

Thanet District Council Local Development Scheme

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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 2026.
- 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 December 2021, and will be kept under review and amended as appropriate.

Current position

- 1.5 The previous LDS was agreed by the Council's Cabinet on 16 December 2021, following the review of the adopted Plan required by the Secretary of State and recommended by the Local Plan Inspectors. Since the LDS was agreed, work on the Local Plan Update has proceeded, including the development of the evidence base; some early Reg 18 engagement in relation to the emerging evidence base and infrastructure provision, and continuing work under the duty to cooperate.
- 1.6 The Statement of Community Involvement (SCI) was identified in the previous LDS to be reviewed and updated. This work was undertaken during 2021, and the revised SCI was adopted by the Council on 14 October 2021.
- 1.7 However, it is now considered necessary to extend the Local Plan programme and update the LDS, for the following reasons:
 - The Local Plan Inspectors' report identified the future of Manston Airport as a matter for the Local Plan update, to take into account the decision on the Development Consent Order. However, a final decision on the DCO is still awaited. This is important because the decision not only affects the Airport itself, but other sites around it, depending on the outcome. It is also critical to the key decisions about the overall

Local Plan strategy. Whatever the decision is, there will be policy implications that need to be addressed;

- The Inspectors' report also identified the need for a review of the local housing need figures under the Government's "standard method". The Council consulted on the results of this work as part of Reg 18 engagement. However, the Government is currently reviewing the "standard method", and as yet, no announcement has been made regarding any detailed changes to be made to the methodology;
- Government guidance and regulations on climate change and biodiversity are still emerging, and will continue to do so over the next few months;
- A new Levelling Up & Regeneration Bill was announced in the recent Queen's Speech. While a lot of the detail has yet to emerge, it is clear that this will result in some significant changes to the way local plans are produced, including some additional duties as part of that process. Detailed announcements in this regard are expected over the next few months;
- It is also expected that new Government guidance will address the relationship between the levelling-up agenda, the planning process and housing requirements; and
- No sites have been proposed by landowners through the calls for sites for Gypsy & Traveller site accommodation. This means that the Council will need to pursue other lines of enquiry to ensure that it can meet the identified need for Gypsy and Traveller accommodation in the Local Plan Update.

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 development plan for Thanet are:

- **Thanet Local Plan 2020**

The Local Plan was adopted on 9 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 parts of Cliftonville West and Margate Central wards which have suffered significant deprivation. There have been a number of initiatives to address this. The DPD provides specific policies to address some of the factors fuelling the deprivation cycle affecting the area.

- **Kent Waste and Minerals Local Plan**

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. A refresh of the Plan is underway.

- **Broadstairs & St Peters Neighbourhood Plan**

Broadstairs & St Peters Town Council have prepared a Neighbourhood Plan for the whole Town Council area, which sets out a range of policies specific to that area. These should be read in conjunction with the adopted Local Plan. The Neighbourhood Plan was adopted on 3 June 2021.

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 Thanet Local Plan. This reflects the recent adoption of that Plan. This update would extend the Plan period to 2040.

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, Planning Practice Guidance and a range of important local issues. It is important to recognise that existing Government policy and guidance may be amended or new policy developed during the update process. There may also be other Government initiatives, such as Town Deals, that may need to be considered, or developing policy issues. The update of the Local Plan will need to respond flexibly should that occur.

2.6 Kent Waste and Minerals Local Plan

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. A full review of the Plan is underway.

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 A number of new SPDs are proposed, as follows:

- **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;
- **Green Infrastructure & Biodiversity Strategy SPD** - the Green Infrastructure element of this was a commitment in the Local Plan, but this will now be undertaken in parallel with the Council's Biodiversity Strategy;
- **Tree Strategy SPD** - to give appropriate planning policy support to the Council's corporate Tree Strategy;
- **Waste & Recycling facilities in new development SPD** - to address the design requirements for new facilities in new development; and
- **Heritage Strategy Action Plan SPD** - to provide an action plan to reflect planning priorities in relation to historic assets in Thanet.

2.9 Review of Planning Obligations and Developer Contributions SPD - the Council will review the Planning Obligations and Developer Contributions SPD. This document may 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

2.10 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, but may be developed alongside it.

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

2.12 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.

2.13 There are 7 agreed Neighbourhood Plan areas in Thanet, covering Birchington; Broadstairs & St Peters; Cliffsend; Margate; Monkton; Ramsgate and Westgate.

2.14 One Neighbourhood Plan has been "made" (Broadstairs & St. Peters), and this is currently being reviewed. The Reg 14 consultation has been carried out on the Neighbourhood Plan Review.

2.15 Three other NPs are in active development - Ramsgate at an early stage; Birchington (Reg 16 stage) and Westgate (Reg 14 stage). The Birchington Neighbourhood Plan is currently undergoing an independent Examination. The Reg 14

consultation has been carried out on the Westgate Neighbourhood Plan, and the submission of the Plan to TDC is expected imminently. The Reg 14 consultation for the Ramsgate Neighbourhood Plan is expected to take place imminently.

3 Local Development Documents Programmed for Preparation

Name (District-wide except where specified)	Subject matter	Proposed timetable
Local Plan update	<p>This is a partial update of the Local Plan adopted in July 2020, and would extend the Plan period to 2040.</p> <p>The update will address:</p> <ul style="list-style-type: none"> ● The implications of climate change; including the outcomes from the work of the Climate Emergency Working Group, where relevant; ● The provision of publicly-accessible electric vehicle charging points; ● Ensure a robust policy relationship between biodiversity “net gain”; woodland protection/planting; green infrastructure, including open space; and the Council’s proposed Tree Strategy; ● Update Environment Strategy policies as necessary, depending on the progress of the Environment Act and Kent Environment Strategies; ● The implications of the Local Housing Need Methodology on housing requirements for the district; ● Guidance on type and size of dwellings may require updating; ● The provision of Gypsy & Traveller sites to meet identified requirements; ● Update the provisions of the Plan in relation to Manston Airport in the light of the decision on the Development Consent Order; ● Identify additional employment land, as required; ● Review the homeworking policy to assess whether any update needed in the light of a potentially significant shift to flexible/remote working; ● Incorporate any decision in relation to the future of Port Ramsgate; ● Address any planning implications arising from the Council’s community wealth- 	<p>2021</p> <p>“Call for sites”; development of evidence base; Reg 18 engagement; “Duty to Cooperate” activity</p> <p>November 2021</p> <p>Engagement on emerging evidence base (Reg 18)</p> <p>2022</p> <p>Consider consultation responses; finalise site and other assessments and other work</p> <p>September 2023</p> <p>Consultation on draft Plan (Reg 18)</p> <p>September 2024</p> <p>Publication (Reg 19)</p> <p>January 2025</p> <p>Submit Plan for Examination (Reg 22) Examination (Reg 23)</p> <p>2026</p> <p>Inspector’s Report; Adoption</p>

	<p>building programme;</p> <ul style="list-style-type: none"> ● Update retail floorspace figures for town centres; ● Some Town Centre policies may need amending in the light of changing Government guidance and other changes to the planning system; ● Incorporate key policy aspects from the proposed Westwood SPD fully into the Plan; ● Some infrastructure policies (for example, transport; health and education) may need updating, depending on the scale and location of new housing; ● Consider the evidence for a possible policy relating to hot food takeaways, in relation to local public health impacts; ● Identify possible resilience/design measures to address COVID or similar threats to the social and economic life of the district; and ● Ensure new and revised policies address the Government's policy guidance in the NPPF and nPPG. 	
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
Green Infrastructure & Biodiversity Strategy SPD	The Green Infrastructure element of this was a commitment in the Local Plan, but this will now be undertaken in parallel with the Council's Biodiversity Strategy.	In parallel with the Local Plan timetable
Tree Strategy SPD	To support the Council's corporate Tree Strategy	In parallel with the Local Plan timetable
Waste & Recycling facilities in new development SPD	To address the design requirements for new facilities in new development	In parallel with the Local Plan timetable
Heritage Strategy Action Plan SPD	To provide an action plan to reflect planning priorities in relation to historic assets	In parallel with the Local Plan timetable
Review of Developer Contributions SPD	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.

4.5 In relation to a number of the new SPDs, it is expected that staff from other Departments will be engaged in the preparation of the draft guidance.