



East Hampshire District Council
Authority Monitoring Report (AMR)
2019-2020

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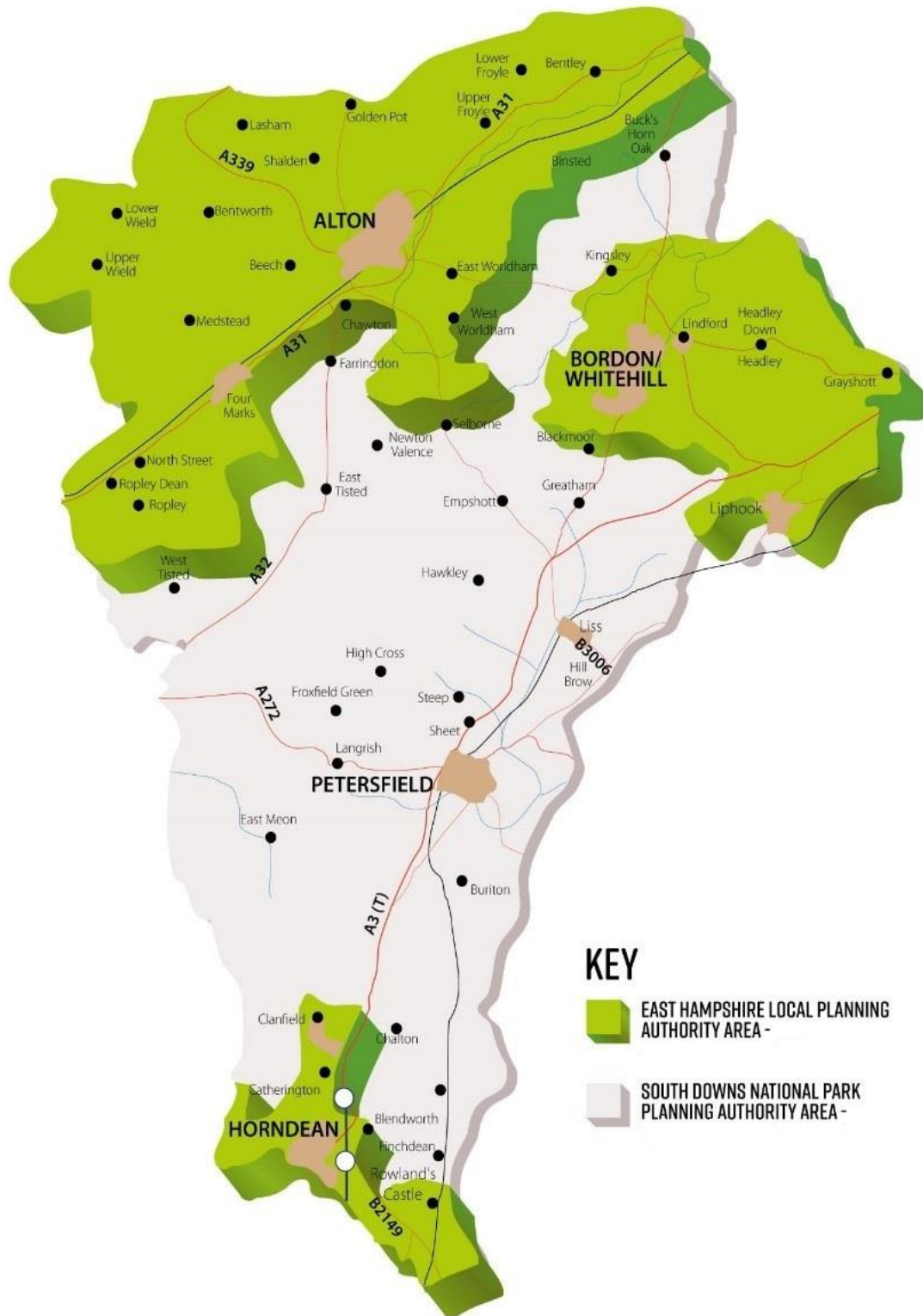
1. Introduction

- 1.1. This Authority Monitoring Report (AMR) covers the period 1 April 2019 to 31 March 2020.
- 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, the Community Infrastructure Levy (CIL) and the Duty to Co-operate.

The South Downs National Park

- 1.4 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 cover monitoring in relation to the National Park area.

Map of East Hampshire District



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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). This included the new Local Plan.
- 2.2 The [Council's LDS](#) was published in January 2018 and amended in September 2019. The amendment addressed an additional Local Plan consultation on Large Development Sites (Regulation 18 stage), which happened in Sept/Oct 2019. There will be a further update to the LDS prior to the next stage of the preparation of the new Local Plan, to confirm the anticipated scheduled dates for consultation (Reg.19 stage), submission, examination and adoption.
- 2.3 Preparation of the Local Plan has been delayed whilst the Council considered detailed responses to the Local Plan Large Development Sites Consultation (2019), followed by priority given to the Council's Covid-19 response. The Council is also now considering the implications of the White Paper: Planning for the Future (2020).
- 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>Consultation complete and summary of responses published.</p> <p>Evidence gathering continues.</p>
<p><u>Additional Pre-publication (Regulation 18)</u></p> <p>Engaging with the local community, businesses and</p>	September 2019	Consultation complete and responses being considered.

stakeholders on the options for large development sites. Large development sites are an important element of the emerging Local Plan's spatial strategy, helping meet housing needs supported by the necessary infrastructure.		Evidence gathering continues.
<u>Publication of Submission Draft Local Plan (Regulation 19)</u> 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.	TBC	Ongoing work towards this stage.
<u>Submission and Examination of the Local Plan (Regulation 22)</u> The Council formally submits the draft Local Plan 2036 and evidence base to the Planning Inspectorate for examination on behalf of the Secretary of State. The plan is assessed against the tests of soundness contained in the NPPF, taking account of any representations received.	TBC	Ongoing work towards this stage.
<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.	TBC	Ongoing work towards this stage.

Supplementary Planning Documents (SPD)

2.5 No new Supplementary Planning Documents have been adopted this year. The following SPDs have already been implemented:

- 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 Plan 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 Joint Core Strategy (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 (2015) with the SDNPA, the minimum requirement for East Hampshire (outside the SDNP) 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). For the purposes of meeting the JCS requirements, further Statements of Common Ground (SoCG) were agreed between the two local planning authorities in March 2018 and December 2018 further endorsing the position that the SDNPA will meet the requirement of 100 dwellings per annum (dpa) until 2028, resulting in 492 dpa in East Hampshire (outside the National Park). The South Downs Local Plan was subsequently adopted in July 2019.

- 4.3 It should be noted that the agreements outlined above were for the purposes of meeting the housing requirement established in the JCS and the associated monitoring within this AMR. As agreed in the most recent SoCG (September 2020) between EHDC and the SDNPA, the standard method for assessing local housing need will be used for the purposes of future plan-making and assessing five-year housing supply within East Hampshire.
- 4.4 Between 1 April 2011 and 31 March 2020, outside the SDNP, there have been 4,546 (net) homes completed in East Hampshire. During this reporting year; 2019-2020, 626 new homes were completed.

Table 2 - Housing Completions per year

Year	JCS Target	Completions (net)	Shortfall/over supply
2011/2012	492	264	-228
2012/2013	492	279	-213
2013/2014	492	325	-167
2014/2015	492	485	-7
2015/2016	492	404	-88
2016/2017	492	424	-68
2017/2018	492	791	299
2018/2019	492	948	456
2019/2020	492	626	134
Total	4,428	4,546	118

- 4.5 There is currently an overprovision of 118 dwellings. Further discussion of this is available in the Council's [Five Year Housing Supply](#) (September 2020).

Affordable homes

- 4.6 JCS Policy CP13 seeks the provision of 40% affordable housing on all market-led sites. Whitehill & Bordon is 35%. However, the NPPF (2019) states that affordable housing contributions should only be sought on major developments (10 or more homes, or a site of 1 hectare or more).
- 4.7 During this reporting year 208 net affordable homes have been completed, accounting for approximately 33% of all completions. 23 of the total affordable homes were completed at Whitehill & Bordon, with 9 at Bordon Garrison (55587/072) and a further 14 at Louisburg Barracks (55369/050). This equates to approximately 19% of the overall completions at Whitehill & Bordon during 2019/20.

New Gypsy and Traveller accommodation

- 4.8 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). The most up to date assessment of need is now the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment, 2020 (GTAA, 2020).
- 4.9 During the reporting year, 13 (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
57957	Land at Applewood , Queens Road, Liphook	Installation of 5 mobile homes, touring pitches for mobile home users, a maintenance building and relocation of previously approved stables with associated storage	5	05/04/2019
58000/002	Land between Coombe Dell and Teazles, Alton Lane, Four Marks, Alton	Use of land for stationing of two x mobile homes, two x touring caravans, detached utility/day room	2	07/10/2019
56027/018	4 Briar Lodge, Willis Lane, Four Marks	Use of land for one gypsy pitch and retrospective movement of existing mobile home and additional hardstanding	1	03/05/2019

52747/015	Hill Top Stables, Land east of Devils Lane, Liphook	Variation of condition 3 of 52747/012 to allow an increase number of families from 2 to 5, variation of condition 4 to allow an increase of caravans from 6 to 10 and variation of condition 10 to allow substitution of approved site layout with a new layout plan	3	10/12/2019
57963	Land adjacent to 1 Dean Field, Kingsley, Bordon	Retrospective change of use of land to accommodate 2 x mobile homes and 1 day room for occupation by Gypsy/Traveller families (two pitches)	2	22/11/2019

4.10 A planning application for 12 Travelling Showpeople plots was submitted during this reporting year (Feb 2020), and was refused on 15 July 2020. An appeal has been submitted.

Five-year land supply

4.11 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).

4.12 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.

Gypsy, Traveller and Travelling Showpeople accommodation

4.13 The most up to date position for the supply of Gypsy and Traveller accommodation at the time of writing is dated September 2020, and shows 2 years supply of Traveller pitches and 0 supply of Travelling Showpeople plots.

Housing

- 4.14 As of 1st April 2020, the Council (outside the SDNP) can demonstrate 6.11 years of deliverable housing land supply for the period 1st April 2020 to 31st March 2025, to meet the currently identified Local Housing Need derived by the standard method. This is an equivalent surplus of 545 dwellings. The Councils Five Year Supply document is available [online](#) (September 2020).

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 Four 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
Ropley	19 September 2019

- 5.3 Four 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.

Beech	April 2017	Examination concluded. The next stage of the plan-making process is a referendum on the modified Neighbourhood Plan. Due to the coronavirus pandemic, the Government has issued legislation that prevents a referendum being held before 6 May 2021. However, in accordance with national planning practice guidance, the modified plan now carries considerable weight for relevant planning applications within Beech parish.
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 2019 to 31 March 2020, 44 Demand Notices were issued for CIL. Of these 44, 24 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 20 demand notices were issued and totalled £725,192.04.

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 However, the Government has since stated its clear intention to abolish the Duty to Co-operate in the White Paper: Planning for the Future (2020).
- 7.4 Following this monitoring period, the Council published a [Duty to Co-operate Framework](#) (May 2020), which was prepared with input from partners and neighbouring councils. The framework forms part of the Local Plan evidence base to help demonstrate that the council is engaging constructively, actively and on an on-going basis. It identifies the strategic cross boundary issues which the Local Plan is likely to reflect (and how they have come about). It documents the joint working that has taken place up to May 2020. In particular, the Council continues its close working relationship with the SDNPA, and will continue to agree Statements of Common Ground individually with the SDNPA where and when appropriate, as demonstrated by the recent agreement (October 2020).
- 7.5 The Council is working to prepare a statement of common ground alongside the Local Plan review, subject to the requirements of the Duty to Co-operate still being in place.

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. At 31 March 2020, the total number of applicants on the register was 579.

8.3 The number on the Council's register had been steadily rising year on year. To make sure that the register was up to date and GDPR compliant, we contacted everyone on the register at the start of April 2020 and asked them to re-register and submit proof that they meet the statutory registration criteria. Many people who were contacted did not complete the re-registration process or failed to provide proof they meet the statutory registration criteria – they therefore either were no longer seeking a plot or were assumed not to meet the statutory criteria. This resulted in 64 applicants on the register (as at August 2020).

8.4 Between 1 April 2019 and 31 March 2020, 23 homes for self-build (CIL exemptions) have been granted.

8.5 Other data

8.6 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.

8.7 Contacts

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

Email: localplan@easthants.gov.uk

8.9 For further information about making a Freedom of Information request, please visit our website at <https://www.easthants.gov.uk/access-information/freedom-information-foi>.
