



EAST HAMPSHIRE LOCAL DEVELOPMENT SCHEME (TIMETABLE)

March 2025

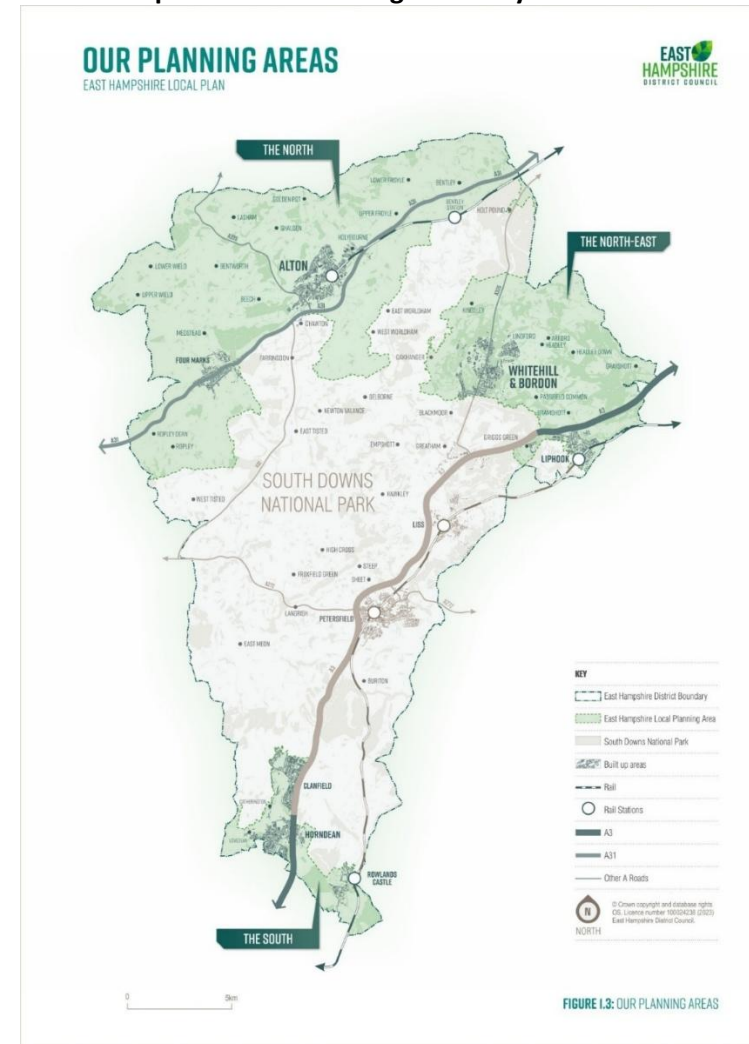
1. Introduction	3
2. The current adopted Development Plan.....	4
3. Other relevant documents	6
4. The emerging Local Plan	7
5. Delivery and Implementation	9
Appendix A - LDS timetable	10

1. Introduction

Requirement for a Local Development Scheme

- 1.1 East Hampshire District Council is required to prepare and maintain a Local Development Scheme (LDS) to provide a timetable for the preparation of a Local Plan and any other planning policy documents. It should be noted that this LDS covers the Local Planning Authority area and does not include those parts of East Hampshire district that fall within the South Downs National Park (SDNP), which produces its own Local Plan and associated planning documents.
- 1.2 Legislation¹ and associated Planning Practice Guidance (PPG)² states that a LDS must specify, amongst other matters, the documents which, when prepared, will compromise the Local Plan for the area. It must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their LDS on their website.

Map 1.1: Local Planning Authority Area



¹ Section 15 of the Planning and Compulsory Purchase Act (2004 (as amended by the Localism Act 2011) with further requirements and guidance set out in the Town and

County Planning (Local Planning) (England) Regulations 2012.

² PPG - Paragraph: 003 Reference ID: 61-003-20190315

- 1.3 In summary, the LDS is a project plan that sets out the timetable to produce new or revised planning policy documents, which will form the Council's Local Development Plan. The PPG³ notes that a LDS is expected to be reviewed and updated at least annually but may need updating more frequently if there are any significant changes in the timescales or the plans being prepared.
- 1.4 In addition, MHCLG has asked Local Planning Authorities (LPAs) to review and update their LDS's in light of the revised National Planning Policy Framework (NPPF Dec 2024) and transitional arrangements within 12 weeks of the publication of the NPPF, i.e. by no later than 6 March 2025. Once updated, the LDS must be made public and a copy sent to MHCLG by email. Where the expectation is that an update to a local plan will be published under the current plan making system, authorities are also expected to complete a form to indicate when they expect to consult under the Local Plan Regulations. These details were set out in a letter published by the [Chief Planner on 13 December 2024](#).
- 1.5 This LDS supersedes the Council's previous version that was published in July 2023. This LDS sets out an up-to-date timetable for the remaining stages of the emerging Local Plan, setting out the associated work programme for the Council over the next three years. This is set out in Appendix A.
- 1.6 The LDS also includes an assessment of identified risks and contingencies as part of ongoing programme management. It will be reviewed annually through the Authority Monitoring Report

(AMR) which can found [here](#).

2. The current adopted Development Plan

- 2.1 This LDS sets out the programme for the production of Development Plan Documents (DPDs), setting out the timescales for production, including gathering data, consultations, public scrutiny and examination, followed by adoption.
- 2.2 The current adopted statutory development plans for the East Hampshire District Council LPA Area are made up of:

East Hampshire District Local Plan Part 1 - Joint Core Strategy

- 2.3 The Joint Core Strategy was prepared by the District Council and the South Downs National Park Authority (SDNPA). It was adopted by East Hampshire District Council in May 2014. It has now been superseded in the SDNP by the South Downs Local Plan, which was adopted in July 2019, but is currently being reviewed. More information on the South Downs Local Plan can be viewed on their [website](#).

East Hampshire District Local Plan Part 2 – Housing and Employment Allocations

- 2.4 The Local Plan Part 2 specifically focuses on housing and employment allocations.
- 2.5 It covers only those parts of the district that lie outside of the SDNP and are controlled by East Hampshire LPA.

³ Paragraph: 035 Reference ID: 61-035-20190723

Saved Policies of the East Hampshire District Local Plan: Second Review

2.6 Many of the Second Review Local Plan’s policies have been superseded by policies in the Local Plan: Joint Core Strategy. The remaining ‘saved’ policies will continue to be used in determining planning applications until replaced by policies in a new Local Plan.

Hampshire Minerals and Waste Plan (HMWP)

2.7 Produced jointly by Hampshire County Council, Southampton City Council, Portsmouth City Council and South Downs and New Forest National Park Authorities. The Plan, which was adopted in October 2013, contains planning policies for minerals and waste development in Hampshire. However, a [2020 Review of the HMWP](#) was prepared, which concluded that, although the HMWP has been performing and working to support minerals and waste planning, a partial update is needed to ensure full compliance with the NPPF and the [National Planning Policy for Waste](#) (NPPW).

2.8 The [Hampshire Minerals and Waste Local Development Scheme \(LDS\)](#) has been updated as a result of the Plan’s partial update. It sets out the timescales for the delivery of work associated with the Plan.

Neighbourhood Plans (numerous)

2.9 These are prepared by town/parish councils to set a locally specific development framework to guide development in their area. The council actively promotes neighbourhood planning, in addition to having a legal duty to support their preparation. At the time of publication of this LDS, seven Neighbourhood Plans have been made and now form part of the development plan for their areas. Only one other neighbourhood planning area has been designated, but a

number of neighbourhood plans are being reviewed.

Neighbourhood Plan	Status
Alton Neighbourhood Development Plan (as modified April 2021)	Made November 2021
Beech Neighbourhood Development Plan	Made June 2021
Bentley Neighbourhood Plan	Made May 2016
Medstead and Four Marks Neighbourhood Plan	Made May 2016
Ropley Neighbourhood Plan	Made September 2019
Rowlands Castle Neighbourhood Plan	Made September 2023
Bramshott and Liphook Neighbourhood Plan	Made November 2024
Bentworth Neighbourhood Plan	Designated November 2015

Supplementary Planning Documents

2.10 Supplementary Planning Documents (SPDs) are designed to expand on policies in DPDs and provide additional detail. They can be topic or site based. Whilst they do not have the status of DPDs they are a material consideration in the decision-making process of relevant planning applications.

2.11 There is no requirement for SPDs to be included in the LDS. However, the council will continue to produce SPDs where appropriate. There is a list of all adopted SPDs on the council’s [website](#).

3. Other relevant documents

Statement of Community Involvement (SCI)

- 3.1 The Statement of Community Involvement (SCI) was adopted in November 2024 and sets out the programme of community engagement and consultation for the preparation, alteration and review of all DPDs and planning applications. The SCI also states how the local authority intends to achieve this involvement.
- 3.2 The Government’s drive for digitalization has changed the way we work, engage and consult. New methods of engagement will be considered during the preparation of the Local Plan and all activity will comply with the relevant legislation and the national guidelines that we operate in during the Local Plan preparation period.

Authority Monitoring Report (AMR)

- 3.3 The AMR focusses on assessing progress against the LDS 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.
- 3.4 The Council publishes up-to-date authority monitoring information annually on its [website](#).

Policies Map

- 3.5 The Council is required to produce a Policies Map which shows the location of proposals in all current, adopted local development documents on an ordnance survey-based map. The

map is web based and is kept up-to-date and reflects current adopted policies within the district (outside the National Park).

Community Infrastructure Levy (CIL)

- 3.5 The CIL raises funds from new development for infrastructure needed to support growth. It primarily replaces the older system of financial contributions and planning obligations (‘Section 106 agreements’). Under the CIL regulations limitations have been placed on the ability of councils to use S106 monies to provide for infrastructure beyond the mitigation of specific developments.
- 3.6 The Council adopted its CIL Charging Schedule on the 25th February 2016 with an implementation date of 8th 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 SDNPA Area. The SDNPA operates its own CIL.
- 3.7 It is proposed that a review of CIL rates will be considered alongside and following an update of the Local Plan. Outside of any Local Plan process, a review will take place every three to five years, or in the event that values and prices change significantly following the date of adoption. Any revised charging schedules will need to be approved by the Planning Inspectorate.

4. The emerging Local Plan

- 4.1 Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary⁴.
- 4.2 The recent changes to national policy advocate that LPAs have until December 2026 to submit a plan for examination under the current plan making system. However, an LPA may decide that a timetable for updating and reviewing their Local Plan is more likely to be under the new system. The NPPF indicates that provisions for the revised plan-making system, provided for under the Levelling Up and Regeneration Act (LURA) 2023, will come into force in 2025. However, any associated details are currently unknown.
- 4.2 The emerging Local Plan will set the vision and framework for future development of the district (those parts that lie outside of the SDNP only) for at least the next 15 years. This will include addressing local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs.
- Previous stages of the emerging Local Plan preparation**
- 4.3 The plan making process is ongoing and some preparatory work on the emerging Local Plan began in late 2017, with two early-stage consultations (Regulation 18) conducted throughout 2019. However, in May 2022 the Council confirmed suspension of the Local Plan preparation and to return to Regulation 18 consultation later in the

year, due to the need to revisit the emerging Local Plan in response to further changing government guidance and increased housing requirements. It was considered that further early-stage consultation would also allow the emerging Local Plan to better address climate change and strive towards net zero carbon development.

- 4.4 There are several key stages in the preparation of the Local Plan, each are subject to the Strategic Environmental Assessment Directive which will be incorporated into the Integrated Impact Assessment (IIA):

Pre-publication stage (Regulation 18)

- 4.5 This initial stage involves extensive evidence gathering, engaging with the local community, businesses and stakeholders on emerging issues and options, consulting with statutory environmental consultees on the scope of the sustainability appraisal, and infrastructure providers with regards to development options. This originally took place in February 2019 and was followed up with a subsequent Regulation 18 consultation on large development sites that took place in September 2019.
- 4.6 This was followed by an Issues & Priorities consultation from 21 November 2022 to 16 January 2023. It built upon previous engagement to identify the key strategic issues and priorities within East Hampshire. It involved extensive evidence gathering, engaging all interested parties on a revised set of aims and objectives, as well as identified high level strategies for meeting the development needs of the district. We received more than 3,000 contributions

⁴ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England)

Regulations 2012).

from over 900 respondents.

- 4.8 Building upon the ‘Issues & Priorities’ consultation, a Revised Draft Local Plan was consulted on from 22 January 2024 to 8 March 2024. This plan set out the preferred strategy for meeting the development needs of the district, identifying proposed site allocations and preferred policies. The Council received comments from 2,884 respondents and organisations.

Next stages of the emerging Local Plan preparation

Publication of Submission Draft Local Plan (Regulation 19)

- 4.9 Following the Regulation 18 stage, the next stage is for the Council to publish a proposed submission version of the Local Plan and invite representations in accordance with Regulation 19. This consultation will last a minimum of six weeks. These representations will be based on whether the draft Plan is legally compliant and/or sound when assessed against the requirements contained in the NPPF. This is scheduled for the end of **July 2026**.
- 4.10 The reasoning for the time needed to get to Regulation 19 is to ensure that a robust evidence base is put in place to support the content of the Local Plan when scrutinized at Examination. In December 2024, the Government’s changes to national policy and introduction of a new standard method results in a significant increase in housing need in East Hampshire that should be addressed through the Local Plan. As a result, more sites are needed and all evidence needs to justify the inclusion of sites or equally the exclusion of sites. The Council needs to determine what its housing requirement is and where development is located, which all needs to be supported by complimentary evidence. The Transport Assessment in particular is a costly and time-consuming process

needed to identify transport implications and inform appropriate mitigation. All evidence needs to be in place at the time of consultation to enable interested parties to adequately comment.

Submission and Examination of the Local Plan (Regulation 22-24)

- 4.11 Following Regulation 19 stage, the next stage is for the Council to formally submit the draft Local Plan, associated evidence base, as well as any representations submitted during Regulation 19 to the Planning Inspectorate for examination on behalf of the Secretary of State. An Independent Planning Inspector will assess the Plan against the tests of soundness contained in the NPPF, taking account of any representations (comments) received. This is scheduled to begin from **November 2026**.

Adoption (Regulation 26)

- 4.12 If the Plan is found to be ‘sound’, the Council may adopt the Plan as soon as practicable following receipt of the Inspector’s report unless the Secretary of State intervenes. Once adopted, the Local Plan will form the main part of the statutory development plan for the district (outside the SDNP). This is expected by **August 2027**, subject to the independent examination and associated Inspector’s report.
- 4.13 The complete timetable and ‘key milestones’ to produce the emerging Local Plan are set out in Appendix A.

5. Delivery and Implementation

Resources

- 5.1 In preparing the emerging Local Plan, the majority of work and evidence base gathering will be conducted by the Planning Policy Team. The production of the updated Local Plan will be taken forward alongside the Team’s ongoing work which includes supporting and guiding neighbourhood plans, implementing the adopted Local Plan, monitoring performance and establishing the housing land supply position and performing other statutory duties such as compiling the Brownfield Land Register and maintaining the Self-build Register.
- 5.2 The Planning Policy Team will be supported by other teams across the Council as well as external partners and stakeholders. In house specialist officers covering such issues as housing, economic development, biodiversity, landscape, conservation, trees, urban design, leisure, environmental health, and legal will be utilised. In addition, external resources may be called upon particularly from Hampshire County Council (HCC) in relation to their statutory duties such as highways and education.
- 5.3 The Council also makes provision for the need to use certain expert consultants to assist in producing various elements of the technical background work. This may occur where either the necessary expertise is not available within the Council or insufficient resources exist to be able to bring forward the necessary work within the required timescale. Consultant facilitators may also be used to assist with focus group work and community participation exercises.

- 5.4 The Council is satisfied at the time of publication that the necessary resources are, or can be, made available to deliver the timetable set out within this LDS, based on previous experience of preparing planning policy documents.

Joint Working

- 5.5 The Council has a proven track record of working with neighbouring authorities (including those outside the County) and with the SDNPA and HCC on the Joint Core Strategy. Where appropriate, inter-authority working groups have been established during the preparation of the emerging Local Plan. The Council will work in partnership with neighbouring authorities where necessary to prepare various evidence base documents.

Risk Assessment

- 5.6 The production of a Local Plan requires consideration of the potential risk involved in its preparation. These vary from local matters, such as changes in staffing levels; and political or administrative changes; to those of national significance including revised government guidance.
- 5.7 A risk register is prepared and updated for the production of the new local plan and will be monitored on a regular basis. In preparing this LDS, it was found that the main areas of risk relating to the timetable, include:

Insufficient resource to deliver the plan

- 5.8 Workstreams will be prioritized within the Planning Policy Team, and where necessary, further support will be sought from other teams if

required. The Council will expedite the replacement of key roles if vacancies occur. Also, the Council has established good working relationships with consultants with a view to their employment subject to satisfactory financial arrangements. Budgets will be reviewed on a regular basis to ensure resource is available.

Failure to agree the Local Plan

5.9 In line with the constitution, Pre-Submission Local Plan (Regulation 19) needs to be considered by Planning Policy Committee (PPC), then agreed by Full Council before commencing the consultation period and subsequently submitting for Examination. Lack of overall agreement to the content of the Local Plan, particularly sites or not adhering to the supporting evidence base could lead to delays.

5.10 A robust evidence based will support the content of the Local Plan and help inform decisions. However, it is important that a Communications Strategy is developed to communicate and engage with Members throughout the process. All Members will be adequately trained on plan-making and the implications of non-adoption.

Delays to evidence base projects

5.11 Adopting and regularly reviewing of a Project Plan will help enable meeting timescales. Maintaining a well-resourced Planning Policy Team and regular liaison with external consultants will reduce delays to the production of evidence. All external support will be subject to contract in consultation with legal services.

Legal Challenge

5.12 The Council will aim to minimise this by ensuring that the Local Plan is considered 'sound' and founded on a robust evidence base and

well-audited stakeholder and community engagement processes. This will include giving all Regulation 19 comments due consideration and ensuring the Local Plan conforms with planning regulations and national policy. The updated timetable further assists this matter by allowing sufficient time to produce the Local Plan and its associated evidence base. Engagement will also be sought from legal support, including leading counsel opinion where necessary.

Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nationwide

5.13 Once the Local Plan is submitted, all subsequent stages (Reg 22- 25) are reliant on the capacity of the Planning Inspectorate (PINs). Whilst the proposed timetable allows sufficient time for all stages, timescales are out of the control of the Council once with PINs. Officers will continue to give advance notification of our programme to assist in the development of PINs to address the proposed timescales, which includes the submission of this LDS.

Revisions to national planning policy and guidance

5.14 Revisions were made to the NPPF and PPG in December 2024 and more reform is scheduled throughout the year in line with the Levelling-up and Regeneration Act (2023) as well as introduction of new national development management policies. In December 2024, the Government also published a White Paper concerning devolution and local government arrangements across England.

5.15 Changes to national planning policy and guidance, as well as other

material changes at a more advanced stage in Local Plan preparation can cause delays. Close monitoring of national changes will be required alongside liaison with the MHCLG where required. The current timetable within this LDS aligns with the transitional arrangements proposed by Government that local plans are submitted by December 2026 to be examined under the current planning system.

Changes in local political control/leadership

- 5.16 There were district-wide elections in May 2023, so this issue is expected to be low risk. However, any future changes in political control or leadership could filter down into changes in corporate priorities which may have implications for the direction of travel for Local Plan documents. Political uncertainties may also result in delays in obtaining the necessary political approvals for consultation, submission or adoption of Local Plan documents.
- 5.17 Officers will work closely with the Council's Leader and relevant Portfolio Holder, and other Members through existing established advisory groups, to ensure that there is broad political understanding of the context, constraints and direction of travel for emerging Local Plan documents. Wider Member engagement events may be held on important topics to assist with understanding and identify key issues or policy changes.

Problems with joint working or compliance with the duty to co-operate

- 5.18 Close working with neighbouring and other relevant authorities, partners and stakeholders will continue, to enable issues to be identified at an early stage. On-going liaison will help to ensure that

key matters are considered and addressed through the Local Plan making process. There is also a risk of key partners and statutory bodies not fully engaging in the process and on-going liaison will be required to address this.

Other issues

- 5.19 An exceptionally high level of response during public consultation on a Development Plan Document could lead to programme slippage. Delays could be caused by a number of issues such as an exceptionally high response rate to public consultations or protracted internal processes for moving through key stages of Local Plan production. The Council will use suitable technology to assist with the analysis of consultation outcomes and draw upon wider Council resources where possible.
- 5.20 Delays in the appointment of consultants and/or the work they undertake for the Local Plan evidence base due to unforeseen circumstances beyond the immediate control of the Planning Policy Team could lead to programme slippage. Close liaison with legal and procurement teams will minimize this risk.
- 5.21 Other work, such as that associated with neighbourhood planning or planning appeals, requires a significant resource commitment in the short term. Consideration at the corporate level should be given to how to manage all the aspects of neighbourhood planning if there is significant interest from communities. Some aspects, such as the organisation of referendums, are not directly planning

related. Preparing the Local Plan to the programme will reduce the risk of 'planning by appeal' and the resource commitment associated with it.

Monitoring and Review

- 5.12 The Council's AMR will monitor the progress of the LDS on an annual basis, reporting in December each year. The AMR will also monitor the delivery of policies when they have been adopted. Consideration will be given to the need to revise and update the LDS through this monitoring process.

Appendix A - LDS timetable

Local Plan - Timetable to 2027

	2025												2026												2027									
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
Local Plan																				Reg 19 - Publication Consultation					Reg 22/23 - Submission	Reg 24 - Examination							Reg 25 - Inspector's Report	Adoption

Key

- Evidence base gathering & on-going engagement with key consultees (e.g. in accordance with the duty to co-operate)
- Regulation 19 - Publication of draft Local Plan
- Regulation 22 - Submission of document; Regulation 24- Examination hearings; Regulation 25 - Inspector's final report
- A** Adoption