

LOCAL DEVELOPMENT SCHEME

July 2021

2021-2023

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**This document is produced by
Maidstone Borough Council**

**This Local Development Scheme came into effect on 14th July 2021 and replaces all previous
versions of the Scheme**

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1. Introduction to the Local Development Scheme

What is the Local Development Scheme?

1.1 The government requires local planning authorities to prepare a **Local Development Scheme** (LDS). The LDS is a project plan and this version covers the period 2021-2023. The purpose of a LDS includes setting out the timetable for the delivery of Council produced planning policy documents. These are often referred to as Development Plan Documents or Local Plans. The Council intends to produce a review of the Maidstone Borough Local Plan (October 2017). The Local Plan Review (LPR), as this document will be known, will affect the whole of Maidstone Borough. The LDS contains a timetable for the delivery of the LPR to inform local people and stakeholders of the key milestones in its production.

1.2 The previous iteration of the Local Development Scheme 2020-2022 was approved by Full Council on 30th September 2020 (referred to as the September 2020 edition) and contained a timetable for the delivery of the LPR for the period 2020-2022. The September 2020 edition was produced in response to government proposals to update the standard methodology used to calculate housing need, as well as proposed interim arrangements for the new methodology to come into effect. The changes in methodology would have significantly increased the number of houses the Borough would be required to provide.

1.3 The Local Development Scheme 2021-2023 supersedes the Local Development Scheme 2020-2022 (September 2020 edition). The Local Development Scheme 2021-2023 was approved by Full Council on 14th July 2021 and came into effect on the same day.

The Development Plan

1.4 **Development Plans** are an important part of the English planning system and are needed to guide the local decision making process for land uses and development proposals. At 14th July 2021, the Development Plan for Maidstone borough comprises:

- Maidstone Borough Local Plan 2011-2031 and associated Proposals Map (October 2017)
- Staplehurst Neighbourhood Development Plan 2016-2031 (August 2020)
- North Loose Neighbourhood Development Plan 2015-2031 (April 2016)
- Loose Neighbourhood Development Plan 2018-2031 (September 2019)
- Marden Neighbourhood Development Plan 2017-2031 (July 2020)
- Lenham Neighbourhood Plan 2017 – 2031 (July 2021)
- Boughton Monchelsea Neighbourhood Plan (July 2021)
- Kent Minerals and Waste Local Plan 2013-2030 (September 2020)

1.5 Further information regarding each of these documents is provided below.

1.6 The **Maidstone Borough Local Plan** sets out the framework for development within the Borough until 2031. It includes a spatial vision, objectives and key policies. It also includes an associated 'Policies Map' that sets out the geographical extent of key designations and site specific proposals set out in the local plan. Maidstone has an on-line policies map that can be accessed through its website. The Maidstone Borough Local Plan plays a key part in delivering Maidstone Council's Strategic Plan. The Maidstone Borough Local Plan was found sound following independent

examination and was adopted by Full Council on 25 October 2017. The Maidstone Borough Local Plan contains Policy LPR1 'Review of the Local Plan'. This requires a review of the local plan to ensure that the plan continues to be up to date. Policy LPR1 outlines matters which may be addressed by the review. Key considerations are the need to maintain and enhance the natural and built environment; and improve air quality.

1.7 Neighbourhood Development Plans are prepared by Parish Councils or Neighbourhood Forums, and the plans are subject to consultation, independent examination and referendum. The plans must be in general conformity with the strategic policies of the adopted local plan and should have regard to any emerging Local Plan. A neighbourhood area has to be designated for a Neighbourhood Development Plan to be produced. In total, 15 Parish Councils and 1 Neighbourhood Forum have designated Neighbourhood Areas. To date, six Neighbourhood Development Plans have been made and a number of Neighbourhood Development Plans are at various stages of preparation.

1.8 The Kent Mineral Sites Plan and the Early Partial Review of the Kent Minerals and Waste Local Plan and was produced by Kent County Council and covers the whole county. Both plans were adopted in September 2020 and describes:

- 'The overarching strategy and planning policies for mineral extraction, importation and recycling, and the waste management for all waste streams that are generated or managed in Kent, and
- The spatial implications of economic, social and environmental change in relation to strategic minerals and waste planning.'

Planning Documents

1.9 In addition to the above components of the Development Plan, there are other key planning documents that the Council produces. These include:

- **Supplementary Planning Documents** – these set out further information, interpretation or clarification regarding existing planning policies and are produced and adopted by the Council in accordance with government legislative requirements
- **Planning policy guidance** documents – these set out further information, interpretation or clarification regarding existing planning policies but have not been produced to meet government Supplementary Planning Document requirements
- **Statement of Community Involvement** – a procedural document that sets out the methods for consultation and engagement with the public and stakeholders. This includes consultation and engagement during the production of Local Plans, the production of Neighbourhood Development Plans, and the Development Management process.
- **Authority Monitoring Reports** – a procedural document, produced on an annual basis that monitors the performance of Maidstone's Local Plan and its policies.

Maidstone Community Infrastructure Levy

1.10 The **Community Infrastructure Levy (CIL)** is a charge on specific new developments towards the provision of infrastructure. The Maidstone CIL **Charging Schedule** was adopted by Full Council on 25 October 2017, following examination in June 2017. The Maidstone CIL took effect on 1 October 2018.

1.11 The Charging Schedule sets out the charging rates for development in Maidstone Borough, including the types of development that are required to pay the Levy and where the proposed rates will apply. The CIL Charging Schedule was developed alongside the Maidstone Borough Local Plan, and the evidence base for infrastructure, planning, affordable housing requirements and development viability supported both the Maidstone CIL and Maidstone Borough Local Plan.

1.12 The infrastructure schemes and/or types of infrastructure to be funded by Maidstone CIL are set out in a Regulation 123 List. In December 2020, the Council published an Infrastructure Funding Statement on the website which replaced the current Regulation 123 List. In addition, Section 106 planning agreements, which are negotiated with developers to secure infrastructure funding, will continue to play a significant role in securing site related infrastructure.

2. The Local Development Scheme

Review of the Local Development Scheme 2020-2022 (September 2020 edition)

2.1 The Local Development Scheme 2020-2022 (September 2020 edition) was produced in response to government proposals to amend the planning system and included changes to the standard methodology used to calculate housing need. The proposals included interim arrangements for this to take effect. The changes in methodology would have significantly increased the number of houses the Borough would be required to provide.

2.2 It was likely that under the Local Development Scheme 2020-2022 (July 2020 edition), the Council would have to accommodate a higher housing need figure. The Local Development Scheme 2020-2022 (September 2020 edition) sought to bring the production of the Local Plan Review forward.

2.3 In the event, the government did not continue with the update to the standard methodology and reverted to the original standard methodology, meaning that the Council is required to build in the region of 1200 houses per year (updated annually).

2.4 A revised timetable for the implementation of the Maidstone Borough Local Plan review follows.

3. Document Project Plan

Maidstone Borough Local Plan Review

| Maidstone Borough Local Plan Review | |
|--|---|
| Subject/content | <p>Matters to be reviewed include:</p> <ul style="list-style-type: none"> • A review of housing of needs • The allocation of land at the Invicta Park Barracks broad location and at the Lenham broad location if the latter has not been achieved through a Lenham Neighbourhood Plan in the interim • Identification of additional housing land to maintain supply towards the end of the plan period and, if required as a result, consideration of whether the spatial strategy needs to be amended to accommodate such development • A review of employment land provision and how to accommodate any additional employment land needed as a result • Whether the case for a Leeds-Langley Relief Road is made, how it could be funded and whether additional development would be associated with the road • Alternatives to such a relief road • The need for further sustainable transport measures aimed at encouraging modal shift to reduce congestion and air pollution • Reconsideration of the approach to the Syngenta and Baltic Wharf sites if these have not been resolved in the interim • Extension of the local plan period |
| Status | Local Plan |
| Coverage | Maidstone Borough |
| Chain of Conformity – national | Central government policy and guidance, including the National Planning Policy Framework, National Planning Practice Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012. |
| Chain of Conformity – local | <p>Regard to the Council's Plans and Strategies, including the Strategic Plan, Economic Development Strategy and Housing Strategy. Also have regard to the Climate Change and Biodiversity Strategy and Action Plan.</p> <p>The LPR will need to take into account the policies within neighbourhood plans:</p> <ul style="list-style-type: none"> • North Loose Neighbourhood Plan 2015 – 2031 (2016) • Staplehurst Neighbourhood Plan 2016 – 2031 (2020) • Loose Neighbourhood Plan 2018 – 2031 (2019) • Marden Neighbourhood Plan 2017 – 2031 (2020) • Lenham Neighbourhood Plan 2017 – 2031 (2021) • Boughton Monchelsea Neighbourhood Plan (2021) |
| Policies Map | To be amended to reflect the policy content of the Local Plan Review |
| Timetable | |
| Sustainability Appraisal | Relevant appraisals and assessment will be carried out throughout the review of the Maidstone Borough Local Plan |
| Evidence gathering | June 2018 to September 2021 |
| Draft DPD consultation (Regulation 19) | October – November 2021 |
| Submission (Regulation 22) | March 2022 |

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| Examination hearing sessions (Regulation 24) | August – September 2022 |
| Main Modification Consultation | November 2022 |
| Adoption – Full Council (Regulation 26) | January 2023 |
| Arrangements for Production | |
| Internal Partners | Key internal partners include relevant service areas within the Council, Chief Executive; Corporate Leadership Team; and Strategic Planning and Infrastructure Committee. |
| External Partners | Key external partners include specific and general consultation bodies (including parish councils and neighbourhood forums), local stakeholder groups, hard to reach groups and the local community. |
| External Resources | Kent County Council, Highways England, infrastructure providers, the Homes England, and use of external consultants to provide evidence (as required). |

Table 3.1 Project Plan for the Maidstone Borough Local Plan Review

4. Appendix

Glossary of terms

| Acronym | Term | Description |
|---------|--|--|
| AMR | Authority Monitoring Report | A report which is produced annually and monitors the performance against monitoring indicators in the Maidstone Borough Local Plan. |
| | Development Plan | The Development Plan includes adopted local plans/Development Plan Documents and made Neighbourhood Development Plans, and sets a framework for the local decision making process. |
| DPD | Development Plan Documents/Local Plans | A DPD/Local Plan is a spatial planning document which sets out the plan for the future development of the local area, drawn up by a local authority in consultation with the community. Once adopted, the local plan becomes part of the Development Plan. The Local Plan does not include SPDs or local Planning Guidance, although these documents are material considerations in the decision making process. |
| KCC | Kent County Council | The county planning authority, responsible for producing the Kent Minerals and Waste Local Plans, and are the highways authority. |
| LDS | Local Development Scheme | The LDS is a summary business programme and timetable for the production of the local plan. |
| MBC | Maidstone Borough Council | The local planning authority responsible for producing the Borough Local Plan. |
| NDP | Neighbourhood Development Plan | Neighbourhood Development Plans (also known as neighbourhood plans) are prepared by a parish council or neighbourhood forum for a particular neighbourhood area. Neighbourhood plans must be in conformity with the strategic policies of the Local Plan and, once made, form part of the Council's Development Plan. |
| | Planning Policy Guidance | Additional guidance which provides further detail to policies set out in local plans and is a material consideration in planning decisions but is not part of the local plan or the development plan. If subject to adequate stakeholder and public consultation, guidance can carry commensurate weight with SPDs in the decision making process. |
| | Policies Map | The Policies Map uses an on-line ordnance survey map base to show the spatial extent of all land use policies and proposals, and is updated with each new Local Plan so that it reflects the up-to-date planning strategy for the borough. |
| SA | Sustainability Appraisal | The SA is a tool for appraising policies and proposals to ensure they reflect sustainable development objectives, including social, economic and environmental objectives. An SA must be undertaken for all local plans and incorporates a Strategic Environmental Assessment. |

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| SCI | Statement of Community Involvement | The SCI specifies how the community and stakeholders will be involved in the process of preparing local planning documents, Neighbourhood Development Plans and the Development Management process. |
| SEA | Strategic Environmental Assessment | SEA is a generic term used to describe the environmental assessment of policies, plans and programmes. The European SEA Directive requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use. |
| SoS | Secretary of State | Secretary of State for Housing, Communities and Local Government. |
| SPD | Supplementary Planning Document | An SPD provides further detail to policies set out in local plans. SPDs are a material consideration in the decision making process but are not part of the Development Plan or the Local Plan. They follow a statutory production and consultation process. |

Table 4.1 Glossary of terms

