

# 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 and related documents. This LDS for Thanet identifies and describes the Development Plan Documents (DPDs), which the District Council intends to produce. It provides an overview of the process of drafting them and identifies key milestones and timescales for their preparation. This LDS covers the period up to 2028.
- 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 local development documents that already form and supplement the Local Plan; and
  - ii) it sets out the programme for the preparation of new development plan documents, including timetables indicating when the various stages in the preparation of any particular document will be carried out.
- 1.4 This LDS replaces the programme agreed in July 2024, and will be kept under review and amended as appropriate.

## **Current position**

- 1.5 The previous LDS was agreed by the Council's Cabinet in July 2024. However, the LDS has been reviewed following the request of the Deputy Prime Minister that local planning authorities produce an updated Local Development Scheme (LDS) by no later than 6 March 2025.
- 1.6 There are no changes to the documents identified in the LDS; the scope of those documents; or the overall timetable for their preparation. There are minor adjustments to the timing of Design Code work and the preparation of the Council's Biodiversity Strategy, but these do not affect the overall work programme.
- 1.7 The Council is conscious that some key elements of national policy affecting Local Plan development may be subject to further change. It is the Council's intention to keep both that, and this LDS, under review as the programme moves forward.

## 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 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 and the Plan was submitted to the Planning Inspectorate in May 2024 for Examination.

- **Neighbourhood Plans**

There are three “made” Neighbourhood Plans in Thanet - for Birchington, Broadstairs & St Peters and Westgate. These should be read in conjunction with the adopted Local Plan.

### 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 be fully reviewed to replace the adopted Local Plan, and extend the Plan period to 2040.

- 2.5 The Council is therefore intending to prepare a new Local Plan for the district under the new Plan-making system. This would also incorporate the Cliftonville DPD policies as appropriate, after review.
- 2.6 It is important to recognise that 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.

### **2.7 Design Codes**

- 2.8 The Council is part of an East Kent consortium that is taking forward joint work on mandatory Design Codes. The precise shape of these documents is not yet determined, but the intention is for this work to provide a consistent framework for Design Codes across East Kent. This work will precede key stages of the Local Plan.

### **2.9 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/to be reviewed Supplementary Planning Documents (SPDs)**

- 2.10 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. However, the future status of SPDs is unclear, so this position may need to be reviewed.
- 2.11 The SPDs previously proposed are 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.
- 2.12 **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**

- 2.13 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**

- 2.14 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**

- 2.15 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 parish/town councils or local community forums than the Local Planning Authority.

- 2.16 There are six agreed Neighbourhood Plan areas in Thanet, covering Birchington; Broadstairs & St Peters; Cliffsend; Monkton; Ramsgate and Westgate.
- 2.17 Three Neighbourhood Plans have been “made”, for Birchington, Broadstairs and Westgate, and a Neighbourhood Plan is currently being prepared for Ramsgate.

### 3 Local Development Documents Programmed for Preparation

Name (District-wide except where specified)	Subject matter	Proposed timetable	
Local Plan review & update (including Design Code work)	This is to replace the Local Plan adopted in July 2020, and would extend the Plan period to 2040.  This will review the full range of Local Plan topics (including the matters raised by the Examination Inspectors). It is also the Council's intention to incorporate relevant aspects of the Cliftonville DPD.	Design Code; Biodiversity Strategy; review of evidence base; commissioning of evidence base studies	July 2024 - March 2025
		Design Code; Biodiversity Strategy; review of housing requirements	March 2025 - Dec 2025
		Local Plan scoping & early participation	Sept - Nov 2025
		Local Plan "Notice"	March 2026
		Gateway 1	May 2026
		Mandatory public consultation	Sept/Oct 2026
		Gateway 2	March 2027
		Mandatory public consultation	May/June 2027
		Gateway 3	July 2027
		Submission	Sept 2027
		Examination	Sept 2027- June 2028
		Adoption	July 2028
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 and cycle-friendly environment.	To follow Local Plan 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 Local Plan timetable	



	in parallel with the Council's Biodiversity Strategy.	
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 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.