



Local Development Framework



Revised Local Development Scheme

April 2009

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Hart District Council
Local Development Scheme

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I. Introduction

- I.1 This Local Development Scheme (LDS) sets out Hart District Council's revised programme for preparing its Local Development Framework (LDF). The LDF will guide the quantity, quality and location of new development in Hart.
- I.2 The LDF will comprise several planning documents, known as Local Development Documents (LDDs). These must include the following documents:
- Core Strategy
 - Statement of Community Involvement (SCI)
 - Annual Monitoring Report (AMR)
- I.3 It can also include other documents, either area or topic based, which can be Development Plan Documents, with full development plan status, or Supplementary Planning Documents (see section 2).
- I.4 This LDS supersedes the Council's original LDS published in April 2005. The original LDS set out a programme to prepare several LDDs. Of those that commenced only the Statement of Community Involvement has been adopted (September 2006).
- I.5 In August 2006 the Council published preferred options on an emerging core strategy. Since then progress has been delayed as a result of concerns over soundness and issues around the Thames Basin Heaths Special Protection Area (SPA).
- I.6 The Council has been addressing these issues. A new Planning Policy team established during 2008 has embarked on a review of the evidence base. Progress has also been made on the SPA issue. In January 2009 the Council adopted an SPA Interim Avoidance Strategy to 'unblock' the supply of new homes (available at http://www.hart.gov.uk/index/environment-and-planning/planning/development-control/planning_guidance/planning-guidance-spa.htm) .
- I.7 This revised LDS has been prepared in light of a fresh look at priorities and capacity within the Council to deliver the LDF. It also takes account of revised regulations

that govern the plan-making process¹, and a revised PPS12: Local Spatial Planning governing the content of LDFs.

2. The development plan for Hart

2.1 Planning applications must be determined in accordance with the development plan for the area unless material considerations indicate otherwise². The development plan for Hart currently comprises:

- **Regional Planning Guidance for South East (RPG9)**. The current RPG9 covers the period up to 2016 and was published in March 2001, several chapters have been amended and are available as separate documents. RPG9 will be replaced by the emerging **Regional Spatial Strategy for the South East (The South East Plan)**.

Saved policies in the Hampshire County Structure Plan 1996 – 2011. These policies, along with RPG9, will be replaced by the emerging **Regional Spatial Strategy for the South East (The South East Plan)**. For further information on saved Structure Plan policies go to

<http://www.hants.gov.uk/structureplan/savedpolicies.html>

- Saved 'old' policies in the **Hart District Council Local Plan (Replacement) 1996 – 2006**. These were automatically saved for 3 years from September 2004 when the Planning and Compulsory Purchase Act commenced. An application was made to the Secretary of State to save these policies beyond the 3 year period. Most, but not all of the policies have been saved beyond the automatic 3 year saved period. A list of the saved policies can be accessed at http://www.hart.gov.uk/adoped_27_sept_2007.pdf
- 'New' policies introduced in the **Hart District Council Local Plan (Replacement) First Alterations (adopted 22nd June 2006)**. These are

¹ Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

² Section 38(6) of the Planning and Compulsory Purchase Act 2004

automatically saved for 3 years from the date of adoption and are due to expire on 21st June 2009. In December 2008 the Council made an application to the Secretary of State to extend the saved period of most of these policies beyond June 2009. Information on the outcome of this application will be posted on the the Council's website.

- 2.2 **Development Plan Documents (DPDs)** in Hart's LDF will replace saved policies in the Hart District Local Plan and, once adopted, will form part of the development plan for the area (see Section 4).

3. Other relevant planning documents

- 3.1 There are currently no adopted Supplementary Planning Documents for Hart. The Council's original LDS did list a number of SPDs but none were progressed to adoption. See Section 4 for details on future SPDs.
- 3.2 A Development Brief for Elvetham Heath will retain its status of Supplementary Planning Guidance having been adopted in respect of the saved Local Plan Policy DEVI where this relates to provision for development at Elvetham Heath, Fleet. This development is now almost complete. There is no other Supplementary Planning Guidance extant relating to saved policies.
- 3.3 The Council has prepared several other documents offering guidance to those seeking planning permission. These can be accessed from the planning pages of the Council's website.
- 3.4 A number of community groups have prepared or are preparing parish plans, village design statements and local healthchecks. These are recognised as having the potential to add value in planning at the local level. Hart intends to take give appropriate weight to the relevant content of community-based plans when preparing the LDF and determining planning applications.

4. Components of the Local Development Framework

- 4.1 **Core Strategy** This DPD is the Council's top priority for the LDF. It will comprise the long-term vision for Hart to 2026, strategic planning objectives, and a delivery strategy for achieving those objectives. It will contain strategic site allocations, planning policies on key issues, and will be the foundation for specific policy development in other DPDs and SPDs. It will be closely integrated with the Sustainable Community Strategy and the Council's Corporate Plan.
- 4.2 Hart published an Issues and Options document in November 2005 and a Preferred Options document in August 2006. Both of these underwent widespread consultation at the time, the results of which are published on the Council's website. The Preferred Options document was subject to a Sustainability Appraisal, also available on the website.
- 4.3 In light of concerns over the soundness of these documents, and recent clarification by Government on the content of core strategies, the Council is undertaking further evidence studies and wishes to develop a more spatial core strategy.
- 4.4 A revised timetable is set out at Appendix 2a. The key milestones have been amended in accordance with revised Regulations that govern the process for preparing DPDs³. The old Regulation 25 stage (Pre-submission consultation) and Regulation 26 stage (Pre-submission public participation) have been replaced with a single, less prescriptive 'new' Regulation 25 stage (Public participation in the preparation of a development plan document). The new process is set out at Appendix I.
- 4.5 As part of the new Regulation 25 requirement the stage the Council intends to consult widely on a draft core strategy in July 2010. This draft will set out the preferred and rejected options, informed by a sustainability appraisal to be published at the same time. The purpose of this stage is to involve the community in considering the options for the strategy before the final document is produced, helping to justify the final strategy.

³ Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (SI No. 1371)

- 4.6 **Development Management DPD** The Council intends to prepare a suite of development management policies which will help to deliver the policy objectives in the core strategy through the determination of planning applications. This DPD may also include non-strategic site allocations (strategic sites will be in the core strategy). The timetable is set out at Appendix 2b.
- 4.7 **Proposals Map.** This will identify site allocations and areas of planning constraint such as local and national environmental designations. The proposals map will be updated as new DPDs are prepared or revised so as to illustrate graphically the application of the policies in the DPD. Where it would be of assistance to show greater detail, some areas may be included in larger-scale Inset Maps, forming part of the Proposals Map and keyed to it.
- 4.8 **Area Action Plans.** Area Action Plans are principally be about planning for local areas where significant change or conservation is envisaged. There are no plans at present to prepare any Area Action Plans in Hart.
- 4.9 **Supplementary Planning Documents (SPDs).** These do not have the same weight as DPDs but will be a material consideration in the determination of planning applications providing detailed guidance to support development plan policies.
- 4.10 Hart is preparing a Yateley Village Design Framework SPD to be adopted June 09 (see Appendix 2c). Supporting saved Local Plan policies, this SPD will:
- serve as a framework to guide future development in Yateley Village Centre
 - establish a basis for attracting funding for environmental improvements
 - act as a catalyst to promote development and improvements.
- 4.11 The Council will consider preparing additional SPDs to support core strategy policies and strategic site allocations. In addition to any development briefs for strategic sites, potential SPDs include:
- Fleet Town Centre
 - Infrastructure/Planning Obligations
 - Parking Provision
- The key stages of SPD preparation are included in Appendix.

- 4.12 **Statement of Community Involvement (SCI)** Hart's SCI was adopted in September 2006 setting out how the community will be consulted during the production of LDDs and how they can comment on planning applications. The SCI needs updating in light of recent regulations that changed the statutory process for DPDs⁴. The Government is currently reviewing the role of SCIs and the way in which they are updated. Once the outcome of this process is known the Council will decide whether to review the SCI. Up to date information will be provided on the Council's website.
- 4.13 **Annual Monitoring Report (AMR).** The AMR is prepared for submission to the Secretary of State by end December each year. Its purpose is to assess:
- The implementation of the local development scheme and whether revisions to the scheme are necessary; and
 - The extent to which policies in local development documents are being achieved.
- 4.14 Hart's Annual Monitoring Reports are available on the Council's website at http://www.hart.gov.uk/index/environment-and-planning/planning_policy/environment-planning-amr.htm

⁴ Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

KEY STAGES OF DPD AND SPD PREPARATION

Development Plan Documents	
Stage	Description
Consult on sustainability appraisal scoping report	The SA scoping report sets out the sustainability objectives used to appraise the effects of the DPD. This report is subject to consultation.
Public participation (Regulation 25)	Opportunity for interested parties and statutory consultees to make representations on the emerging DPD in accordance with the regulations and the Statement of Community Involvement.
Publication (Regulation 27)	The Council publishes the DPD which is followed with a minimum 6 week period when representations may be received on the DPD
Submission (Regulation 30)	The Council submits the DPD to the Secretary of State with representations received and a summary of those representations.
Examination hearing	The Inspector hears evidence from invited parties to inform his consideration of the soundness of the plan
Receipt of Inspector's report	The Council receives the inspector's report which is binding on the authority
Adoption	The Council can formally adopt the DPD

Supplementary Planning Documents	
Stage	Description
Publish draft SPD for consultation (Regulation 17)	Representations invited on a draft SPD, in accordance with the regulations and the Statement of Community Involvement
Adoption	The Council adopts the SPD

LOCAL DEVELOPMENT DOCUMENT PROFILE

CORE STRATEGY

Document Profile	
Role and subject	To provide the Council's long term strategic vision, objectives and strategy for delivering those objectives.
Geographical coverage	District wide
Status (e.g. DPD. SPD etc)	DPD
Chain of conformity	National Planning Policy (PPGs and PPSs) Emerging Regional Spatial Strategy (South East Plan) Having regard to Hart Community Strategy
Key Milestones	
Consulting on scope of the Sustainability Appraisal	Originally carried out December 2005 Updated report to be consulted on May 2009
Regulation 25: Public participation in the preparation of a development plan document	Consultation draft core strategy (including rejected options) in July 2010
Publication (minimum 6 week period for representations)	March 2011
Submission of DPD and representations to Secretary of State	June 2011
Pre-hearing meeting	July 2011
Examination hearing commences	September 2011
Receive Inspector's Report (fact check)	December 2011
Receive Inspector's Report	January 2012
Adoption	March 2012

LOCAL DEVELOPMENT DOCUMENT PROFILE

DEVELOPMENT MANAGEMENT DPD

Document Profile	
Role and subject	To provide a suite of policies and non-strategic site allocations to aid development management decision-making in the determination of planning applications.
Geographical coverage	District wide
Status (e.g. DPD. SPD etc)	DPD
Chain of conformity	National Planning Policy (PPGs and PPSs) Regional Spatial Strategy (South East Plan) Hart Core Strategy
Key Milestones	
Consulting on scope of the Sustainability Appraisal	December 2011
Regulation 25: Public participation in the preparation of a development plan document	February 2012
Publication (minimum 6 week period for representations)	November 2012
Submission of DPD and representations to Secretary of State	February 2013
Pre-hearing meeting	April 2013
Examination hearing commences	May 2013
Receive Inspector's Report (fact check)	August 2013
Receive Inspector's Report	September 2013
Adoption	December 2013

LOCAL DEVELOPMENT DOCUMENT PROFILE

YATELEY VILLAGE DESIGN FRAMEWORK SPD

Document Profile	
Role and subject	<ul style="list-style-type: none"> • To serve as a framework to guide future development in Yateley Centre. • To establish a basis for attracting funding for environmental improvements • To act as a catalyst to promote development and improvements.
Geographical coverage	Yateley centre
Status (e.g. DPD. SPD etc)	SPD
Chain of conformity	Hampshire County Structure Plan saved policies Emerging South East Plan Saved Local Plan Policies GEN4, URB8, T13, URB12, Y1-Y8
Key Milestones	
Draft SPD published for consultation (Regulation 17)	May 2008
Key Stakeholder meeting	February 2009
Adoption	June 2009

Summary table of key milestones April 09 to March 2012

Year	2009												2010												2011												2012			
Month	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A		
Core Strategy DPD			SA														PP								P				S			E			IR			A		
Development Management DPD																																			SA		PP			
Yateley Village Design Framework SPD				A																																				

KEY

- SA Consultation on sustainability appraisal scoping report
- PP Public Participation
- P Publish pre-submission draft
- S Submission
- E Examination hearing
- IR Receive Inspector’s final report
- A Adoption