2	Renewable Energy
P7	Contaminated Land
	<b>Chapter 5: Housing</b>
H1	Housing Allocations
H2	Reserve Site Allocations
H3	Residential Development within Settlement Policy Boundaries
H6	Loss of Residential Accommodation
H7	Subdivision of Dwellings Outside Settlement Policy Boundaries
H8	Houses in Multi Occupation
H9	Areas of Special Housing Character

H10	Special Housing Areas
H13	Accommodation for the Elderly
H14	Other Housing Outside Settlement Policy Boundaries
H15	Removal of Occupancy Conditions
H16	Maintaining a Range of Dwelling Sizes Outside Settlement Policy Boundaries
H17	Mobile Homes
	<b>Chapter 6: Economy</b>
IB1	Industrial and Business Land Allocations
IB2	Industrial or Business Development Within Settlement Policy Boundaries
IB3	Industrial and Business Development in the Countryside
IB4	Retention of Industrial or Business Uses
IB5	Lasham Airfield
IB6	Special Industrial Estates
TC2	Large Retail, Leisure and Entertainment Uses
TC3	Development in Town and Village Centres and Retail Development
S2	Primary Shopping Frontages
S3	Primary Shopping Frontages
S4	Secondary Shopping Frontages
S5	Local and Village Shops
S6	The Control of Shops on Farms
S7	Garden Centres
TM1	Tourism Development
TM2	Visitor Accommodation within Settlement Policy Boundaries
TM3	Visitor Accommodation outside Settlement Policy Boundaries
TM4	Hotel Allocations
TM5	Camping and Touring Caravan Sites
TM6	Queen Elizabeth Country Park
TM7	Conference Facilities
MOD1	Buildings or Land Surplus to Requirements Within Settlement Policy Boundaries
MOD2	Buildings or Land Surplus to Requirements outside Settlement Policy Boundaries
	<b>Chapter 7: Health &amp; Community</b>
HC2	Provision of Facilities and Services with New Development
HC3	Public Services, Community, Cultural, Leisure and Sports Facilities
CF1	Community Facility Allocations
PS1	Public Service Allocations
PS2	Buildings or Land Surplus to Public Service Requirements
LC1	Leisure and Cultural Facility Allocations
R11	Residential Education Establishments
CR1	Crematorium and Burial Space Service Provision and Utility Infrastructure
UI1	New Utility Infrastructure in the Countryside
UI3	Buildings or Land Surplus to the Requirements of Utility and Service Providers
UI4	Telecommunications
R1	Outdoor Sport and Recreation
R4	Open Space Allocations
R5	Recreation Facilities Requiring Extensive Areas of Land