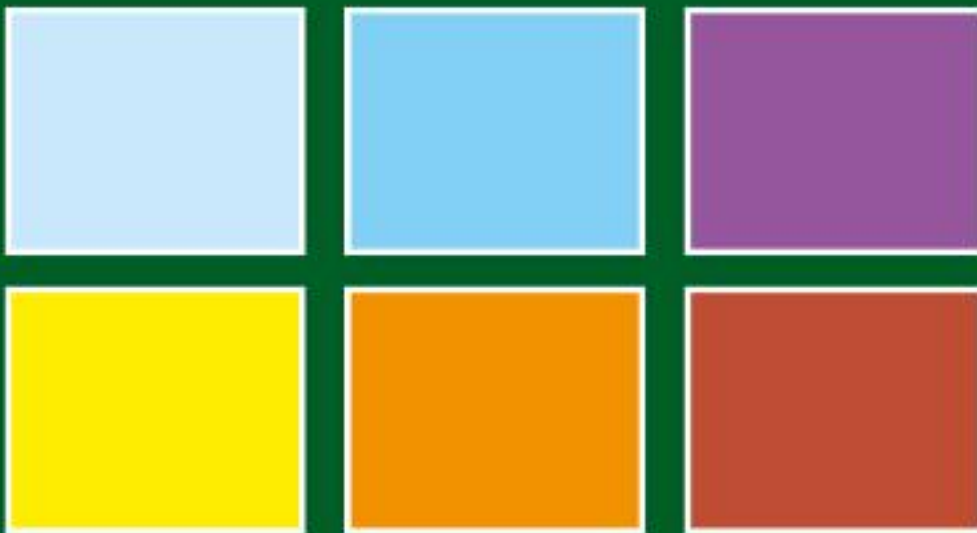




Rother Local Plan Local Development Scheme



July 2019

This page is intentionally blank

Contents

1. Introduction	4
Context	4
Purpose	4
Scope.....	5
2. Overview	6
Current documents, including ‘development plan’ documents	6
Documents to be prepared over the next 3 years	7
Core Strategy policies to be replaced by the DaSA Local Pan	9
Neighbourhood Plans	10
3. Programme	12
Appendix 1: Glossary of Terms	14
Appendix 2: Schedule of Saved and superseded Policies	15
RDLP 2006 Saved Policies	15
Appendix 3: Planning policy documents: Profiles	18
Development and Site Allocations (DaSA) Local Plan	18
Local Plan Review	19
Affordable Housing Supplementary Planning Document (SPD)	20
North Bexhill SPD	21
Brownfield Land Register.....	22
Policies Map	23
Appendix 4: Programme management and Risk Assessment	24
Risk Factor.....	26
Implications.....	26

1. Introduction

Context

- 1.1 Rother has a population of 95,656 (2018 mid-year estimate)¹ and covers some 200 square miles. The main settlements are Bexhill and the historic towns of Battle and Rye. Otherwise, the District is mainly rural in character with dispersed villages. Some 83% of the District lies within the High Weald Area of Outstanding Natural Beauty.
- 1.2 Rother District Council is the Local Planning Authority responsible for preparing a Local Plan for its area to guide development in the district in accordance with relevant Regulations² and in line with the National Planning Policy Framework³ (NPPF) and Planning Practice Guidance⁴ on local plan preparation.

Purpose

- 1.3 This Local Development Scheme (LDS) sets out the Council's programme for preparing its Local Plan and related documents, explaining their scope, area and timetable. It relates to the period July 2019 – July 2022.
- 1.4 The primary purpose of this LDS is to provide a publicly accessible, up-to-date reference, so that the Council's current policy framework, its programme for further plan-making and the opportunities for contributing to these are clear to all interested parties. It is prepared in accordance with legal requirements.⁵
- 1.5 This revised LDS updates the earlier LDS published in May 2018. The revision reflects the slippage of the Local Plan Review following the DaSA Examination, the high recent volume of neighbourhood plan work, as well as staff resources. Slippage of the Local Plan Review is also due to the recent 2018 and 2019 updates to the NPPF; which have significant implications for the Local Plan, particularly in regards to housing requirements. The introduction of the Housing Delivery Test⁶ in the revised NPPF, has also necessitated the production of a Housing Delivery Test Action Plan for Rother.

¹ <http://www.eastsussexinfigures.org.uk> The statistics were released by ESCC in June 2019

² The Town and Country Planning (Local Planning) (England) Regulations 2012

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ <http://planningguidance.planningportal.gov.uk/>

⁵ S15 of the Planning & Compulsory Purchase Act 2004, as amended

⁶ The Housing Delivery Test results were published on 19 February 2019.

Scope

- 1.6 The LDS focuses on the preparation of the Council's 'Local Plan', as this forms part of the statutory '*development plan*' for the area and legislation states⁷ that applications for planning permission should be determined in accordance with the 'development plan' unless material considerations indicate otherwise.
- 1.7 In Rother, the Local Plan will effectively be in two parts. The first part, the Local Plan Core Strategy which sets the overall spatial vision and development strategy for the district including key policies, was adopted in September 2014. Attention is now on adopting "part two" – the Development and Site Allocations (DaSA) Local Plan. This will both allocate specific sites for development and provide more detailed policies on a number of topics in line with the Core Strategy. Complementary work via preparation of Supplementary Planning Documents (SPDs) is also planned, although these programmes are subject to further review following the examination of the DaSA Local Plan.
- 1.8 Looking beyond the current DaSA Local Plan, the LDS also sets a programme for the Local Plan Review.

⁷ S38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990

2. Overview

Current documents, including ‘development plan’ documents

Development Plan documents

- 2.1 At present, the ‘development plan’ for Rother comprises:
- [Rother Local Plan Core Strategy](#) (adopted September 2014)
 - [‘Saved’ policies of the Rother District Local Plan 2006](#) (Adopted July 2006)
 - [Waste and Minerals Plan](#) (adopted February 2013)
 - [Waste and Minerals Sites Plan](#) (adopted February 2017)
 - [Sedlescombe Neighbourhood Plan](#) (made April 2018)
 - [Salehurst and Robertsbridge Neighbourhood Plan](#) (made July 2018)
 - [Ticehurst Neighbourhood Plan](#) (made July 2019)
 - [Rye Neighbourhood Plan](#) (made July 2019)
 - [Crowhurst Neighbourhood Plan](#) (made July 2019)
- 2.2 Saved Local Plan 2006 policies are set out at Appendix 2. These policies carry ‘due weight’, having regard to their degree of compliance with the NPPF. The Council has assessed⁸ that these policies are compliant with the NPPF. However, it is recognised that, in order to meet the development requirements of the Core Strategy, the allocation of further sites will be needed for a number of settlements and that will involve a review of their ‘development boundaries’.
- 2.3 All saved policies will be replaced by the ‘Development and Site Allocations Local Plan which is currently at Examination (see below), except those relating to sites wholly within Neighbourhood Areas where Neighbourhood Plans are well advanced. In those areas, allocations will remain in place until the relevant Neighbourhood Plan is ‘made’ (adopted).

Supplementary Planning Documents

- 2.4 The following Supplementary Planning Documents (SPDs) also form part of the planning policy framework for Rother District:
- [Camber Village SPD](#) (adopted May 2014)
 - [North East Bexhill SPD](#) (adopted June 2009)
 - [Affordable Housing SPD](#) (adopted October 2006)⁹

⁸ [http://www.rother.gov.uk/media/pdf/0/9/Saved_Local_Plan_Policies_Compliance_with_NPPF_-_Cabinet_Report_\(July_2012\).pdf](http://www.rother.gov.uk/media/pdf/0/9/Saved_Local_Plan_Policies_Compliance_with_NPPF_-_Cabinet_Report_(July_2012).pdf)

⁹ NB This has been substantially superseded by the Core Strategy and national changes, but has not been formally revoked.

Other documents

- 2.5 The Council has published guidance on '[Financial contributions for affordable housing from small sites in the High Weald AONB](#)'
- 2.6 The approach to engagement in plan-making, as well as in relation to planning applications is contained in its [Statement of Community Involvement](#) (SCI)¹⁰.
- 2.7 The Council has adopted a [Community Infrastructure Levy \(CIL\)](#) to raise contributions for the provision of new infrastructure to support sustainable growth. The [CIL Charging Schedule](#) sets out the levy that applies to specified types of development, subject to exemptions set out in regulations.
- 2.8 The Council first published the [Brownfield Land Register](#) in December 2017 in line with a new duty, through the Housing and Planning Act (2016), which requires 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 current iteration of the Register provides information on brownfield land that is suitable for housing, as at October 2018. The Register will then be used to monitor the Government's commitment to the delivery of brownfield sites.

Documents to be prepared over the next 3 years

'Development and Site Allocations (DaSA) Local Plan'

- 2.9 Following on from adoption of the Local Plan Core Strategy, the adoption of the DaSA Local Plan is the Council's top priority.
- 2.10 This Plan will identify the sites needed to help fulfil the Core Strategy's development requirements. It will also review existing 'development boundaries' and contain related detailed policies for the management of development. The 'Policies Map' will be updated at the same time.
- 2.11 The Proposed Submission Version of the DaSA Local Plan was submitted to the Secretary of State for Examination on 18 January 2019.
- 2.12 As a result of Examination Hearings in May, the Council is looking to publish the Main Modifications to the Proposed Submission DaSA for a six week public consultation period during the summer 2019.

¹⁰ Adopted December 2015

Supplementary Planning Documents

- 2.13 The Council proposes to review the current [Affordable Housing SPD](#) to be consistent with, and provide detailed guidance to support, the Core Strategy policies on local housing needs, subject to any amendments contained within the forthcoming DaSA.
- 2.14 A further SPD is also envisaged to carry forward the major, comprehensive development allocation proposed in the DaSA Local Plan for land at North Bexhill. The scope and timetable for this is dependent on the progress of the related land allocations in the DaSA.

Update to the Statement of Community Involvement (SCI)

- 2.15 The SCI provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications.
- 2.16 It also sets out how we will notify and consult all interested groups and ensure equality, including engaging with "hard to reach" groups. It details which particular plans require public involvement and how and at what stage there are opportunities to be involved.
- 2.17 The recent Neighbourhood Planning Act (2017) has inserted a number of changes to the Planning & Compulsory Purchase Act, these include some additional requirements in relation to the SCI. Notably, the Council's approach for giving advice or assistance in relation to neighbourhood planning initiatives (i.e. Neighbourhood Plans; Neighbourhood Development Orders; & Community Right to Build Orders).

Annual update on the Brownfield Land Register

- 2.18 The Council will produce an annual update to the Brownfield Land Register and comprises of sites which the Council has assessed as being potentially suitable for residential development. The Register will then be used to monitor the Government's commitment to the delivery of brownfield sites.
- 2.19 The Register comprises of a standard set of information, prescribed by the Government, to help provide certainty for developers and communities and encourage investment in local areas.

Local Plan Review

- 2.20 The current Core Strategy looks forward to 2028, with only 9 years remaining from the expected adoption date of the DaSA Local Plan. In order to maintain an up-to-date local plan with a sufficiently forward looking timescale, it will be necessary to undertake this review to ensure policies remain current.

- 2.21 Whilst efforts are predominantly focused on the current Examination of the DaSA, some work has been started on the Local Plan Review. This will become the focus once the DaSA is adopted.
- 2.22 The programme for all the above documents is summarised in section 3 below and elaborated upon in Appendix 3.

Core Strategy policies to be replaced by the DaSA Local Plan

- 2.23 The DaSA Local Plan proposes to introduce four policies which will supersede their corresponding policies in the Core Strategy.
- Proposed DaSA Policy DRM3: 'Energy Requirements' will supersede criterion (i) of Core Strategy Policy SRM1: Towards a low carbon future.

Policy DRM3 updates the thresholds regarding energy efficiency consideration as part of the planning application process. The policy will remove smaller schemes from the requirement to produce an energy strategy, which has proved to be unduly onerous for such schemes. In addition, no development is required to assess CHP (combined heat and power) potential, as it is unlikely to be viable for the allocations in the DaSA. This policy also reflects changes made to Building Regulations in relation to the energy standards of buildings.

- Proposed DaSA Policy DHG1: 'Affordable Housing' of the Proposed DaSA will supersede Core Strategy Policy LHN2: Affordable Housing.

Policy DHG1 updates Rother's affordable housing policy in line with changes made to national policy by the 2019 NPPF. In particular, DHG1 sets different affordable housing thresholds between 'designated' and 'non-designated' rural areas, where LHN2 made no distinction. Furthermore, the threshold for 'designated' rural areas has been amended to sites of 6 dwellings or more.

- Proposed DaSA Policy DHG2: 'Rural Exception Sites' will supersede Core Strategy Policy LHN3: Rural Exception Sites.

Policy DHG2 updates LHN3 insofar as the policy now allows a modest amount of market housing on rural exception sites, where it can be demonstrated that it is necessary to cross-fund a suitable scheme in respect of its deliverability. These changes are a response to the findings of a recent Scrutiny Review¹¹ undertaken by the Council relating to overall housing delivery.

- Proposed DaSA Policy DEC3: 'Existing Employment Sites and Premises' will supersede Core Strategy Policy EC3: Existing Employment Sites.

¹¹ Cabinet minutes, Monday 30 July 2018 available at: www.rother.gov.uk/article/13225/Monday-30-July-2018

Policy DEC3 updates Policy EC3 according to the Employment Sites Review Background Paper (November 2016), which assesses employment sites that have been allocated, are permissioned, are vacant or are existing sites. Policy DEC3 also makes cross-reference to DaSA Policy DCO1, which sets out the criteria by which reasonable prospects of continued employment use of existing sites are established.

Neighbourhood Plans

- 2.24 In addition to the above plans and documents, Neighbourhood Plans (NPs) prepared by several Town and Parish Councils also constitute 'development plan' documents.
- 2.25 While the timetables for their preparation are the responsibility of the respective local Councils, an up-to-date overview of the progress of Neighbourhood Plans is maintained on the Neighbourhood Planning page of the District Council's website [here](#)¹². The current (July 2019) position for each designated Neighbourhood Area is summarised below.

Made (Adopted) Neighbourhood Plans

- Sedlescombe Neighbourhood Plan (SNP)
The Sedlescombe Neighbourhood Plan (was 'made' by Full Council on 23 April 2018 and now forms part of the Development Plan for Sedlescombe Parish.
- Salehurst & Robertsbridge Neighbourhood Plan (SRNP)
The Salehurst and Robertsbridge Neighbourhood Plan (was 'made' by Full Council on 7 July 2018 and now forms part of the Development Plan for Salehurst and Robertsbridge Parish.
- Ticehurst Neighbourhood Plan (TNP)
The Ticehurst Neighbourhood Plan (was 'made' by Full Council on 8 July 2019 and now forms part of the Development Plan for Ticehurst Parish.
- Rye Neighbourhood Plan (RNP)
The Rye Neighbourhood Plan (was 'made' by Full Council on 8 July 2019 and now forms part of the Development Plan for Rye Parish.
- Crowhurst Neighbourhood Plan (CNP)
The Crowhurst Neighbourhood Plan (was 'made' by Full Council on 8 July 2019 and now forms part of the Development Plan for Crowhurst Parish.

Plans at Referendum Stage

- None

¹² <http://www.rother.gov.uk/neighbourhoodplans>

Plans at Pre-Submission (Regulation 14) Stage

- Burwash Neighbourhood Plan (BWNP)

Plans in preparation

- Etchingam Neighbourhood Plan (ENP)
- Battle Neighbourhood Plan (BNP)
- Hurst Green Neighbourhood Plan (HGNP)

*NB Fairlight Neighbourhood Plan (FNP) - In February 2018, Fairlight Parish Council decided not to proceed with the NP and as a result it is treated as abandoned.

3. Programme

3.1 The table below summarises the broad nature and programme of each planning policy document to be prepared over the next 3 years. This is elaborated upon by the ‘profiles’ for individual documents in Appendix 3 and the Chart at Figure 1.

Programme for preparing planning policy documents May 2018 – May 2021

Document	Role and scope	Area coverage	Public engagement periods	Target Adoption date
Development and Site Allocations Local Plan	This will allocate land for development and provide more detailed policies in line with the Core Strategy.	District-wide	Jul-Sept 2019	September 2019
Updated Affordable Housing SPD	This will provide guidance on the application of Core Strategy policies for the delivery of affordable homes.	District-wide	Apr 2020	Apr 2021
North Bexhill SPD	This will refine and elaborate on the DaSA allocation to ensure the development is planned comprehensively. It will cover the nature and layout of respective land uses, their relationship with each other and their surroundings, the provision of supporting infrastructure and the development programme for the allocation.	North Bexhill	Apr 2020	Apr 2021
Brownfield Land Register	This Register provides up-to-date, publicly available information on brownfield land that is suitable for housing.	District-wide	As required under the Regulations	Reviewed at least once a year by end of December each year.
Local Plan Review	Reviews the spatial vision, strategy and policies of the Core Strategy and respective development allocations.	District-Wide in relation to strategic policies	Dec 2019 - Jan 2020 May-Jun 2020	Jan 2021

3.2 The programmes for the Affordable Housing and North Bexhill SPDs are provisional and subject to the outcome of the DaSA Local Plan process. Details about the management of the plan-making process, including responsibilities, resources and risk management, are set out in Appendix 3.

Figure 1: Council programme for preparing planning policy documents July 2019 – July 2022

Document Title	Stage/Milestone	2019					2020					2021					2022								
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Development and Site Allocations (DaSA) Local Plan	Main Modifications Consultation																								
	Examination																								
	Adoption																								
DaSA Policies Map	DaSA site specific allocations/policies																								
Local Plan Review	Stakeholder Engagement/Evidence Gathering																								
	Draft Plan Consultation																								
	Pre-Submission Publication Consultation																								
	Submission																								
	Examination																								
	Adoption																								
Local Plan Review Policies Map	Local Plan Review site specific allocations/policies																								
Affordable Housing SPD	Stakeholder Engagement/Evidence Gathering																								
	Draft Consultation																								
	Consideration of Representations & Adoption																								
North Bexhill SPD	Stakeholder Engagement/Evidence Gathering																								
	Draft Consultation																								
	Consideration of Representations & Adoption																								
Brownfield Land Register	Revision																								
Monitoring Report	Local Plan Monitoring Report																								
	Employment Land Supply Position Statement																								
	Housing Land Supply Position Statement																								

NB: The dates for the Affordable Housing and North Bexhill SPDs are provisional. The Council may also bring forward further SPDs during the next 3 years, as necessary to support the Local Plan as a whole. However, these are not currently programmed and are likely to be later in the 3-year period, subject to progress of the Local Plan Review.

Appendix 1: Glossary of Terms

<i>Community Infrastructure Levy (CIL)</i>	The Community Infrastructure Levy (CIL) is a planning charge provided under the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010, as amended, that a local planning authority may apply to development in order to raise funds for infrastructure to support sustainable growth.
<i>Core Strategy</i>	The part of the Local Plan that sets out the spatial vision and overall development strategy for district, including key policies.
<i>Duty to Cooperate</i>	A duty upon local planning authorities and some other bodies under the Localism Act 2011 to ‘engage constructively, actively and on an ongoing basis’ in relation to strategic, cross-boundary planning matters.
<i>Local Development Scheme (LDS)</i>	The document which sets out a three year timetable for producing the documents within the Local Plan.
<i>Local Plan</i>	Local Plan is the collective term given to the Council’s development plan documents, namely the ‘Core Strategy’ and the ‘Development & Site Allocations Plan’.
<i>Local Plan Monitoring Report (LPMR)</i>	This provides an at least annual review of progress in preparing the Local Plan, the amount of housing and other development against Plan targets and the effectiveness of policies.
<i>Neighbourhood Plans</i>	Plans prepared by Town/Parish Councils or other qualifying bodies to guide development in the local area but in general conformity with the local planning authority’s strategic policies.
<i>Statement of Community Involvement (SCI)</i>	The SCI sets out the protocols for engagement in the development of planning policy documents and major planning applications.
<i>Supplementary Planning Document (SPD)</i>	An SPD is a non-statutory document which elaborates upon a policy or proposal in a (statutory) Development Plan Document.
<i>Sustainability Appraisal</i>	An appraisal of the social, economic and environmental implications of a strategy, policies and proposals, to ensure that they contribute to sustainable development. The environmental component may also implement the requirements for a Strategic Environmental Assessment.

Appendix 2: Schedule of Saved and superseded Policies

All Rother District Local Plan 2006 policies were saved under a Direction by the Secretary of State in 2009. Subsequent to that a number of policies have been superseded upon adoption of the Core Strategy. In addition, a couple of policies were identified as not wholly compliant with the NPPF, while site allocations (including the construction of the Bexhill Hastings Link Road) where development has now been completed are also omitted from the schedule below.

All the policies identified will continue to be saved until the 'Development and Site Allocations Plan' is adopted, or until the relevant Neighbourhood Plan is 'made', at which point they will also be superseded¹³. It does not necessarily follow that every policy will be directly replaced, as the need for as well as the nature of policies required to properly manage development will be reassessed as part of the relevant plan-making process.

RDLP 2006 Saved Policies	
Chapter 4 – Development Strategy	
Policy DS3	Proposals within development boundaries
Policy DS5	Strategic gaps
Policy DS6	Managing housing release (excluding part (iv))
Chapter 6 – Housing Developments	
Policy HG5	Residential mobile homes
Policy HG7	Retention of existing housing stock
Policy HG8	Extensions and alterations to existing dwellings
Policy HG9	Extensions to residential curtilages
Chapter 7 – Community Facilities	
Policy CF4	Provision of play areas
Policy CF5	Equestrian development
Policy CF6	Provision of public art
Chapter 9 – Employment Developments	
Policy EM4	Marley Lane – Land at Rutherfords Business Park
Policy EM5	Marley Lane – Land adjacent to DB Earthmoving
Policy EM8	Extension of steam railway from Bodiam to Robertsbridge
Policy EM10	Chalet, caravan and camping accommodation
Policy EM12	Winter storage of caravans
Policy EM13	Shopping and related commercial development in town/district centres

¹³ Excepting where they are covered by Designated Neighbourhood Plan areas, which will only be replaced when the respective Neighbourhood Plan is 'made'

Chapter 10 – Bexhill	
Policy BX3	Land north of Sidley
Policy BX4	Countryside Park
Policy BX5	Town centre
Policy BX6	Town centre development area
Policy BX7	Town centre office area
Policy BX9	High School and Drill Halls, Down Road
Policy BX10	Cemetery extension
Chapter 11 - Battle	
Policy BT2	Land at Blackfriars
Policy BT3	Land at North Trade Road
Chapter 12 – Rye and Rye Harbour	
Policy RY7	Rye Harbour Road Employment Area
Policy RY8	Land adjacent to Stonework Cottages, Rye Harbour
Chapter 13 - Villages	
Policy VL1	Land South-west of Strand Meadow, Burwash
Policy VL3	Land adjacent to Fairlight Gardens, Fairlight Cove
Policy VL7	Land at Grove Farm, Robertsbridge
Policy VL8*	Land adjacent to Culverwells, Robertsbridge
Policy VL9	Land off Moor Lane, Westfield
Policy VL10	Extension to Wheel Farm Business Park
Policy VL11	Land at Westfield Down, Westfield
Policy VL12	Victoria Way and land south of Harbour Farm, Winchelsea Beach
Chapter 14 – Hastings Fringes	
Policy HF1	Land off Burgess Road

The following policies, although saved from the Rother District Local Plan (2006), are either currently under construction or have been completed and therefore have not been included within the table:

- Policy BX2 Land north of Pebsham
- Policy BX8 Former Galley Hill depot, Ashdown Road
- Policy RY5 Land north of Udimore Road
- Policy HF2 Land off Woodlands Way
- Policy VL2 Land west of Etchingham
- Policy VL6 Land east of Village Hall at Northiam

* Policy VL8 Land adjacent to Culverwells, Robertsbridge, has been made obsolete by the Salehurst and Robertsbridge Neighbourhood Plan, where it was not re-allocated as it has an outstanding planning permission.

*Policy VL4 Land at Corner Farm, Flimwell and Policy VL5 Land west of Old Wardsdown, have both been made obsolete by the Ticehurst Neighbourhood Plan, where they were not re-allocated as they both have outstanding planning permission.

2006 Local Plan policies superseded by Neighbourhood Plans

Rye Neighbourhood Plan

- Policy RY3 Land adjacent to Rock Channel
- Policy RY4 Former Thomas Peacocke Lower School
- Policy RY6 Town Centre

Salehurst and Robertsbridge Neighbourhood Plan

- Policy VL7 Land at Grove Farm, Robertsbridge

Ticehurst Neighbourhood Plan

- Policy VL4 Land at Corner Farm, Flimwell
- Policy VL5 Land west of Old Wardsdown

Appendix 3: Planning policy documents: Profiles

Development and Site Allocations (DaSA) Local Plan

<i>Development and Site Allocations (DaSA) Local Plan</i>	
Document Details	
Role & Subject	Housing, employment and other land uses will be allocated in accordance with the Core Strategy
Geographical Coverage	District-wide
Status	Development Plan Document
Conformity	Core Strategy, Government Policy
Timeframe	Up to 2028
Key Milestones	
Approval of Submission Plan	Oct 2018
Public consultation on Submission Plan	Oct 2018 - Nov 2018
Submission	Jan 2019
Examination Hearings	May 2019
Public consultation on Main Modifications to Submission Plan	Jul 2019 – Sep 2019
Adoption	Sep 2019
Production arrangements	
Management	See Appendix 4
Information requirements	Sustainability Assessments Public services and infrastructure assessments, including access arrangements Other site assessments, including landscape, ecology, flood risk, ground conditions, etc. as appropriate Viability assessments
Risk Assessment	See Appendix 4 The main risks specific to this programme are: - High complexity of evidence requirements - High volume of representations - Staff resources/access to specialist advice

Local Plan Review

Local Plan Review, including Core Strategy	
Document Details	
Role & Subject	Statement of the vision, objectives and spatial strategy for the District to include the scale, type and distribution of development, as well as strategic topic policies.
Geographical Coverage	District-wide
Status	Development Plan Documents
Conformity	Government Policy
Timeframe	Up to 2036
Key Milestones	
Consulting statutory bodies on scope of the Sustainability Appraisal	Sept 2018 - Oct 2018
Evidence gathering	Oct 2018 - Oct 2019
Approval of Future Scenarios document	Nov 2019
Future scenarios consultation	Dec 2019 - Jan 2020
Approval of Submission Plan	Apr 2020
Public consultation on Submission Plan	May 2020 - Jun 2020
Submission	Aug 2020
Examination	Oct 2020
Adoption	Jan 2021
Production arrangements	
Management	See appendix 4
Information requirements	In line with NPPF
Risk Assessment	See appendix 4 The main risks specific to this DPD are: - Significant changes to national policy - Staffing - High response levels - Developing new evidence base, including consultancy timescales - Ability to accommodate housing need locally

Affordable Housing Supplementary Planning Document (SPD)

Affordable Housing Supplementary Planning Document	
Document Details	
Role & Subject	To provide guidance on the application of Core Strategy and DaSA policies for the delivery of affordable homes.
Geographical Coverage	District-wide
Status	Supplementary Planning Document
Conformity	Core Strategy, DaSA
Timeframe	Up to 2028
Key Milestones	
Stakeholder engagement/evidence gathering	Up to Jan 2020
Cabinet approval of Draft SPD	Mar 2019
Public consultation on Draft SPD	Apr 2020
Cabinet consideration of responses to consultation and adoption of SPD	May – Jun 2020
Production arrangements	
Management	See Appendix 4
Information requirements	CIL obligations Viability assessment
Risk Assessment	See Appendix 4 The main risks are: - Changes in Government policy - Staffing - Delay in DaSA adoption - Significant changes in local housing needs - Significant changes in delivery models or market conditions during the process - Longer process times, especially due to high level of representations

North Bexhill SPD

North Bexhill Supplementary Planning Document	
Document Details	
Role & Subject	This will refine and elaborate on the DaSA allocation to ensure the development is planned comprehensively. It will cover the nature and layout of respective land uses, their relationship with each other and their surroundings, the provision of supporting infrastructure and the development programme for the allocation.
Geographical Coverage	North Bexhill
Status	Supplementary Planning Document
Conformity	Core Strategy, DaSA
Timeframe	Up to 2028
Key Milestones	
Stakeholder engagement/evidence gathering	Up to Jan 2020
Cabinet approval of Draft SPD	Mar 2019
Public consultation on Draft SPD	Apr 2020
Cabinet consideration of responses to consultation and adoption of SPD	May – Jun 2020
Production arrangements	
Management	See Appendix 4
Information requirements	CIL obligations Viability assessment
Risk Assessment	See Appendix 4 The main risks are: <ul style="list-style-type: none"> - Changes in Government policy - Delay in DaSA adoption - Significant changes in local housing needs - Significant changes in delivery models or market conditions during the process - Longer process times, especially due to high level of representations

Brownfield Land Register

Brownfield Land Register	
Document Details	
Role & Subject	The Brownfield Land Register provides up-to-date, publicly available information on brownfield land that is suitable for housing. This improves the quality and consistency of data held by Rother District Council which will provide certainty for developers and communities, encouraging investment in local areas.
Geographical Coverage	District-wide
Status	Brownfield Land Register
Conformity	Core Strategy, DaSA
Timeframe	Updated annually
Key Milestones	
First Published	Dec 2017
Brownfield Land Register Review	At least once a year (i.e. by Dec 2019)
Production arrangements	
Management	See Appendix 4
Information requirements	Site assessments, including landscape, ecology, flood risk, ground conditions, etc. as appropriate Environmental Impact Assessments (if applicable)
Risk Assessment	See Appendix 4 The main risks are: - Changes in Government policy - High volume of representations - Staff resources/access to specialist advice

Policies Map

<i>Policies Map</i>	
Document Details	
Role & Subject	The graphical presentation of policies, proposals on an OS base
Geographical Coverage	District wide with larger-scale insets covering specific areas
Status	Development Plan Document
Conformity	Development and Site Allocations (DaSA) Local Plan*
Timeframe (for DaSA)	In parallel with the DaSA
Timeframe (for Local Plan Review)	In parallel with Local Plan Review
Timetable	
For DaSA & Local Plan Review	See Figure 1
Production arrangements	
Management	See Appendix 4
Information requirements	Latest OS data Constraints information from statutory agencies

* Pending adoption of the Development and Site Allocations Local Plan, the 'Policies Map' comprises the Proposals Map of the Rother District Local Plan 2006 site-specific policies.

Appendix 4: Programme management and Risk Assessment

Management Responsibilities and Reporting Arrangements

1. The Council's Cabinet, which meets monthly, oversees the preparation of planning policy documents. It 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.
2. The Portfolio Holder for Strategic Planning oversees the preparation of planning policy documents and is involved throughout, from the early stages of the process.
3. Management is overseen by the Head of Service – Strategy & Planning and, through him, by the Strategic Management Team. Day-to-day management of the production of the planning policy documents is undertaken by the Planning Policy Manager. The table below identifies the main Member and officer groups involved.

Group	Roles and Expertise
Planning Policy team	Prime responsibility for preparing and progressing all elements of the Local Plan
Development Management team	Contribution to development of policies, especially for topics Information exchange re application and success (or otherwise) of policies and identification of policy gaps Assistance with SCI production (in respect of applications)
Other Council services	To help ensure compliance with Corporate and Service objectives and with the Community Plan at early and key stages in plan preparation To provide a 'non-planning' audit To promote awareness of the role and scope of planning policy documents and share best practice
Cabinet Portfolio Holder	To oversee and guide the strategic direction of the Local Plan and related policy documents
Planning Committee	To inform Cabinet's consideration of draft policy documents based on the Committee's experience of determining planning proposals
LSP Board	To ensure consistency with the Community Strategy To help secure community and public agency involvement To help the dissemination of information about the Local Plan To inform future content of the Community Plan
Cabinet	To steer the preparation and content of policy documents at key stages, including authorising of consultation on draft development plan documents and approval of supplementary planning documents
Scrutiny Committee	To monitor, as necessary, the decisions taken in respect of policy documents by the Cabinet
Full Council	To consider and agree the content of Local plan policy documents when being submitted or adopted as Council policy

4. The Local Strategic Partnership (LSP) Board may receive reports and/or presentations on the key stages in the Local Plan production process, particularly on matters that relate closely to its priorities.
5. The involvement of other stakeholders, notably local communities, in plan preparation will be in accordance with legislative provisions and the Council's 'Statement of Community Involvement' (which is to be updated, as set out). Close liaison will also be maintained with Town and Parish Councils.

Evidence Base

6. Planning policy documents require a robust evidence base. Many studies have already been undertaken and published. The scope of others needed to inform the preparation of further documents are specified in the individual profiles in Appendix 3 of this LDS. The programme takes account of the time needed to compile the evidence base at the appropriate stage of each document.

Strategic Environmental Assessment/Sustainability Appraisal

7. The Local Plan and SPDs will be 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 in preparation in line with the SEA Regulations.

Resources

8. As discussed above, the main responsibility for the Local Plan preparation lies with the Planning Policy Section. Beyond the expertise in the team, the support of other officers will be provided at key stages in the preparation process, notably in the production of detailed development management policies, where capacity exists.
9. External expertise will be required to assist with the preparation of specialist studies and assessments. Specifically, specialists are likely to be required in relation to landscape, ecology, transport and viability.
10. The resource requirements will be regularly monitored in line with the Council's existing budgetary processes

Timeframe and contingencies

11. A Risk Assessment is presented below, with potential responses.

Risk Assessment

Risk Factor	Likelihood	Scale of Impact	Contingency Actions	Possible Response to Risk occurring	Implications
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 Policy and Guidance	High	High	Monitor emerging guidance, consultations etc.	Reassess priorities through review of LDS	Delay
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 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 Section priorities through review of both the LDS and the Section's work programme	Delay Non-achievement of other Section 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
Loss of IT systems (virus etc.)	Low	High	Ensure system of regular backup of all data	Retrieve data from storage	Delay