



Rother District Council Planning Policy Newsletter

#2
May 2018

The Council has produced this 'Planning Policy Newsletter' to keep you up to date with the latest planning policy news in Rother District.

Development and Site Allocations (DaSA) Local Plan – revised timetable

The DaSA Local Plan is the key policy document that the Council is currently preparing. It will form “Part 2” of the Local Plan, developing the spatial strategies and other strategic policies set out in the adopted 'Local Plan Core Strategy'.

It will include new land use allocations in the District¹ to meet the Core Strategy's development targets, including through reviews of existing site allocations and development boundaries. It also puts forward more detailed policies where these are needed to guide the effective management of development in relation to specific key issues.

An 'Options and Preferred Options' version of the DaSA Local Plan was consulted on between December 2016 and February 2017. Comments made on the draft are available to view on the Council's website at: www.rother.gov.uk/DaSA.

Unfortunately, the programme for publishing the final draft submission version has slipped by some six months. This has been due to a combination of a heavy volume of Neighbourhood Plan work, staff sickness and Policy officers being drawn, unexpectedly, into Ashdown Forest and related Habitats Regulations issues (see below).

However, production of the Submission version of the Local Plan is well in hand and is due to be presented to Cabinet on 1 October this year. It will then be published for further public consultation between late October and early December 2018. The full programme can be viewed in the updated Local Development Scheme (see overleaf).

¹ Except where Neighbourhood Plans are already bringing forward necessary allocations

New Local Development Scheme (LDS)

The LDS sets out the Council's latest (as at May 2018) programme for preparing planning policy documents that guide development and land use in Rother District. It provides a publicly accessible and up-to-date overview of what constitutes the current planning policy framework for decision-making, how this is to be updated over the next 3 years and, importantly, the timeframes for being able to contribute to emerging plans.

The main features of the updated LDS are:

- A revised programme for the remaining stages of the DaSA Local Plan
- Proposals for a review of the Statement of Community Involvement
- Annual reviews of the new Brownfield Land Register
- An accelerated programme for a Local Plan Review
- Tentative proposals (dependent on DaSA coverage) for Supplementary Planning Documents (SPDs) for Affordable Housing (replacing the existing, out-dated one) and North Bexhill

The new LDS is published on the Council's website at: www.rother.gov.uk/LDS.

Self-build and Custom Housebuilding

If you are interested in building or commissioning a professional to build your home, you may know that the Government wants to promote this sector.

The Self-build and Custom Housebuilding Act (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep and publicise a register of individuals and associations who wish to acquire a serviced plot of land in their area for Self-Build and Custom Housebuilding.

Rother's Self-Build and Custom Housebuilding Register was established on 1 April 2016 and is available for individuals and associations to register an interest via an online form available at: www.rother.gov.uk/selfbuild.

It is stressed that the Council cannot provide plots for individuals, but the information obtained through the Register is necessary to help to plan for the number, location, size and type of self-build and custom-build plots that are needed across the District, which the Council will do through its forthcoming DaSA Local Plan.

For further information about self and custom housebuilding, please visit our website at: www.rother.gov.uk/selfbuildregister.



Neighbourhood Planning Update

Neighbourhood Plans are becoming increasingly important components of the local planning policy framework. Once 'made' (adopted), they form part of the statutory Development Plan (alongside Local Plans) and, as such, provide the basis for determining many planning applications within their Areas.

Since last September, there has been significant progress on Neighbourhood Plans locally:

- **Sedlescombe – First 'made' Neighbourhood Plan in Rother**
The **Sedlescombe Neighbourhood Plan**, prepared by Sedlescombe Parish Council, was formally 'made' by Rother District Council on 23 April 2018 after a positive referendum vote.
- **Salehurst & Robertsbridge Neighbourhood Plan goes to Referendum**
An independent Examiner has recommended that the Salehurst and Robertsbridge Neighbourhood Plan can proceed, with modifications, to local Referendum. This will be held on 31 May.
- **Three Neighbourhood Plans have reached Draft (Regulation 14) stage**
Crowhurst Parish Council, Rye Town Council and Ticehurst Parish Council have all carried out the Regulation 14 Pre-Submission consultation on their draft Neighbourhood Plans. The representations received on each Plan are now being considered.
- **Other Neighbourhood Plans are in preparation**
Currently, the following neighbourhood plans are being worked upon within the District:
 - » **Battle** Neighbourhood Plan
 - » **Burwash** Neighbourhood Plan
 - » **Etchingam** Neighbourhood Plan
 - » **Hurst Green** Neighbourhood Plan

NB Fairlight Parish Council has resolved to stop work on the **Fairlight** Neighbourhood Plan. In light of this decision, it is effectively abandoned and, as a consequence, Rother District Council assumes responsibility for planning policies and the allocation of sites.

Regular updates of progress of Neighbourhood Plans are posted on the Council's website at: www.rother.gov.uk/neighbourhoodplans.



Brownfield Land Register

The Government wants to maximise the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020.

A new duty, through the Housing and planning Act (2016), has been placed 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.

Rother District Council's Brownfield Land Register was published in December 2017 and comprises of sites which are at least 0.25ha (or be able to accommodate at least 5 dwellings) and which are considered suitable and available for residential development. The Register will be updated at least once a year.

To view the register, or if you would like to submit a site, please visit the Council's website at: www.rother.gov.uk/BLR.

Permission in Principle

'Permission in Principle' is a new route to gain planning permission.

A procedure enabling applications for 'permission in principle' for small-scale, residential led development is due to apply from 1st June 2018.

The permission in principle consent route has 2 stages. The first stage (or permission in principle stage) establishes whether a site is suitable in-principle for residential-led development², and the second ('technical details consent') stage is when the detailed development proposals are assessed.

For further information regarding Permission in Principle, you can consult the Government website at: www.gov.uk/guidance/permission-in-principle.

² A scheme of less than 10 dwellings in which the residential use occupies the majority of the floorspace



National Planning Policy Framework being revised

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England. It provides a framework within which locally-prepared plans for housing and other development can be produced. It is also a material consideration in the determination of planning applications.

On 5 March 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published a **draft revised National Planning Policy Framework** for consultation. It incorporates policy proposals previously consulted on in the **Housing White Paper** and the **Planning for the right homes in the right places** consultation.

Alongside the draft revised NPPF, there was also consultation on certain changes to the **Planning Practice Guidance** (comprising viability, housing delivery, local housing need assessment, neighbourhood plans, plan-making and build to rent) and on a **Housing Delivery Test measurement rule book**.

A separate consultation also sought views on a series of reforms to the **existing system of developer contributions** in the short term, which is published alongside a **report on Section 106 planning obligations and the Community Infrastructure Levy**.

The consultation ended on 10 May 2018 and the Government has indicated that a final version of the NPPF is due for publication at the end of July 2018, at which point it becomes national planning policy.

Ashdown Forest

A few months ago, concerns were raised regarding the impact of traffic on the heathland habitat of the Ashdown Forest Special Area of Conservation (SAC).



This is a European designation and its protection is provided for under the The Conservation of Habitats and Species Regulations 2017. Giving due consideration to these concerns has taken some time.

However, following careful appraisal of the facts, an interim approach has been developed in consultation with transport and environmental consultants, and agreed with Natural England. The upshot is that the Council will continue to undertake screening of developments that may generate additional traffic across the Ashdown Forest, but in the vast majority of cases, there is unlikely to be additional requirements on applicants.

For more information visit: www.rother.gov.uk/HRA.

Development monitoring

To ensure its policies are up-to-date and effective, the Council undertakes on-going monitoring of them and of progress towards development targets.

Employment Land Supply

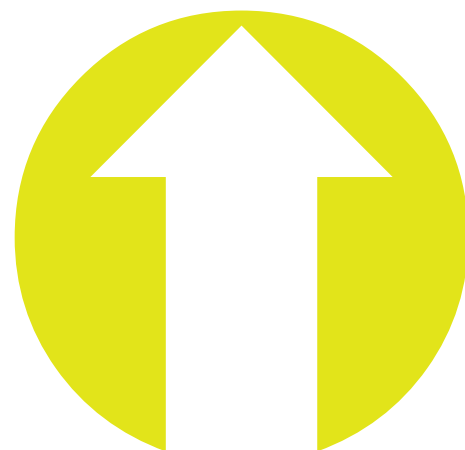
A new report, providing information on recent completions and commitments of employment related developments as at 1 April 2018, has recently been published.

Housing Land Supply

The most recently available monitoring of progress towards housing requirements, including 5-year housing land supply, is the report giving the position as at 1 October 2017. This document presents information about housing completions, commitments and self-build and custom housebuilding interest in Rother district.

The position as at 1 April 2018 will be published in the next few weeks.

For more information visit: www.rother.gov.uk/AMR.



Data Protection

As you may know, data protection legislation is changing. From 25 May the General Data Protection Regulations come into force.

We are currently in the process of reviewing our privacy statement regarding the data we hold on those who get involved in Local Plan consultations in Rother District and how we use that information. This will be published on our consultation website shortly. We will be contacting you³ separately in the next few weeks to enable you to renew or update your consent for us to contact you about future Local Plan consultations (and further newsletters!).

When you receive notice from us to renew/update your consent, please follow the instructions in the email.

If you do not update these details, your contact information will be deleted and you will no longer be notified of our forthcoming Local Plan consultations or receive further Planning Policy Newsletters.

³ Statutory Consultees will not receive a request.



These Newsletters will be produced periodically by Rother District Council's Planning Policy team. For the most up-to-date news and information, please visit: www.rother.gov.uk/PlanningPolicy. If you want to contact Planning Policy, you can email us at: planning.strategy@rother.gov.uk.