



# **Thanet District Council**

## **Local Development Scheme**

**Agreed 17 December 2020**



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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 up to 2023. The Council's previous Local Development Scheme came into effect in 2019.
- 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 March 2019, and will be kept under review and amended when appropriate.

## Current position

- 1.5 Since the last LDS was agreed, the Thanet Local Plan has been adopted (9 July 2020). The Inspectors' report recommended a new Local Plan review policy SP03. This commits the Council to a review of the Local Plan within 6 months of adoption:
  - To consider the implications of climate change;
  - To review the provisions of the Plan in relation to Manston Airport in the light of a decision on the Development Consent Order;
  - To assess the implications of the Local Housing Need Methodology on housing requirements for the district;
  - To consider the provision of Gypsy & Traveller sites to meet the requirements set out in Policy HO20; and
  - To ensure compatibility with the most recent National Planning Policy Framework.
- 1.6 This also reflects the Secretary of State's Direction regarding the Local Plan In February 2018, for the Council 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*". This was incorporated into the LDS published in March 2019.

## 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 2020**

The Local Plan was adopted on 8 July 2020. It is a district-wide Plan that identifies land for housing, employment and retail purposes to 2031, and sets out a range of policies to meet the economic, social and environmental objectives for the district.

- **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, and modifications to its Early Partial review were adopted in September 2020.

### Existing Supplementary Planning Documents

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

- **Landscape Character Assessment:** This was adopted alongside the new Local Plan, and provides guidance on the key sensitivities and qualities of each of the landscape character areas in the district, together with Guidelines for new development.
- **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 relates to Policy QD01:
  - ❖ Shopfront design
  - ❖ Shopfront security shutters
  - ❖ Conservation Areas
  - ❖ Conversion of shops to residential accommodation
  - ❖ A Guide to Extending Your Home

## Proposed Local Plan Documents

### 2.4 Thanet Local Plan update

It is proposed that the Thanet Local Plan is updated as a partial update of the recently-adopted Thanet Local Plan. This reflects the recent adoption of the Thanet Local Plan (9 July).

- 2.5** The Council has undertaken a review of the new Plan, in accordance with the recommendations of the Examination Inspectors, and has identified a number of issues to be considered within the update of the Plan. This includes the matters referred to by the Inspectors, and other issues identified through a wider review of policy in relation to the requirements of the NPPF 2019, Planning Practice Guidance and a range of important local issues.

### 2.6 Kent Minerals and Waste Development Framework

Kent County Council is responsible for producing policy in relation to Minerals and Waste, and they adopted a Minerals and Waste Local Plan in 2016 and its early partial review in 2020, and have recently adopted a Minerals Sites Plan.

## Proposed Supplementary Planning Documents (SPDs)

- 2.7** 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.
- 2.8** One new SPD is proposed – a Westwood Area SPD, with a narrower remit than that previously proposed, to reflect the fact that much of the detail of the SPD is to be incorporated into the Local Plan. 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 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 7 agreed Neighbourhood Plan areas in Thanet, covering Birchington; Broadstairs & St Peters; Cliffsend; Margate; Monkton; Ramsgate and Westgate. One Neighbourhood Plan has been examined (Broadstairs & St. Peters) and is awaiting referendum, and two others are in active development, at an earlier stage (Birchington and Westgate).

### 3 Local Development Documents Programmed for Preparation

DOCUMENTS TO BE PREPARED		
Name and geographical extent	Subject matter	Proposed timetable
Statement of Community Involvement District-wide	Review and update the SCI.	<b>2021</b> Revise, consult and adopt
Local Plan update District-wide	<p>This is a partial update of the Local Plan adopted in July 2020.</p> <p>The update will address:</p> <ul style="list-style-type: none"> <li>• The implications of climate change; including the outcomes from the work of the Climate Emergency Working Group, where relevant;</li> <li>• The provision of publicly-accessible electric vehicle charging points;</li> <li>• Ensure a robust policy relationship between biodiversity “net gain”; woodland protection/planting; green infrastructure, including open space; and the Council’s proposed Tree Strategy;</li> <li>• Update Environment Strategy policies as necessary, depending on the progress of the Environment Bill and Kent Environment Strategies;</li> <li>• The implications of the Local Housing Need Methodology on housing requirements for the district;</li> <li>• Guidance on type and size of dwellings may require updating;</li> <li>• The provision of Gypsy &amp; Traveller sites to meet identified requirements;</li> <li>• Update the provisions of the Plan in relation to Manston Airport in the light of the decision on the Development Consent Order;</li> <li>• Identify additional employment land, as required;</li> <li>• Review the homeworking policy to assess whether any update needed in the light of a potentially significant shift to flexible/remote</li> </ul>	<p><b>2021</b></p> <p>“Call for sites”; development of evidence base; Reg 18 engagement; “Duty to Cooperate” activity</p> <p><b>October 2021</b></p> <p>Consultation (Regulation 18)</p> <p><b>2022</b></p> <p>Consider consultation responses; finalise draft Plan for Publication/ Examination</p> <p><b>May 2022</b></p> <p>Publication (Reg 19)</p> <p><b>September 2022</b></p> <p>Submit Plan for Examination (Reg 22)</p> <p><b>2022/23</b></p> <p>Examination (Reg 23)</p> <p><b>2023</b></p> <p>Inspector’s Report; Adoption</p>

	<p>working;</p> <ul style="list-style-type: none"> <li>● Incorporate any decision in relation to the future of Port Ramsgate;</li> <li>● Address any planning implications arising from the Council's community wealth-building programme;</li> <li>● Update retail floorspace figures for town centres;</li> <li>● Some Town Centre policies may need amending in the light of changing Government guidance and other changes to the planning system;</li> <li>● Incorporate key policy aspects from the proposed Westwood SPD fully into the Plan;</li> <li>● Some infrastructure policies (for example, transport; health and education) may need updating, depending on the scale and location of new housing;</li> <li>● Consider the evidence for a possible policy relating to hot food takeaways, in relation to local public health impacts;</li> <li>● Identify possible resilience/design measures to address COVID or similar threats to the social and economic life of the district; and</li> <li>● Ensure new and revised policies address the Government's policy guidance in the NPPF and nPPG.</li> </ul>	
Westwood Area SPD Westwood	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.	To follow Local Plan Update Examination
Review of Developer Contributions SPD District-wide	Review in the light of changing infrastructure requirements and government guidance.	To follow Local Plan Update Examination



## 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.