

Thanet District Council

Local Development Scheme

Agreed 20 March 2019

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1 Introduction

Purpose and background to this Local Development Scheme

- 1.1 Under the Planning and Compulsory Act 2004, each Local Planning Authority must prepare a Local Development Scheme (LDS). The LDS is a project management document for the production of the Local Plan. This LDS for Thanet identifies and describes the Development Plan Documents (DPDs) which the District Council intends to produce to make up the Local Plan. It provides an overview of the process of drafting them and identifies key milestones and timescales for their preparation. This LDS covers a three year time period. The Council's previous Local Development Scheme came into effect in 2015.
- 1.2 Additional information is included in this LDS about Supplementary Planning Documents (SPDs) the Council also anticipates will be prepared to supplement the Local Plan. This includes indicative timescales for preparing them. Collectively the DPDs and SPDs are known as Local Development Documents (LDDs).
- 1.3 The LDS serves two purposes:
 - i) it provides the starting point for the local community to find out what the Council's, as the Local Planning Authority, planning policies are for the area, by setting out all the LDDs that already form and supplement the Local Plan; and
 - ii) it sets out the programme for the preparation of DPDs over a three-year period including timetables indicating when the various stages in the preparation of any particular DPD will be carried out.
- 1.4 This LDS replaces the programme agreed in January 2018, and will be kept under review and amended when appropriate.

Current position

- 1.5 Since the last LDS was agreed, significant progress has been made in preparing the draft Local Plan. The draft Plan was published under Reg 19 on 23 August 2018, and was subsequently submitted for Examination on 30 October 2018. The Examination hearings are due to commence on Tuesday 2 April 2019.
- 1.6 The draft Local Plan proposes the use of s106 contributions to deliver key infrastructure on larger allocated sites and the application of CIL on smaller sites for smaller-scale projects and improvements. If this approach is supported by the Local Plan Inspector, the Council would propose to take forward a CIL Charging Schedule and review the outstanding provisions of the Development Contributions SPD.

Secretary of State Direction letter

- 1.7 The Secretary of State has issued a Direction regarding the Local Plan, to "amend its Local Development Scheme (dated July 2018) to provide for the completion of a review of their Local Plan within six months of its adoption".

2 Local Planning Policy Documents

- 2.1 Local Planning Policy and related documents for Thanet comprise the Statement of Community Involvement (SCI), the Local Plan and Neighbourhood Plans (Development Plan Documents), Supplementary Planning Documents (SPDs), the Annual Monitoring Report (AMR) and Local Development Scheme (LDS).

The Local Plan - Existing Development Plan Documents

- 2.2 Adopted documents already forming part of the Local Plan are: -

- **Thanet Local Plan Saved Policies**

The Thanet Local Plan was adopted in June 2006. On 2nd June 2009 a direction was received from the Secretary of State and 93 of the policies in the 2006 Local Plan have been saved and continue to be part of the Development Plan. The policies will remain saved until they are replaced by policies that are brought forward in new DPDs. The Proposals Map in the Local Plan has also been saved.

- **Cliftonville DPD**

This DPD was adopted in February 2010 and relates to an area in western Cliftonville suffering substantial deprivation which has been declared a Neighbourhood Renewal Area. The DPD provides specific policies to address factors fuelling the deprivation cycle affecting the area.

- **Kent Waste and Minerals Local Plan Saved Policies**

Kent County Council is responsible for producing policy in relation to Minerals and Waste. The Kent Minerals & Waste Local Plan was adopted in July 2016.

Existing Supplementary Planning Documents

- 2.3 Supplementary planning documents providing guidance to supplement policies and proposals in the Local Plan are: -

- **Developer Contributions SPD:** This SPD provides guidance on the types of facilities, services and infrastructure (including affordable housing) that may be required as a result of new development, and the mechanisms to be applied to ensure that developers make appropriate provision or contribution to secure such provision.
- **Kent Design Guide SPD:** This guidance is produced by Kent County Council in partnership with all other District Councils in Kent, and has been adopted by Thanet District Council.

- Supplementary Planning Guidance produced by the Council, which is linked to 'saved' policies D1 and TR7 in the Local Plan, has also be saved. The SPGs that have been saved are:

Policy D1

- Leaflet 1, Shopfront Design
- Leaflet 2, Shopfront Security Shutters
- Leaflet 3, Conservation Areas
- Leaflet 4, Conversion of Shops to Residential Accommodation
- A Guide to Converting Your Home
- Conversion to Flats Guidelines

Policy TR7

- A Planning Strategy for Roadside Services on Primary Routes – East Kent.

Proposed Local Plan Documents

2.4 Thanet Local Plan

It is proposed that the Thanet Local Plan will be the Council's single and overarching planning policy document, which will cover the whole of the District, for the period to 2031. This would replace in whole the "saved" policies from the current adopted Local Plan.

The document will include a district wide vision, spatial strategy and strategic objectives. It will identify areas and strategic sites where major change should take place to address development, transport and infrastructure needs. These areas will be set out in a key diagram.

The Local Plan will include allocations and safeguarding of land to enable delivery of the strategy, identifying sites for housing, employment, open space and other development or uses that may be required to deliver the strategy. These will be presented on a policies map.

District wide development management policies will also be included in the document, covering the following subject areas; Employment and the Economy, Housing, Environment and Quality of Life, and Transport and Infrastructure.

The Local Plan will be accompanied by an Infrastructure Delivery Plan, which will identify the infrastructure required to deliver the proposals in the Plan.

Its preparation will be in conformity with the National Planning Policy Framework and national Planning Practice Guidance, and will have regard to Thanet Council's corporate priorities.

The Local Plan will be subject to a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) together with "appropriate assessment" under the

Habitat Regulations. Section 4 provides more information about SA, SEA and Appropriate Assessment.

The Council will keep under review the desirability of preparing a Quality Design SPD or Cliftonville Design Code SPD.

The Council will, subject to any relevant recommendations by the Local Plan Examination Inspectors, carry out a review of the Local Plan within six months of its adoption.

2.5 Kent Minerals and Waste Development Framework.

Kent County Council is responsible for producing policy in relation to Minerals and Waste, and they are preparing a Minerals and Waste Core Strategy, Mineral Site Development Plan Document and Waste Management Development Plan Document. KCC is currently preparing a Minerals Sites Plan.

Proposed Supplementary Planning Documents (SPDs)

- 2.6** SPDs generally cover a wide range of issues on which the Council wishes to provide guidance to supplement the policies and proposals in the Local Plan. It is anticipated that the following SPDs may be prepared in the indicative timeframe of this LDS.
- 2.7** Two new SPDs are proposed – Westwood Area SPD and Thanet Landscape Character Assessment (Guidelines) SPD. Details are set out in the table at section 3.
- 2.8 Review of Planning Obligations and Developer Contributions SPD.** The Council will review the Planning Obligations and Developer Contributions SPD, in relation to the Community Infrastructure Levy. This document will set out guidance on the types of facilities, services and infrastructure (including affordable housing) that may be required as a result of new development, and the mechanisms to be applied to achieve this.

Community Infrastructure Levy

- 2.9** The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The Levy does not form part of the Local Plan, however is likely to be developed alongside it. The Levy will contribute to funding the infrastructure that is needed to deliver the Local Plan.

Annual Monitoring Report

- 2.11** The Council is required to monitor how effective its policies and proposals are in meeting the vision in the draft Local Plan. The reports monitor whether the Council is meeting, or is on track to meet, its targets; the impact policies are having against other, i.e. national, targets; and whether any policies need to be replaced and if they do, what action needs to be taken.

Neighbourhood Planning

- 2.14** A neighbourhood plan is a plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. Whilst neighbourhood plans will form part of the development plan and are increasingly relevant in planning and resource terms, this document does not identify the project management process for producing neighbourhood plans, as they are instigated by the local community rather than the Local Planning Authority.
- 2.15** There are 6 agreed Neighbourhood Plan areas in Thanet, and all are intending to progress Neighbourhood Plans in the near future.

3 Local Development Documents Programmed for Preparation

DOCUMENTS TO BE PREPARED			
Name	Subject matter	Geographical extent	Proposed timetable
Local Plan	<p>The Thanet Local Plan will be the Council's single and overarching planning policy document, which will cover the whole of the District, for the period to 2031. The document will include a district wide vision, spatial strategy and strategic objectives. It will identify areas and strategic sites where major change should take place to address development, transport and infrastructure needs.</p> <p>The Local Plan will include allocations and safeguarding of land to enable delivery of the strategy, identifying sites for housing, employment, open space and other development or uses that may be required to deliver the strategy. District-wide development management policies will also be included in the document, covering the following subject areas; Employment and the Economy, Housing, Environment and Quality of Life, and Transport and Infrastructure.</p>	District-wide	<p>Examination hearings start 2 April 2019</p> <p>Adoption anticipated Spring 2020 (please note that this is only an estimate based on recent Local Plan Examination programmes)</p> <p>Review Local Plan within six months of adoption (subject to any relevant recommendations by the Local Plan Examination Inspectors)</p>
Community Infrastructure Levy	<p>Subject to the Inspector's consideration of the proposals in the draft Local Plan, it is the Council's intention to produce a CIL Charging Schedule.</p>	District-wide	<p>Preliminary CIL CS consultation – summer 2019</p> <p>Draft CS – spring 2020</p> <p>Submission – summer 2020</p> <p>Examination – autumn 2020</p> <p>Approval/Publication – spring 2021</p>

Review of Developer Contributions SPD	Subject to progression of the preparation of a CIL Charging Schedule, it is the Council's intention to review this SPD to identify any outstanding issues.	District-wide	In parallel with CIL Schedule preparation
Westwood Area SPD	Proposed in draft Local Plan. Purpose of SPD is to set out more detailed proposals for how new development will be considered, with the intention of remodelling parts of the area over time to create a more pedestrian-friendly environment.	Westwood	Consultation on draft SPD – summer 2019 Adoption – spring 2020
Thanet Landscape Character Appraisal SPD	Proposed in draft Local Plan. Purpose of SPD is to provide guidelines in relation to the effect and design of development on the landscape in different character areas across the district.	District-wide	In parallel with draft Local Plan

4 Monitoring & Resources

Monitoring

- 4.1 Monitoring systems will be maintained to assess the implementation of the Local Plan and to ensure that the evidence upon which the Local Plan is based is still relevant and up to date.
- 4.2 The Council produces an Annual Monitoring Report (AMR). It will use the AMR to assess:
- Whether the Council is on track to meet the targets it has set itself in its LDDs and if not the reasons why;
 - What impact the Council's policies are having; and
 - Whether the Council needs to review any policies in order to meet their sustainable development objectives.
- 4.3 The Council will keep this LDS, and the relevant planning documents, under regular review, and will amend its programme of work as necessary to ensure sound planning strategies and policies exist for the Thanet district.

Resources

- 4.4 The Council recognises the importance of ensuring that resources for evidence gathering, consultation, examination and ongoing SA/SEA are available. The Council regularly reviews the level of resources available to progress Local Planning documents.