

Local Development Scheme 2017

December 2017

A plan-making programme for Eastleigh Borough



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1. Introduction

- 1.1. The Planning and Compulsory Purchase Act 2004 requires each Local Planning Authority (LPA) to produce a Local Development Scheme (LDS), which is essentially a work programme for the preparation of new planning policy documents¹.
- 1.2. This document covers the whole administrative area of Eastleigh Borough. It is the starting point for the community and other stakeholders in order to find out which planning policy documents the Council intends to produce, and the timescale for their preparation.
- 1.3. The Localism Act 2011, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) require that each Local Planning authority should now produce a Local Plan for its area. Since 2015 Eastleigh Borough Council has been working towards preparation of a Local Plan for the period 2016 – 2036.
- 1.4. To see the latest progress against the LDS timetable, view our webpage at <https://www.eastleigh.gov.uk/lp36>.

¹ A Local Development Scheme is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

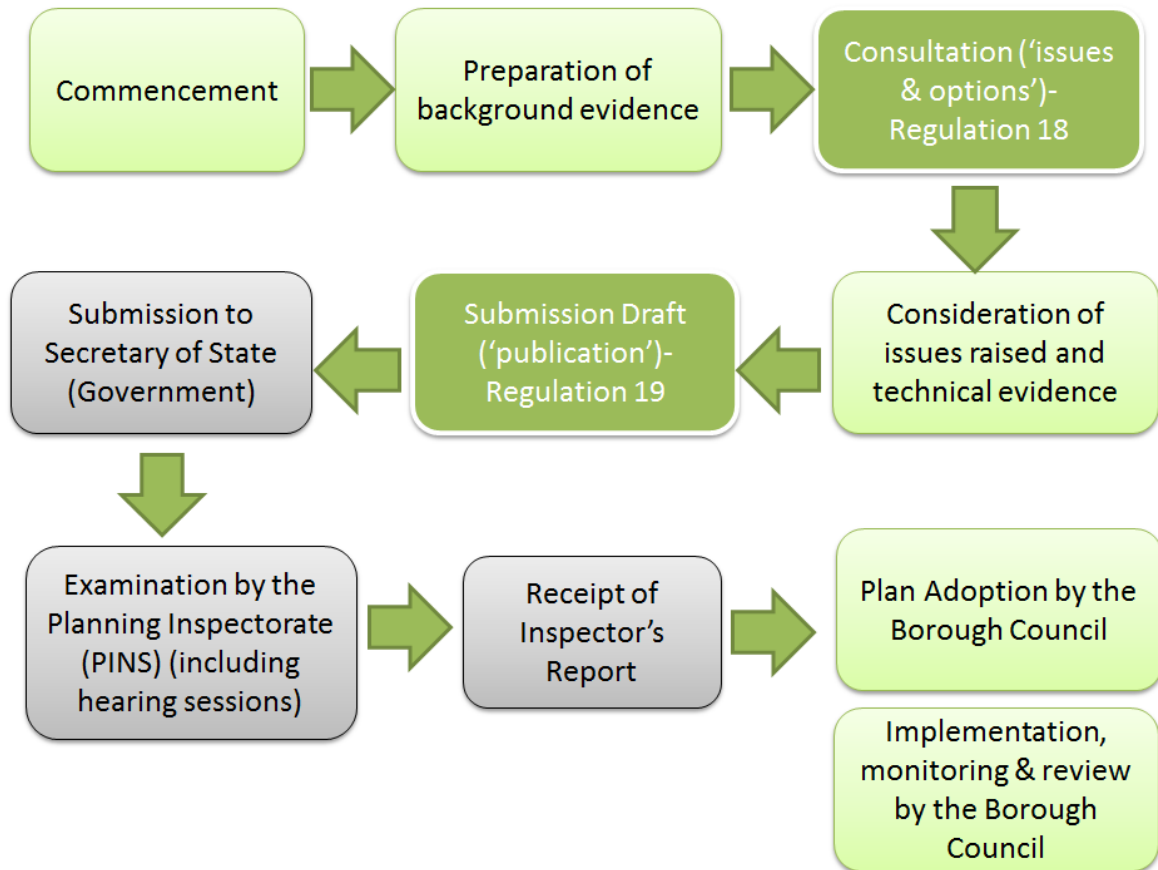
2. About the Area

- 2.1. Eastleigh Borough adjoins the eastern and northern boundaries of the city of Southampton, bordering Test Valley Borough to the north-west, Winchester and the South Downs National Park to the north and north east Fareham Borough to the south east (with a shared boundary along the River Hamble and its estuary) and the New Forest to the south-west via a shared boundary in Southampton Water.
- 2.2. The main centre in the Borough is Eastleigh. The Borough includes two other large urban areas – Chandler’s Ford and Hedge End – and some sizeable settlements at Bishopstoke, Fair Oak, Horton Heath, West End, Bursledon, Botley, Hamble and Netley. The Borough is predominantly suburban in character, reflecting many of the pressures that might be expected in a location bordering a major city. It also retains some areas of countryside that are locally significant because of the separation they provide between settlements and also their biodiversity and landscape characteristics.

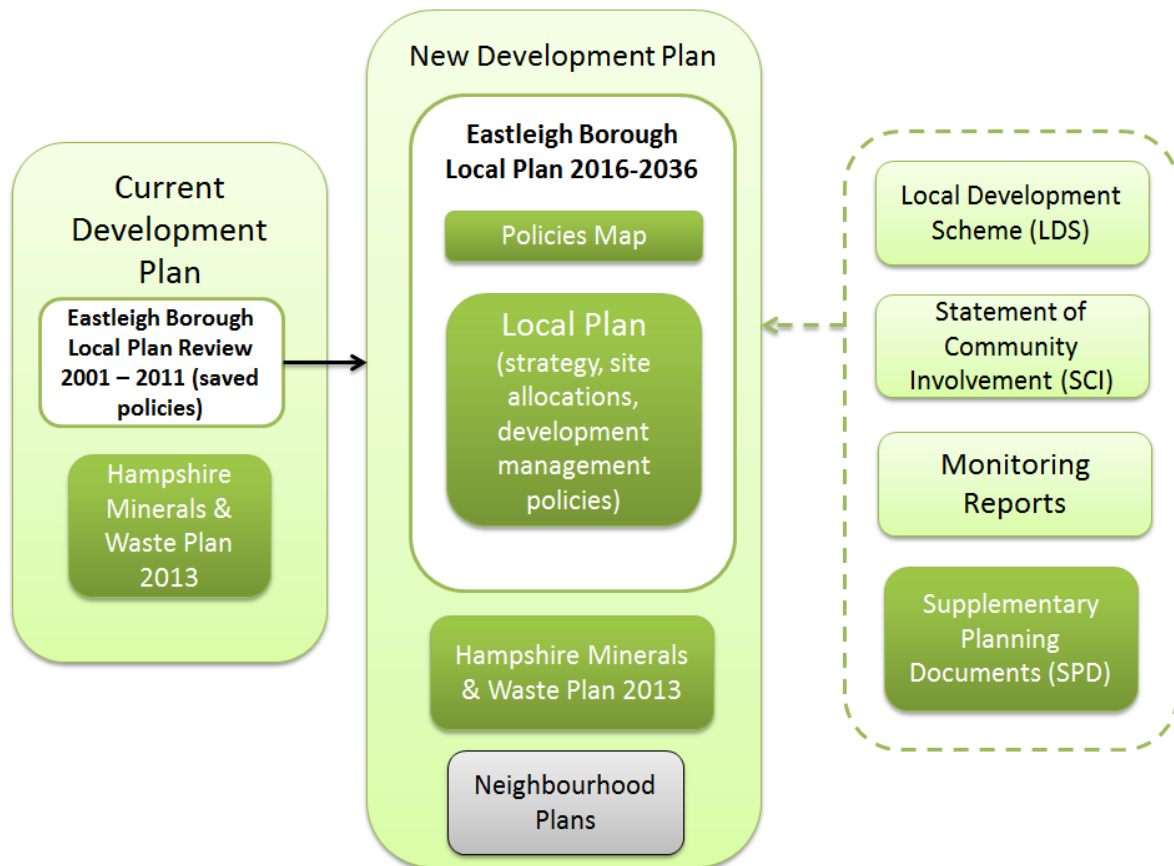
3. Policy Framework

- 3.1. Work is currently underway to progress a new Local Plan. Until this is adopted by the Council the **Development Plan** for Eastleigh Borough will consist of the existing **saved policies in the adopted Local Plan Review** (adopted May 2006). After the adoption of the Eastleigh Borough Local Plan 2016-2036, the saved policies of the Eastleigh Borough Local Plan Review 2001 – 2011 will cease to have effect. The policies are available online at: <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/adopted-local-plan.aspx>
- 3.2. The Development Plan also consists of the adopted **Hampshire Minerals and Waste Plan**. The Hampshire Authorities (Hampshire County Council and its partner authorities - Portsmouth City Council, Southampton City Council, New Forest National Park Authority and the South Downs National Park Authority) adopted the Hampshire Minerals & Waste Plan October 2013.
- 3.3. The Localism Act 2011 has changed the nature and process of planning policy. It introduces a change in terminology from Local Development Framework (LDF) to Local Plan and introduces the new system of Neighbourhood Planning.
- 3.4. In March 2012, the government published the NPPF which replaces almost all existing national planning policy and guidance. The principles of the LDF system remain, but the emphasis in the NPPF is now on each LPA producing an up-to-date Local Plan for its area. This can comprise existing adopted development plan documents under the LDF system, or can involve the production of new Local Plan documents, depending on the local context. Existing development plan documents can be reviewed in whole or in part to respond flexibly to changing circumstances.
- 3.5. The NPPF states that the development plan for an area includes the Local Plan and **neighbourhood plans** that have been made for the area. The Local Plan will provide the framework for local communities who are preparing a neighbourhood plan. These set out a specific local vision for an area and planning policies for the use and development of land.
- 3.6. Responsibility for preparing a neighbourhood plan is that of the local town or parish council (or neighbourhood forum). Neighbourhood plans need to conform to national planning policies and the strategic policies of the Local Plan. They form part of the statutory development plan against which all planning applications should be determined.
- 3.7. If necessary the Council can also produce **supplementary planning documents** (SPDs) to provide more detailed guidance on the implementation of topic and site- or area-specific policies and proposals. The Council is also preparing and updating background papers to set out the technical evidence base for the policies and proposals.

3.8. The procedure for preparation and review of Local Plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The diagram below aims to illustrate this statutory process for plan preparation.



3.9. In the future, once the new Eastleigh Borough Local Plan 2016-2036 has been adopted, the development plan will comprise of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan adopted in 2013, along with any neighbourhood plans which have been adopted.



4. The Requirement For A New Plan-Making Programme

- 4.1. The Council previously prepared a new Local Plan to cover the period 2011-2029. The Government's Planning Inspector published a report in February 2015, failing to support the Local Plan on the basis that insufficient housing was being provided. The Council will be publishing a Pre-Submission version of the Local Plan 2016-2036 which will outline the Council's policies for the use of land.
- 4.2. The NPPF requires Local Plan policies to be up-to-date to ensure that LPAs are well placed in relation to the new presumption in favour of sustainable development. Where policies are out-of-date or silent on an issue, it may be difficult for the Council to use its planning powers to secure the best outcome from proposed development schemes.
- 4.3. The Housing and Planning Act 2016 received Royal Assent on 12th May 2016. This legislation places even greater importance on a Local Planning Authority to prepare and up-to-date Local Plan which allocates sufficient sites for housing to meet objectively assessed need.
- 4.4. The Council's Local Plan will provide such an up-to-date Local Plan for the area.
- 4.5. This LDS replaces the previous LDS which was published September 2016 which committed the Council to preparation of a new Local Plan 2016-2036.

5. Project Management

- 5.1. In order to ensure that the preparation of planning policy documents is undertaken in a focussed and coherent manner, a project management approach is being taken to the coordination of the work.
- 5.2. The Gantt Chart at Figure 1 below identifies how Local Plan documents will be prepared and when key milestones are expected to be met. Following the Planning Act 2008, it is no longer necessary to include details of proposed SPDs and other planning documents within an LDS, so only the Local Plan is shown in Figure 1.
- 5.3. The project management approach enables the undertaking of clear and accurate monitoring which will inform the Authorities' Monitoring Report (AMR). This process will feed into the regular review of the LDS and ensure that it continues to be relevant and up-to-date.

6. Emerging Local Plan 2016-2036

- 6.1. Since 2015 work has progressed on a Local Plan for Eastleigh Borough covering the plan period 2016-2036. This new LDS is an opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering the Local Plan.
- 6.2. Due to the need to 'roll forward' the plan evidence and resulting plan policies and spatial strategy to 2036, a substantial amount of additional time and resources is required. This is necessary to ensure the most sustainable and deliverable locations for proposed development are included and justified in the Plan. The Council have tested different timetable scenarios and it is recommended that the Plan be prepared and published in accordance with the timetable shown below in Figure 1.
- 6.3. A number of background studies and technical supporting documents will be drawn upon to inform the development of the Local Plan and demonstrate that the policies and strategies are justified (i.e. based on sound, credible evidence). The evidence base covers topic areas such as biodiversity, environmental protection, local housing strategies and transport plans. These will be refreshed and updated as necessary.
- 6.4. The Council will work closely with neighbouring authorities under the Duty to Co-operate on the preparation of the Local Plan. Technical studies may be undertaken jointly where this is deemed to be appropriate. Indeed, a number of relevant studies have been published on behalf of the Partnership for Urban South Hampshire (PUSH) – see: http://www.push.gov.uk/work/planning-and-infrastructure/push_spatial_position_statement_to_2034-2.htm .
- 6.5. In addition, all Local Plans are subject to Strategic Environmental Assessment and Sustainability Appraisal as well as an Equalities Impact Assessment.

Table 1: Eastleigh Borough Local Plan Preparation

Document title	Eastleigh Borough Local Plan 2016-2036
Role & Content	<p>To set out the vision, strategic objectives and spatial strategy for the area up to 2036 and the policies for achieving the strategic vision.</p> <p>Will make clear what is intended to happen in Eastleigh Borough over the plan period 2016-2036, where and when this will occur and how it will be delivered. This will be done by setting out broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities or considerations apply (such as protected habitats); and through criteria-based policies to be taken into account when considering development proposals.</p> <p>Illustrated by key diagram and a new Ordnance Survey-based Policies Map. Will define urban areas, gaps and new site allocations and include core development management policies. Will contain a reasoned justification of the policies contained in the Local Plan.</p>
Geographic Coverage	The entire administrative area of Eastleigh Borough.
Status	Local Plan as described by The Town and Country Planning (Local Planning) (England) Regulations 2012
Stakeholder and Community Involvement	The Statement of Community Involvement (SCI) sets out the standard mechanisms for community involvement. This Local Plan will be prepared in light of the views of the community and other stakeholders.
Monitoring and review mechanisms	Monitored on an annual basis as part of the Authority Monitoring Report.
Intended timetable for producing the Local Plan	
Commencement	June 2015
Evidence Gathering	June 2015- onwards
Issues & Options consultation (Regulation 18)	December 2015- February 2016
Consideration of consultation responses, evidence gathering and testing options. Identification of an emerging approach.	March 2016-April 2017
Council noted Emerging Plan	20th July 2017
Informal High Level Engagement	October 2017
Council decision on Pre Submission Local Plan	11th December 2017
Pre-Submission Publication stage (Regulation 19)	Spring 2018
Submission to Secretary of State	Summer 2018
Examination (including public hearing sessions) <i>*If consultation on modifications is required, this may add 4-5 months to the timetable after the Examination hearings</i>	Autumn 2018
Receipt of Inspector's Report	Spring 2019
Adoption	Spring 2019

Figure 1: Indicative Timetable for Local Plan Preparation

	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	
Evidence studies/ Plan preparation/ stakeholder engagement	■	■	■	■	■	■	■	■	■	■													
Publication/Pre-submission consultation (Reg 19)											■	■											
Process consultation representations													■	■									
Submission to Secretary of State (Reg 22)															■								
Examination (Regs 23 & 24) (including hearings)																■	■	■					
Examination (post-hearing processes) including Inspector’s report to Council (fact check)																			■				
Inspector’s Final Report																				■			
Preparation of Plan adoption documentation																						■	
Adoption																							■

Precise months are indicative only

Public consultation periods	■
Eastleigh Borough Council timescales	■
Planning Inspectorate (PINS) process (indicative)	■

7. Other Documents

- 7.1. Other documents will be published to complement and add detail to the Local Plan documents. Details of these will be placed on line at:
www.eastleigh.gov.uk/lp36

8. Glossary

Authority Monitoring Report (AMR): a document produced each year showing progress in achieving the timetable set out in the LDS, and with implementation of Local Plan policies.

Development Plan: the Local Plan document together with any adopted Neighbourhood Plans constitute the statutory development plan.

Development Plan Document (DPD): a name given to a range of policy plans that are subject to independent examination, and are shown geographically on an adopted Proposals Map. DPDs include policies for the development and use of land, site specific allocations, and environmental, social, design and economic objectives which relate to the development and use of land. The National Planning Policy Framework states that all policies and proposals should be included in one DPD known as a Local Plan, and only exceptionally should it be necessary to prepare other DPDs or supplementary planning documents.

Development Management Policies: these constitute a suite of criteria-based policies which are required to ensure that all development within an area meets the spatial vision and objectives set out in the Local Plan.

Examination: a Local Planning authority must submit a Local Plan for independent examination to the Secretary of State, publish a notice and invite representations, to be made within a specified period of at least six weeks.

Local Development Scheme (LDS): a public statement of the Borough Council's programme for the production of development plan document(s) (the Local Plan).

Local Plan: the formal document that sets out the planning policy in an area.

National Planning Policy Framework (NPPF): a simplified set of national policies published by the government in March 2012 that replaces government guidance formerly contained in planning policy guidance notes (PPGs) and planning policy statements (PPSs).

Neighbourhood Planning: In EBC the bodies who can produce neighbourhood plans are Town and Parish Councils. There are two types of documents that can be produced. Neighbourhood Plans which may allocate land for development and/or include policies against which planning applications are judged and Neighbourhood Development Orders which can grant planning permission for a specific type of development.

Partnership for Urban South Hampshire (PUSH): PUSH is a voluntary partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, Test Valley and Winchester. It has been established to deliver sustainable, economic-led growth and regeneration in south Hampshire. Isle of Wight Council

has recently joined the partnership, and New Forest District Council has also re-joined.

Policies Map: the adopted policies map illustrates on a base map at a registered scale all the policies contained in Local Plan documents, together with any saved policies. It must be revised as each new Local Plan or Neighbourhood Plan is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted policies map accompany submitted Local Plan documents in the form of a submission policies map.

Regulations: Town & Country Planning (Local Planning) (England) Regulations 2012. Regulations which set out the statutory requirements for preparing Local Plans.

Site Allocations: allocations of sites for specific or mixed uses or developments to be contained in Local Plan documents. Policies will identify any specific requirements for individual proposals.

Sustainability Appraisal (SA): a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all Local Plans. This process incorporates the requirements of the Strategic Environmental Assessment Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

Statement of Community Involvement (SCI): document that sets out the standards to be achieved by the Borough Council in involving the community in the preparation, alteration and continuing review of all local development documents (LDDs) and planning applications.

Supplementary Planning Document (SPD): provide supplementary information in respect of the policies in Local Plan documents or a saved policy. They do not form part of the Development Plan and are not subject to independent examination.