

Hastings Borough Council Local Development Scheme

A 3 year programme for preparation of local plan documents

June 2022

How to contact us:

If you have any questions or queries regarding this document, please contact the Planning Policy team at:

Muriel Matters House Breeds Place Hastings
East Sussex TN34 3UY

Email: fplanning@hastings.gov.uk

Tel: 01424 451098

Web: www.hastings.gov.uk/localplan

Contents

Summary	4
Introduction	6
Current Local Plan Documents	6
Development Plan Documents	6
The Hastings Planning Strategy	6
The Hastings Development Management Plan	6
Policies Map	6
Waste and Minerals Plans	7
Neighbourhood Plans	7
Supplementary Planning Documents (SPDs)	7
Local Plan Monitoring Report	8
Brownfield Land Register	8
Local Plan Documents to be prepared over the next 3 years	9
Updating the Existing Local Plan: Hastings Local Plan 2019/20 – 2038/39	9
Hastings Local Plan 2019/20 – 2038/39 – the content it will cover	9
Hastings Local Plan 2019/20 – 2038/39 – the process for plan preparation	10
Table 1: Hastings Local Development Plan	11
Neighbourhood Plans	12
Work on other planning documents	12
Appendix A - Programme management and risk assessment	13

Summary

The Local Development Scheme (LDS) sets out the Council's planned programme for the preparation of the local plan and other local development documents. Its main purpose is to provide a publicly available and up-to-date timetable for the preparation of these documents over the coming 3 years. Importantly it sets out the opportunities for contributing to plans for all interested parties. It is prepared in accordance with legal requirements.

The Hastings Local Plan currently comprises the following documents (shown in figure 1):

- [The Hastings Planning Strategy](#) (adopted 19 February 2014)
- [The Hastings Local Plan Development Management Plan](#) (adopted 23 September 2015)
- [Waste and Minerals Plan](#) (adopted February 2013)
- [Waste & Minerals sites Plan](#) (adopted February 2017)

The Council has also adopted a number of 'supplementary planning documents' which provide additional guidance for applicants on local plan policies:

<https://www.hastings.gov.uk/planning/policy/guidance/>

Other planning documents include:

- [Local Plan Monitoring Reports](#)
- [Statement of Community Involvement](#)
- [Brownfield Register](#)

The Council is working on the Hastings Local Plan for the period 2019/20 – 2038/39. This will set out the spatial development strategy for the borough to deliver the Council's social, environmental and economic priorities. It will also set out development management policies and specific requirements for key development sites in the borough. It will replace the Hastings Planning Strategy (2014) and Hastings Development Management Plan (2015).

The **draft Local Plan** 2019/20 – 2038/39 was consulted upon in Quarter 4 2020/21 with consultation closing on 24 March 2021. Responses to this consultation are being used where relevant to inform the **submission version local plan** which will be published for further comments in Quarter 3 2022/23.

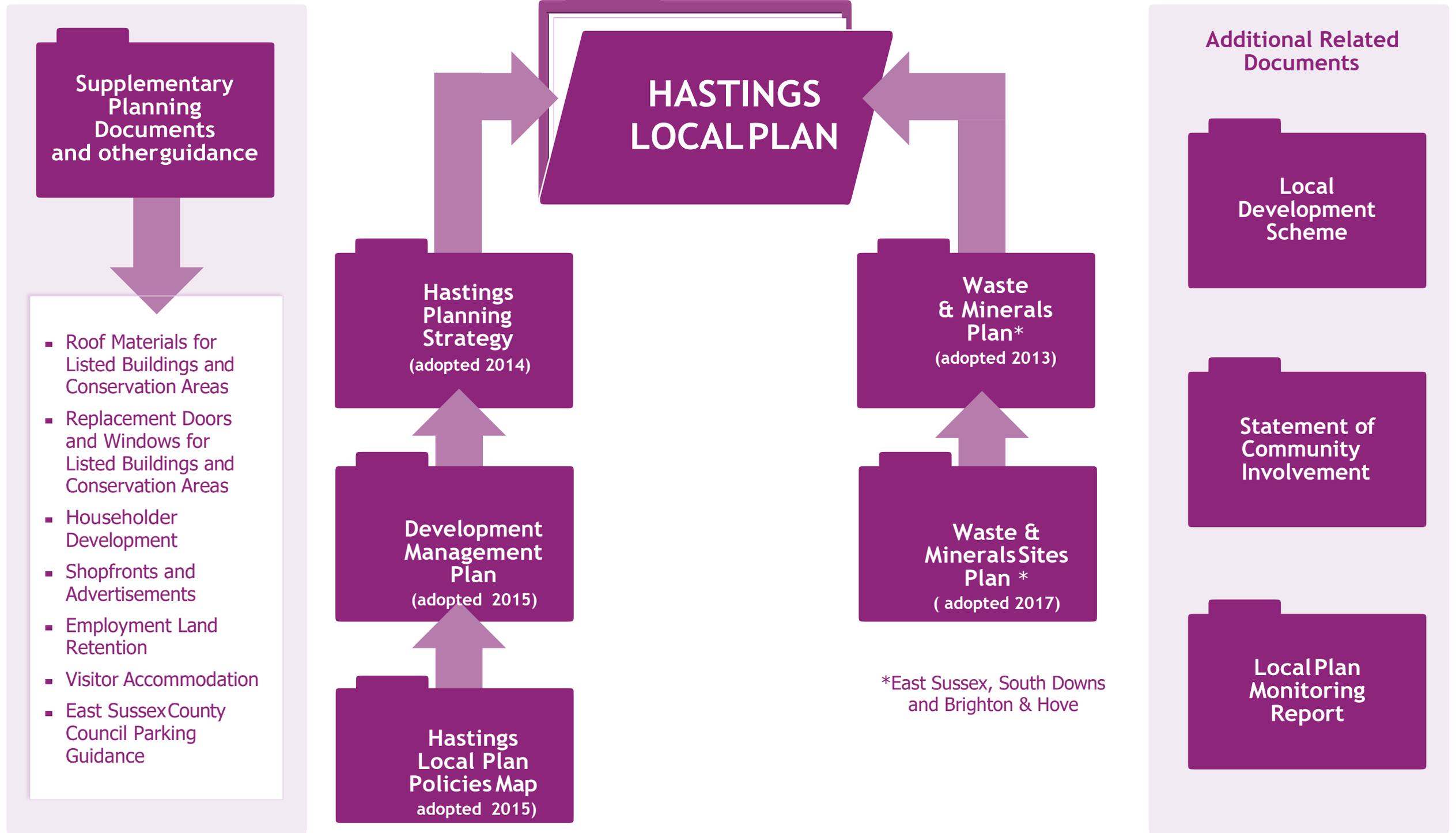
This submission version of the local plan and any comments received on it will be submitted to the Planning Inspectorate for independent examination. The independent examination is likely to take place across Quarter 1 2023/24.

Subject to the outcomes of the independent examination, the new local plan will be adopted Quarter 3/4 of 2023/24.

In addition, the Council will support and work with communities on any Neighbourhood Plans. The Council will consider the need for any new supplementary planning documents as it progresses work on the Local Plan. The LDS will be updated to take account of this.

A risk assessment and mitigation measures for the LDS programme is included at appendix A.

Figure 1: The documents that make up the Hastings Local Plan



Introduction

1. The Council is the local planning authority for Hastings and is responsible for preparing a Local Plan for its area to guide development in the borough in accordance with relevant Regulations¹ and in line with the National Planning Policy Framework (NPPF)² and national Planning Practice Guidance.³
2. The Hastings Local Development Scheme (LDS) has been produced to give local residents, statutory consultees / key stakeholders and any other interested parties information on the:
 - local development documents the Council is currently preparing, as well as those the Council intends to produce
 - subject matter of the documents, and the geographical area they cover
 - timetable for the stages of preparation and adoption of these documents
3. The LDS has been prepared in accordance with legal requirements⁴ and updates the last version which was published in August 2021.
4. The new Local Plan will incorporate and replace the draft Area Action Plan for Hastings Town Centre and Bohemia which the Council consulted on in 2018.

Current Local Plan Documents

Development Plan Documents

5. At present the 'Development Plan' for Hastings comprises the following documents.

The Hastings Planning Strategy

6. The [Hastings Planning Strategy](#) (HPS) was adopted in February 2014. The Planning Strategy is the principal development plan document for the borough and sets out the overall vision and strategic objectives for the delivery of growth in Hastings between 2011 and 2028. It also includes development management policies which will help shape new development over the lifetime of the Plan.

The Hastings Development Management Plan

7. The [Hastings Development Management Plan](#) (DMP) identifies sites proposed for development and protection in line with the HPS. It also included development management policies against which planning applications are assessed.

Policies Map

8. In parallel with the development of the Hastings Planning Strategy and Hastings Development Management Plan, a Policies Map was produced. This shows the location of designated policy areas in the adopted Local Plan (HPS & DMP) on an

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁴ <http://www.legislation.gov.uk/ukpga/2004/5/section/15>

ordnance survey based map. The interactive Policies Map is available to view on the Council's website at: <http://www.planvu.co.uk/hbc2015/>

Waste and Minerals Plans

9. East Sussex County Council, the South Downs National Park and Brighton & Hove City Council are the responsible authorities for preparing the Minerals and Waste Local Plans. The East Sussex, South Downs, and Brighton & Hove Waste and Minerals Plan was adopted in 2013.
10. A 'part 2' document – the Waste and Minerals Sites Plan was adopted in February 2017.
11. On 13 May 2022, East Sussex County Council, the South Downs National Park Authority, and Brighton & Hove City Council submitted the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan – Revised Policies to the Secretary of State for Independent Examination.
12. More information about all the above can be found on the County Council webpage [Waste and minerals plans – East Sussex County Council](#)

Neighbourhood Plans

13. Regulations⁵ concerning neighbourhood planning came into force in April 2012 and were revised in 2017. These make provision for:
 - Neighbourhood Development Plans
 - Neighbourhood Development Orders
 - Community Right to Build
14. There are no Neighbourhood Plans at present, when such plans come forward and are adopted, they will form part of the Statutory Development Plan.

⁵ The Neighbourhood Planning (General) Regulations 2012, [revised in 2017](#)

Supplementary Planning Documents (SPDs)

15. Other local plan documents include Supplementary Planning Documents (SPDs) which provide more detailed guidance on the application of policies and proposals in the statutory development plan. SPDs are not part of the development plan – and as such do not create new policies - but can be a material consideration in determining planning applications. The Council has prepared six 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 (December 2015)
 - Visitor Accommodation SPD (December 2015)
16. Copies of these SPDs are available on our [website](#)

Local Plan Monitoring Report

17. The Council also publishes a Local Plan Monitoring Report. The role and purpose of this report is to publish data on housing, employment and other development statistics; plan making progress against the LDS; consultations on planning forums and duty to cooperate matters. The most recent monitoring report can be viewed at: <https://www.hastings.gov.uk/planning/policy/localplanmonitoring/>
18. As a result of future 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 this LDS.

Brownfield Land Register

19. The Housing and Planning Act (2016) places a duty on local planning authorities to prepare, maintain and publish a register of brownfield land (also known as previously developed land) which the Council has assessed as being potentially suitable for residential development. The register is used to monitor the Government's commitment to the delivery of brownfield sites. This register can be accessed on the Council's website: <https://www.hastings.gov.uk/planning/policy/BrownfieldRegister/>

Local Plan Documents to be prepared over the next 3 years

Updating the Existing Local Plan: Hastings Local Plan 2019/20 – 2038/39

20. The new local plan will cover a 20 year period from 2019/20 – 2038/39 and is being produced in compliance with the latest Government guidance and the National Planning Policy Framework. Before it can be adopted it will need to be subject to an independent examination (which is held in public) by the Planning Inspectorate. This independent examination will 'test whether the local plan is:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the areas objectively assessed housing and other development needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - **Justified** – an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence;
 - **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework.

Hastings Local Plan 2019/20 – 2038/39 – the content it will cover

21. The preparation of a new Hastings Local Plan provides an opportunity to refresh the existing statutory development plan to deliver on Council objectives and community priorities. It will set out the Council's spatial strategy for growth and new development in Hastings along with specific requirements for strategic (typically larger sites and/or critical sites for infrastructure delivery). It will also include detailed development management policies setting out the form development in Hastings will need to take and any measures required to mitigate the impact of development.
22. The vision, objectives and approach of the plan will be informed by evidence, engagement and consultation with key stakeholders but some of the priority themes and issues that it will respond to include:
- addressing climate change and the low carbon agenda
 - supporting a diverse thriving economy
 - increasing the delivery of housing and sustainably designed homes including responding to the Government's new annual target figure of 430 net new homes per year
 - maximising delivery of affordable housing that meets local need
 - promoting more sustainable transport
 - creating healthy places with opportunities for more active lifestyles
 - achieving growth while mitigating any impacts on and enhancing valued natural environment assets
23. Several of these issues overlap and are complementary but in some cases, balanced approaches will need to be taken where these priorities conflict. These balanced policy approaches will need to be clearly set out through the Local Plan. In addition, the Local Plan cannot undermine the viability of developments and must be deliverable – if the plan is not deliverable it will fail the independent examination.

24. Balanced policies; developing a robust evidence base including related to viability and deliverability; considering the sustainability impacts of the plan and effective community engagement, are all critically important to the development of the new Plan. These aspects of plan making process are explained below.

Hastings Local Plan 2019/20 – 2038/39 – the process for plan preparation

25. Evidence gathering to support the development of the new plan is continuing. This evidence is being used to inform the strategy and policies contained in the plan. Further information on the evidence base prepared so far is available on the Council [Regulation 18 evidence base \(hastings.gov.uk\)](https://www.hastings.gov.uk/regulation/18-evidence-base)
26. The Local Plan is subject to Sustainability Appraisal (SA) and, where required, Strategic Environmental Assessment (SEA). Assessment of the sustainability implications of the policies will be prepared and published at the key stages of the Plan's preparation. This is in line with the Regulations⁶
27. The Council has engaged with Natural England, Historic England and the Environment Agency and also the neighbouring Rother District Council and East Sussex County Council and used the sustainability appraisal process and the evidence base to develop a draft local plan which was consulted on between January to March 2021.
28. During the formal consultation period the Council engaged with a range of parties including residents, businesses, developers and other local groups to capture the diversity of views on key issues for the Local Plan and undertook the consultation in line with the [Statement of Community Involvement](#).
29. Comments received on the draft Local Plan are being used to develop, refine and improve the new Local Plan which will be submitted to the Planning Inspectorate for an examination which is known as the 'submission version local plan'. The **submission version local plan** will be published for comments in quarter 3 2022/23. This submission version of the Plan and any comments received on it are then submitted to the Planning Inspectorate for an independent examination likely to take place in quarter 1 2023/24.
30. When adopted, the Hastings Local Plan 2019/20 – 2038/39, will replace the Hastings Planning Strategy (2014) and the Hasting Development Management Plan (2015).
31. A summary of the planned scope of the document and timeline for its production is provided in the table below.

⁶ Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a plan during its preparation.

Table 1: Hastings Local Development Plan		
Purpose and subject	To set out the vision, objectives and strategy for the type, scale, and priority locations for development. This will include strategic policies, development management policies and site allocations.	
Coverage	Borough-wide	
Status	Local Plan document – part of the statutory development Plan	
Conformity	National Planning Policy Framework	
Key milestones	Plan Stage	Date
	Consulting statutory bodies on the scope of the Sustainability Appraisal	Quarter 1 2020/21
	Public participation in the preparation of the Local Plan (Local Plan Regulations, Regulation 18 Stage)	Quarter 4 2020/21
	Publication of the Proposed Submission of the Local Plan (Local Plan Regulations, Regulation 19)	Quarter 3 2022/23
	Independent Examination	Quarter 1 2023/24
	Adoption of the Local Plan	Quarter 3/4 2023/24
Arrangements for production	<p>Organisational lead – Assistant Director Regeneration & Culture</p> <p>Political management - Executive decision (Cabinet), Full Council resolution required for publication and adoption stages</p> <p>Internal resources - Planning Policy team with wide ranging input across the Council</p> <p>External resources – Statutory consultees and other key stakeholder including: East Sussex County Council, Natural England, Environment Agency and Historic England, infrastructure and other service providers, specialist contractors where required to help develop the evidence base.</p> <p>Community engagement and involvement – To be undertaken in compliance with the Statement of Community Involvement.</p>	

Neighbourhood Plans

32. The Council will also be working closely with communities to bring forward any Neighbourhood Plans and continue work on monitoring and implementation of the Local Plan documents that are already in place.

Work on other planning documents

33. The Council will consider the need for further supplementary planning documents as the new Local Plan is progressed including any specific design guidance requirements. This LDS will be updated and re-published to reflect any proposed new SPDs, setting out the timetable for production and including consultation and adoption dates.

Appendix A - Programme management and risk assessment

The Council's Cabinet is authorised to approve documents for public consultation. However, in accordance with the Council's Constitution, statutory development plan documents that are to be published or adopted as Council policy are determined by Full Council.

The Portfolio Holder for Regeneration & Culture oversees the preparation of planning policy documents and is involved throughout, from the early stages of the process.

Management is overseen by the Assistant Director Regeneration & Culture. Day-to-day management of the production of the planning policy documents is undertaken by the Planning Policy Manager.

Resources

The main responsibility for the Local Plan preparation lies with the Planning Policy team. Beyond the expertise in the team, the support of other Council officers will be provided at key stages in the preparation process, notably in the production of detailed development management policies, where capacity exists.

External expertise will be required to assist with the preparation of specialist studies and assessments.

The resource requirements will be regularly monitored in line with the Council's existing budgetary processes

Timeframe and contingencies

A risk assessment is presented in the table below, with potential responses.

Risk factor	Likelihood / Scale of impact	Contingency actions and response	Impact
Work demands that are not programmed notably Neighbourhood Plans	High / High	Manage inputs to neighbourhood plans and strictly prioritise inputs to re-work demands Short-term extra resources Review programmes for priority policy documents	Delay Possible financial cost
Changes to Planning Legislation, Planning policy and Guidance	Medium / High	Monitor emerging Government papers, guidance, consultations etc. Reassess priorities through review of LDS	Delay

Risk Factor	Likelihood / Scale of impact	Contingency actions and response	Impact
Staff shortages e.g. unable to recruit, long term sick leave etc.	Medium / High	Consideration with HR of recruitment and retention issues Subject to timing of absence, purchase expertise on short term basis via consultancy	Delay Financial cost
Requisite expertise or capacity not available in-house	Medium / Medium	Staff training/CPD. Identify evidence needs with other Local Planning Authorities (LPAs) Train staff Purchase expertise on short term basis Sharing expertise with other LPAs	Financial cost
Budgetary limitations	Medium / High	Council budgetary management processes Monitor grant potential Advanced appraisal of future costs Reassess department priorities through review of both the LDS and the department's work programme	Delay Non-achievement of other Department priorities
Longer process times, especially due to high level of responses	Medium / Low	Encourage online representations Early engagement Secure administrative assistance Review programme and priorities	Delay
Global pandemic	High / Medium	Review programme and priorities (affects to consultation, staff availability, engagement with other organisations etc.)	Delay