
East
Hampshire
District
Council
Authority
Monitoring
Report

2017/2018

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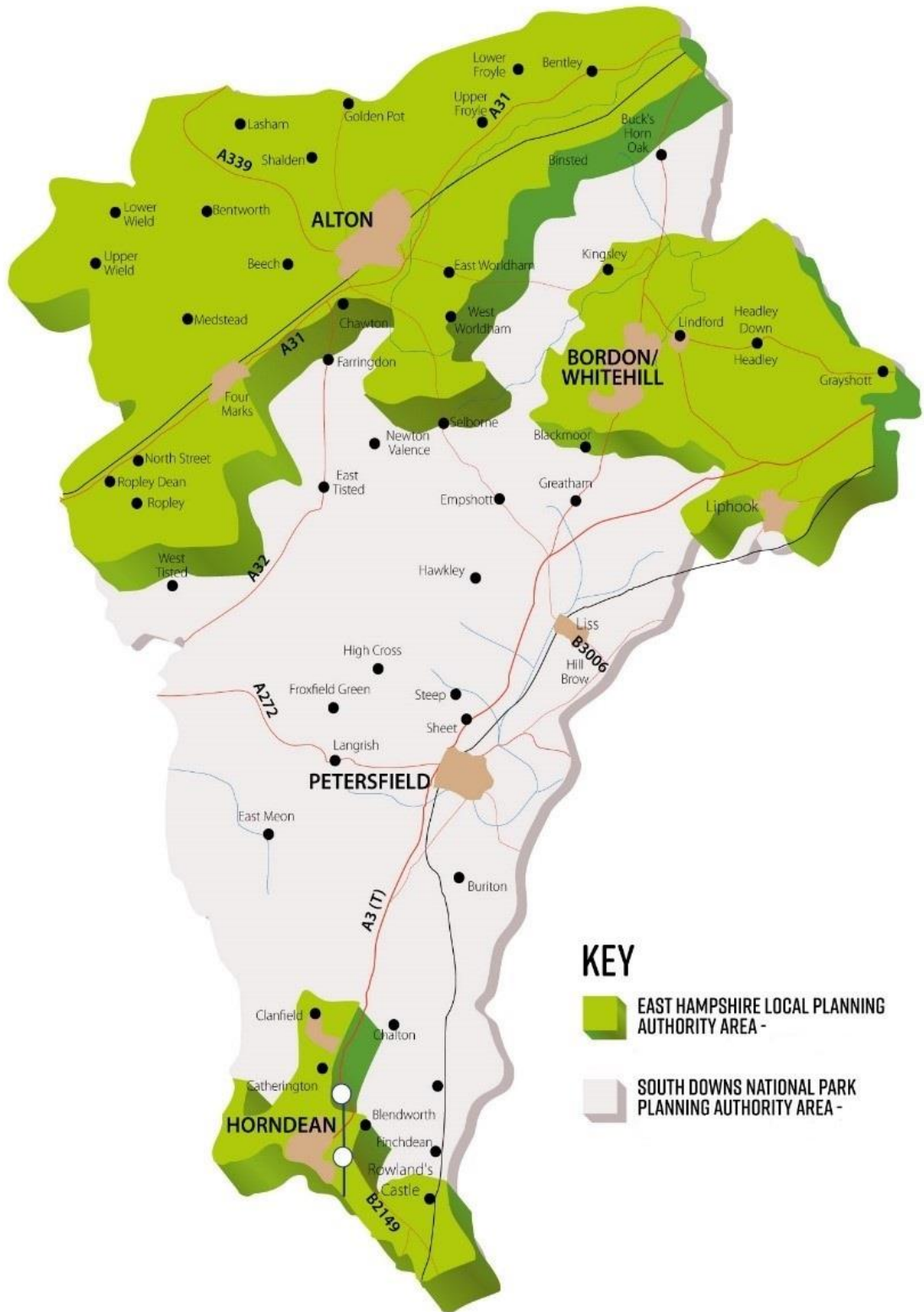
1. Introduction

- 1.1. This Authority Monitoring Report (AMR) covers the period 1 April 2017 to 31 March 2018.
- 1.2. This AMR covers the area of East Hampshire District outside of the South Downs National Park (SDNP).
- 1.3. This AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012. It primarily focusses on assessing progress against the Local Development Scheme (LDS) (the Local Plan timetable), and current planning policies that include annual numbers for new homes (including affordable homes). It also includes information about Neighbourhood Plans, Community Infrastructure Levy (CIL) and Duty to Co-operate.

The South Downs National Park

- 1.5 The South Downs National Park (SDNP) covers a significant part of the district. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1 April 2011. This report therefore does not monitor the area of the district covered by the National Park.

Map of East Hampshire District



2. Local Development Scheme (LDS)

The Local Development Scheme (LDS)

- 2.1 The timetable for which local development documents will be produced, in what order and when is set out in the Local Development Scheme (LDS).
- 2.2 The [Council's LDS](#) was updated in January 2018 and now covers the period up to 2021.
- 2.3 The Council is currently preparing [a new Local Plan](#). This requires review and replacement of the Joint Core Strategy (2014), the Housing and Employment Allocations (2016) and the saved policies from the Local Plan Second Review 2006. The new Local Plan will be a single, whole new Local Plan with a plan period of 2017-2036.
- 2.4 Table 1 - timetable for the preparation of the new Local Plan and progress

Stage	Scheduled date (LDS)	Progress
Early preparatory work	From 2017	Commenced and ongoing
<p><u>Pre-publication stage (regulation 18)</u></p> <p>Intense evidence gathering, engaging with local community, business and stakeholders on emerging issues and options, consulting with statutory environmental consultees on the scope of the SA, and infrastructure providers with regards to development options.</p>	January 2019	<p>On track.</p> <p>Evidence gathering is ongoing and where completed has been published on the Council's website.</p> <p>Early engagement has taken place, including with neighbourhood plan groups, parish councils and developers.</p>
<p><u>Publication of Submission Draft Local Plan (Regulation 19)</u></p> <p>Publish a draft version of the Local Plan 2036 and invite representations in accordance with Reg. 19. These representations are based on whether the draft plan is legally compliant and/or sound when assessed against the requirements contained in the NPPF.</p>	June 2019	On track.
<p><u>Submission and Examination of the Local Plan (Regulation 22)</u></p> <p>The Council formally submits the draft Local Plan 2036 and evidence base to the Planning Inspectorate for</p>	December 2019	On track.

examination on behalf of the Secretary of State. The plan was assessed against the tests of soundness contained in the NPPF, taking account of any representations received.		
<u>Adoption</u> If the plan is found 'sound', the Council may adopt the Plan, to form the main part of the statutory development plan.	September 2020	On track.

Supplementary Planning Documents (SPD)

- 2.5 It is not a requirement to list Supplementary Planning Documents (SPD) in the LDS and track their progress in the AMR. However, to note, the Council has adopted the following SPDs recently:
- [Vehicle Parking Standards](#) SPD (July 2018)
 - [Residential Extensions and Householder Development](#) SPD (July 2018)
 - [Joint Wealden Heaths Phase II Special Protection Area](#) SPD (July 2018)
- 2.6 These SPDs are in addition to the Planning Contributions and Community Infrastructure Levy SPD, that the Council adopted in 2016.

3. Implementation of policy

- 3.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented, and explain the reasons why.
- 3.2 There are no policies in the current Local Plans (as described in paragraph 2.3) that are not being implemented. All policies (including saved policies) remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the NPPF.

4. Monitoring Performance (new homes)

- 4.1 Where Local Plan policies specify a number over a period of time in relation to net additional dwellings or net additional affordable dwellings, the AMR must report the number achieved over the monitoring period, and since the policy was adopted.

Number of new homes

- 4.2 JCS Policy CP10 Spatial Strategy for Housing requires at least 10,060 new homes to be provided between 2011 and 2028. Following a memorandum of understanding with the SDNPA, the minimum requirement for East Hampshire is agreed at 8,366 homes over the plan period (492 homes per year). This approach was supported by the Examiner of the Housing and Employment Allocations Plan (2016).
- 4.3 Between 1 April 2011 and 31 March 2018, outside the SDNP, there have been 2,972 (net) homes completed in East Hampshire. During this reporting year, 791 new homes were completed, significantly higher than the target.

Table 2 - Housing Completions per year

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/2018	Total
Number	492	492	492	492	492	492	492	3444
Completions	264	279	325	485	404	424	791	2972
Shortfall	228	213	167	7	88	68	299	472

- 4.4 Whilst there is an overall shortfall of 472 homes, the JCS is based on making up this modest (and planned) shortfall by the end of the plan period. This approach set out in the JCS was found sound. Further discussion of this is available in the Council's [Five Year Housing Land Supply](#) (2018).

Affordable homes

- 4.5 JCS Policy CP13 requires 40% of all new houses to be provided as affordable. However, NPPF (2018) states that affordable housing contributions should only be sought on major developments (11 or more homes, or 1,000 sqm. gross floorspace or more).
- 4.6 During this reporting year 211 affordable homes have been completed.

New Gypsy and Traveller accommodation

- 4.7 JCS Policy CP15 seeks to make provision for Gypsy and Traveller accommodation in East Hampshire in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA) for Hampshire (2013). An updated GTAA has been completed during this reporting year (East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment, 2017).

The GTAA 2017 identifies a need for 25 traveller pitches by 2036. Within this period, the need between 2017 to 2022 is 18 pitches. The additional need by 2036 from 'unknowns' could be as few as 1, but this could be higher. This makes a total need of at least 19 pitches.

- 4.8 The GTAA identifies a need for 31 Travelling showpeople plots by 2036. Within this period, the need between 2017 to 2022 is 20 plots.
- 4.9 The Hampshire GTAA 2017 discusses the complexities of assessing need for transit accommodation, and recommends further evidence base work and co-operation with other neighbouring authorities as part of the Duty to Co-operate.
- 4.10 During the reporting year, two (net) Gypsy and Traveller pitches have been granted permanent planning permission in the district (listed below).

Table 3 – Planning permissions for Gypsy and Traveller pitches

APPLICATION REF	ADDRESS	PROPOSAL	NET GAIN (PITCHES)	DECISION DATE
54941/002	Land south of Forge Road, Kingsley (known as The Willows)	Removal of conditions 3 and 4 of planning permission 54941 to make permission permanent and non-personal for use of land for stationing of mobile home for residential purposes for a single gypsy pitch	1	23/03/2018
53523/009	Land west of Highgate House, Lyeway Lane, Ropley	Retention of gypsy and traveller site for one pitch	1	20/02/2018

- 4.11 Of note, although outside of this reporting year, six Gypsy and Traveller pitches were granted planning permission in Headley Down in April 2018. (Application reference: 26218/081, change of use of land from stabling to a mixed use of stabling and 6 gypsy and traveller pitches, at Stables at Bowleswood Farm, Grayshott Road, Headley Down).
- 4.12 There have been no planning applications for Travelling Showpeople plots during the reporting year.
- 4.13 One planning application for transit accommodation was refused in July 2017. (Application reference: 56027/003, Change of site layout with the inclusion of one

additional caravan on each approved pitch at Land West of Brambles, Willis Lane, Four Marks).

Five-year housing land supply

- 4.14 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of supply against housing requirements. This is also a requirement for Gypsy and Traveller accommodation (albeit in reference to separate national planning policy; Planning Policy for Traveller Sites).
- 4.15 The Council has published five-year supply position statements on [the website](#) for housing land supply, and for the supply of Gypsy and Traveller accommodation. These are updated annually.

5. Neighbourhood Planning

- 5.1 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 5.2 Three Neighbourhood Plans have been ‘made’ within the district.

Table 4 - ‘Made’ Neighbourhood Plans

Neighbourhood Plan Area	Date adopted
Alton	12 May 2016
Medstead and Four Marks	12 May 2016
Bentley	12 May 2016

- 5.3 Five further Neighbourhood Plan areas have been designated in the district. The table below lists them and their stage of preparation.

Table 5 – Neighbourhood Plan Designated Areas

Neighbourhood Plan Area	Date designated	Current stage of preparation
Bentworth	November 2015	Evidence gathering and drafting, whilst awaiting Local Plan review.
Bramshott and Liphook	October 2015	Evidence gathering and drafting. As part of this, completed a visioning event and design forum.
Ropley	March 2015	Completed public consultation (reg. 14 stage) in March 2018. Further consultation (reg.16 stage) anticipated shortly.
Beech	April 2017	Evidence gathering and drafting. As part of this, undertaken local character assessments.
Rowlands Castle	April 2017	Evidence gathering and drafting.

- 5.4 The Council continues to work closely with those preparing Neighbourhood Plans, and monitoring ‘made’ Neighbourhood Plans (particularly in view of potential reviews). There is no requirement to review Neighbourhood Plans, but ‘made’ plans may need to be reviewed to enable them to be considered up to date and thus be afforded full weight in decision making. Neighbourhood planning groups are advised to consider

regular monitoring of their plan and policies, to help inform decisions about potential reviews.

6. Community Infrastructure Levy

- 6.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34(5)) require that the AMR should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule on the 25 February 2016 with an implementation date of 8 April 2016. The CIL charging rates are supported by evidence of development viability and apply to development within East Hampshire District that is located outside of the SDNP. The SDNPA introduced CIL charging on 1st April 2017.
- 6.2 In the monitoring period 1 April 2017 to 31 March 2018, 58 Demand Notices were issued for CIL. Of these 58, 33 of the schemes received CIL relief (e.g. self-build relief or affordable housing relief) and therefore the Demand Notice for these was zero. The remaining 25 demand notices were issued and totalled £2,031,863.89.

7. Duty to Cooperate

- 7.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 7.2 It is a requirement of the AMR to report what actions have been taken when a local planning authority has co-operated with another local planning authority, county council, or a prescribed body. In addition, the NPPF now requires strategic policy making authorities to prepare and maintain a statement of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 7.3 The Council is preparing a statement of common ground alongside the Local Plan review, which will be made publicly available throughout the process.
- 7.4 For the purposes of this AMR, Appendix 1 documents meetings, their purpose and outcomes, that have taken place to discuss cross boundary matters during the reporting year. The forthcoming statement will provide further detail.

Summary of progress

- 7.5 The Council has worked closely with the SDNPA, which forms part of the Housing Market Area, during the preparation of its Local Plan. A Duty to Co-operate Statement of Common Ground was agreed in March 2018, that sets out the position and

understanding with respect to the strategic cross-boundary matter of housing, and agreed actions to resolve outstanding matters. The Council also continues to work with the SDNPA in relation to the Special Protection Area (SPA). This includes the cross-boundary Habitats Regulations Working Group attended by the Council, the SDNPA, Natural England and Waverley Borough Council. It will continue this close working relationship during the Local Plan review.

- 7.6 Equally, the accommodation needs and patterns of travel of Gypsies and Travellers cross local authority boundaries and require joint working and agreed outcomes. The Council has held discussions with Winchester CC as it has prepared its Gypsy and Traveller DPD, and will continue to work closely with neighbouring councils, particularly in relation to the need for transit accommodation and monitoring.

8. Other monitoring information

8.1 Self and Custom Build Register

- 8.2 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. The total number of applicants currently on the list is 459.

8.3 Other data

- 8.4 Hampshire County Council records monitoring data in relation to planning applications on behalf of the Council. Data is recorded and passed to the Council annually. Data is collected in relation to residential (C3 use), employment, retail and leisure uses. It is not a requirement of the AMR to report data and trends for all types of planning applications, however, data can be made available if specifically requested, either directly to the planning policy team, or via Freedom of Information. It is advised that the planning policy team is contacted in the first instance, to confirm whether the data is collected and available.

8.5 Contacts

- 8.6 For further information about this AMR or requests for any other data, please contact the planning policy team.

Email: localplan@easthants.gov.uk

Phone: 01730 234102

- 8.7 For further information about making a Freedom of Information request, please visit our website at www.easthants.gov.uk/freedom-of-information.
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Appendix 1

Duty to Cooperate

Date of Meeting/ correspondence	Lead authority (who instigated the meeting/ correspondence)	Purpose/Area of Discussion	Attendees/ correspondence between	Outcomes (actions, areas of agreement/ disagreement, areas of joint working)
11 April 2017	East Hampshire District Council (EHDC)	Dark Night Skies: discussion of policy approaches and evidence requirements with the South Downs National Park Authority (SDNPA)	Officers from EHDC and SDNPA	SDNPA shared information with EHDC on this topic. EHDC to consider the impact of development on the International Dark Sky Reserve (IDSR) in the preparation of the Local Plan, and evidence base regarding Dark Night Skies in East Hants
19 April 2017	South Downs National Park Authority	South Downs Green Infrastructure Framework: Sub-Regional Planning for Nature	Lead by the SDNPA. Attended by a planning policy officer from EHDC Workshop with numerous	

			authorities and statutory consultees	
2 May 2017	Winchester County Council (WCC)	Workshop to discuss provision of Gypsy, Travellers and Travelling Showpeople accommodation in relation to the emerging WCC Gypsy and Traveller Development Plan Document (DPD) and the stages of progression of similar work in other local authorities	Chaired by planning officers from WCC Attended by planning officers from EHDC, and other neighbouring councils	Agreed to hold the meeting quarterly and invite a representative from Hampshire County Council.
3 May 2017	Havant Borough Council	Meeting to discuss the scope of the Partnership for Urban South Hampshire (PUSH) Air Quality Study	Officers from EHDC and Havant Borough Council	Due to technical unfeasibility, it was agreed that the study should be limited to PUSH areas of East Hants and not extended to cover the entirety of the Council area
18 May 2017	SDNPA	Bi-annual meeting to discuss any issues, working together and sharing information	Officers from SDNPA and EHDC	Continued joint working in relation to Wealden Heaths Phase II Special Protection Area (SPA), Suitable Alternative National Green space (SANG), Employment uses

				and Gypsy and Traveller Accommodation Assessment (GTAA)
18 September 2017	Winchester County Council	Discuss the emerging WCC Gypsy and Traveller Development Plan Document (DPD) and meeting of identified needs. Forum for all attending local authorities to discuss their identified accommodation needs and their proposals for making provision to meet need.	<p>Chaired by planning officers from WCC</p> <p>Attended by planning officers from EHDC, and other neighbouring councils</p>	Continue quarterly meetings, and sharing of information and ideas.