

# ADJOURNED STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE MEETING

Date: Friday 19 November 2021  
Time: 6.30 pm  
Venue: Town Hall, High Street, Maidstone

Membership:

Councillors Clark, Cooper (Chairman), Garten, Mrs Grigg, McKay, Munford,  
Russell, Spooner and Springett (Vice-Chairman)

*The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.*

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<b><u>AGENDA</u></b>	<b><u>Page No.</u></b>
1. Apologies for Absence	
2. Notification of Substitute Members	
3. Notification of Visiting Members	
4. Disclosures by Members and Officers	
5. Disclosures of Lobbying	
6. To consider whether any items should be taken in private because of the possible disclosure of exempt information.	
7. Development of the Maidstone Town Centre Strategy	1 - 10
8. Local Development Scheme 2021-2024	11 - 35
9. Local Plan Review Update	36 - 37

## **INFORMATION FOR THE PUBLIC**

This meeting is the continuation of the meeting held on 9 November 2021. As such, there is no opportunity to register to ask a question and/or address the Committee, as that deadline has already passed.

If you require this information in an alternative format please contact us, call **01622 602899** or email [committee@maidstone.gov.uk](mailto:committee@maidstone.gov.uk).

To find out more about the work of the Committee, please visit [www.maidstone.gov.uk](http://www.maidstone.gov.uk).

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**Issued on Thursday 11 November 2021**

*Alison Broom*

**Alison Broom, Chief Executive**

**Strategic Planning and  
Infrastructure Committee**

**9<sup>th</sup> November 2021**

**Development of the Maidstone Town Centre Strategy**

<b>Final Decision-Maker</b>	Policy and Resources Committee
<b>Lead Head of Service</b>	Alison Broom – Chief Executive
<b>Lead Officer and Report Author</b>	Phil Coyne – Interim Director, Local Plan Review
<b>Classification</b>	Public
<b>Wards affected</b>	All

**Executive Summary**

Maidstone Town Centre is the social and economic heart of the Borough, providing employment, leisure, retail and business/professional service facilities throughout the Borough and beyond, as part of its role as the County Town of Kent. The Town Centre and the wider urban area are also home to a very significant residential population. However, in recent years the town centre, like many others around the country, has experienced some challenges as a result of changes in retailing patterns, a shift in the nature of demand for offices, viability challenges in the delivery of new housing and difficulty in ensuring that important infrastructure keeps pace with the needs of resident communities, businesses and visitors. Again, in common with many other areas, these issues have been exacerbated over the last 18 months by the impact of the COVID19 Pandemic. This report is for the purpose of discussion around the preparation of a Town Centre Strategy which will be focused upon a 30 year vision to embed new investment in jobs, infrastructure, housing, leisure and culture within a framework which will seek to establish the Maidstone as an exemplar of urban sustainability.

**Purpose of Report**

Discussion

**This report makes the following recommendations to this Committee:**

1. The feedback arising from the discussion on the report be used to inform a further report to the Policy and Resources Committee with a more specific proposal on the scope and timing of a Town Centre Strategy.

**Timetable**

<b>Meeting</b>	<b>Date</b>
Strategic Planning and Infrastructure Committee	9 <sup>th</sup> November 2021
Economic Regeneration and Leisure Committee	16 <sup>th</sup> November 2021



# Development of the Maidstone Town Centre Strategy

## 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
<p><b>Impact on Corporate Priorities</b></p>	<p>The four Strategic Plan objectives are:</p> <ul style="list-style-type: none"> <li>• Embracing Growth and Enabling Infrastructure</li> <li>• Safe, Clean and Green</li> <li>• Homes and Communities</li> <li>• A Thriving Place</li> </ul> <p>The Town Centre Strategy will contribute to all of these objectives by promoting good growth in the town centre which will impact positively on both the local and regional economies, whilst providing new homes and jobs within a greener, more legible environment supported by improvements to infrastructure including sustainable transport and community services.</p>	<p>Interim Local Plan Review Director</p>
<p><b>Cross Cutting Objectives</b></p>	<p>The four cross-cutting objectives are:</p> <ul style="list-style-type: none"> <li>• Heritage is Respected</li> <li>• Health Inequalities are Addressed and Reduced</li> <li>• Deprivation is reduced and Social Mobility is Improved</li> <li>• Biodiversity and Environmental Sustainability is respected</li> </ul> <p>We envisage a specific focus for the Town Centre Strategy will be around protecting and celebrating Maidstone’s heritage and protecting and enhancing biodiversity, for example through the establishment of green networks throughout the town.</p> <p>Initial thinking includes creating a Strategy which will also seek to take a new approach to the connectivity between inward investment and employment/training opportunities for local people which, coupled with integrating health and wellbeing objectives into our whole approach including investment in health infrastructure which will help to tackle health inequalities.</p>	<p>Interim Local Plan Review Director</p>

<b>Risk Management</b>	Already covered in the risk section.	Interim Local Plan Review Director
<b>Financial</b>	Provision has been made for stage one of the costs of preparing the Town Centre Strategy within the Council's agreed allocation of the Recovery and Renewal Funding (£176k); the medium term financial plan will identify further funding for future stages of work. These costs will need to be reviewed regularly as work progresses.	Section 151 Officer & Finance Team
<b>Staffing</b>	The scale and breadth of this work will require contributions and support from service experts across the Council, including at leadership and management level. It is also proposed that a project manager be appointed and that the Interim Director for the Local Plan Review will provide expert consultancy, support and play a co-ordinating role.	Interim Local Plan Review Director
<b>Legal</b>	<p>The Council's Strategic Plan (2019-2025) vision of "a vibrant, development prosperous, urban and rural community at the heart of Kent where everyone can realise their potential" is underpinned by 4 priorities including the borough being a "Thriving Place", "Embracing Growth &amp; Enabling Infrastructure" and "Safe, Clean and Green". Best value is a statutory framework that ensures that councils are required to plan, deliver and continuously improve local authority services. Each local authority has a duty to "make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness". The Council's Strategic Plan demonstrates compliance with the statutory duty and this report goes towards achieving that objective.</p> <p>The Local Government Act 1972, the Local Government Act 2003 and the Localism Act 2011 enable the Council to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.</p> <p>There are no consequences arising from the</p>	Russell Fitzpatrick

	recommendation that adversely affect or interfere with individuals' rights and freedoms as set out in the Human Rights Act 1998.	
<b>Privacy and Data Protection</b>	No impact identified at this stage.	Policy and Information Team
<b>Equalities</b>	We recognise the recommendations may have varying impacts on different communities within Maidstone. An Eq.IA will be completed with the strategy.	Senior Policy and Engagement Officer
<b>Public Health</b>	We recognise that the recommendations will have a positive impact on population health or that of individuals.	Public Health Officer
<b>Crime and Disorder</b>	An integral aspect of the Town Centre Strategy will be the creation of an environment which helps to discourage crime and antisocial behaviour.	Interim Local Plan Review Director
<b>Procurement</b>	No impact currently identified but as the Strategy is developed and projects are taken forward the appropriate procurement process will be undertaken as necessary.	Interim Local Plan Review Director
<b>Biodiversity and Climate Change</b>	<ul style="list-style-type: none"> <li>• An integral aspect of the preparation of a Town Centre Strategy will be to include climate adaption measures in order to increase green space, reduce pollution, enable active travel, increase pedestrian permeability, and to provide for the planting of trees and the encouragement of green walls to improve biodiversity and aesthetic enhancement.</li> <li>• Support green jobs, businesses and residents to prepare for the impacts of climate change, encouragement of circular economy business practices, and the enablement of electric vehicle infrastructure and sustainable travel.</li> </ul>	Biodiversity and Climate Change Manager

## 2. INTRODUCTION AND BACKGROUND

2.1 In common with town centres across the country, Maidstone Town Centre has experienced change over the last decade as a result of changing consumer trends within the retail sector together with structural changes within many aspects of the office and employment sectors. Over the last 18 months, these challenges have been accentuated and exacerbated by the COVID-19 Pandemic and there are further risks arising from the potential

impacts of post-Brexit economic rebalancing. Whilst, as members will be aware, the Council and other agencies have worked hard to provide support to both the businesses and residential communities during the pandemic, it is also now necessary to look at the recovery and 'reimagining' of the town in the short, medium and long term. For this reason, this report proposes a comprehensive Town Centre Strategy which would be capable of quickly building upon recent interventions and reinforcing these with a series of complementary strategies and actions designed to transform Maidstone Town Centre between now and 2050 in line with a new Town Centre Vision.

- 2.2 The Town Centre Strategy will be designed to establish, and provide clarity around, the Council's long-term vision for the Town Centre and to develop a comprehensive and multi-faceted strategy and delivery plan to achieve this. The work will be underpinned by core principles which reflect the vision for both the County Town at the heart of Kent and a borough with vibrant and prosperous urban and rural communities where everyone can realise their potential and fulfil their aspirations.
- 2.3 The Strategy will help to create an ambitious overarching vision which in turn will guide investment by ourselves and others, in regeneration, development, provision of infrastructure, the use of our town centre spaces. In the short/medium term the strategy will guide the provision of support to town centre communities in responding to the impact of the COVID19 pandemic and a post Brexit economy. In addition, it will seek to address the management of potential change resulting from the relaxation of planning rules around the transition of business premises between uses.
- 2.4 It is proposed that central to the approach will be the reinvention and renaissance of Maidstone Town Centre as an exemplar of sustainability with a strong focus around arts, culture, leisure and the visitor economy. This will assist in creating a place where people want to live, feel safe, and which places an equal emphasis upon a town centre which is relevant to, and to which all of the borough's residents can relate. Development of the strategy will be led by MBC and include engagement with the public, businesses and wider stakeholders including our public and community sector partners, landowners and investors.
- 2.5 Also central to the approach will be the prioritisation of the natural environment to create a healthier and a more sustainable town centre for the benefit of residents, visitors, businesses, urban wildlife and the ecology of the borough. An increased focus on urban planting and green spaces will help to reduce the impact of vehicle emissions, improve air quality and dampen traffic noise as well as helping to address increasing urban temperatures as a result of the changing climate.

### **Scope of Strategy**

- 2.6 The Policy and Resources Committee have given initial consideration to the scope of the strategy as set out below; feedback is invited from this Committee; the scope currently envisaged includes:
  - The reaffirmation of Maidstone as the county town of Kent through physical regeneration, cultural renaissance and the further

development of diverse and high-quality employment, retail and leisure opportunities.

- Consideration of future land/building uses and the achievement of high-quality and sustainable design that respects and celebrates Maidstone's heritage, whilst improving the quality and character of the town, its environment and its functionality.
- Cross-cutting principles to ensure that the town centre is resilient to the effects of climate change and is a flagship of the Council's aspiration to achieve carbon neutrality by 2030.
- A phased approach which continues to build upon current post pandemic recovery work, but also identifies short, medium and long term projects and interventions, including those around key factors such as environment and community safety.
- Integration of the Council's commitments to a Maidstone Borough that works for everyone, incorporates reductions in deprivation and health inequalities and improvement in social mobility.
- Ensuring the town centre and the wider urban area can continue to play a significant role in meeting the borough's housing need through the enablement of development, investment and support for the delivery of quality homes across the housing market to develop sustainable communities.
- Tackling education and skills differentials across all sectors of the community, in order to ensure that local residents are equipped to compete for employment and training opportunities resulting from investment and reinvestment.
- Promoting Maidstone as a 'smart town' by bringing together the use of new and emergent technologies and data capture techniques in tackling a range of issues from traffic and air quality, to the efficient use of buildings and spaces and the ability of all stakeholders to reach target audiences more easily.

### **What will the strategy include?**

2.7 Our Town Centre Strategy needs to comprise of a number of interrelated, interdependent and complementary workstreams; initial thinking is set out below and again the feedback of this Committee is invited:

- A clear and ambitious vision
- A transport movement and infrastructure plan designed to facilitate the well-managed movement of traffic with minimum impact on pedestrian safety and air quality, together with safe and legible pedestrian routes throughout the town centre, attractive low carbon public transport options and cycle routes based on logical desire lines.
- A site assembly and implementation framework designed to assist strategic acquisitions by the Council and other partners, together with relocation strategies to ensure that investment and job opportunities are fully exploited.
- An inward investment strategy based around a proactive approach to identifying investors, developers and end-users in order to ensure the realisation of the overall strategy.
- An economic development and visitor economy plan based around the current economic development strategy, and seeking to secure reinvestment from existing stakeholders in the town, along with the



provision of opportunities for new investment in diversifying Maidstone's visitor offer through development in arts, culture, events and leisure opportunities.

- A sustainable town plan designed to ensure that all aspects of the town's transport system, built and natural/semi-natural environments make a positive contribution to the achievement of the boroughs 2030 carbon neutrality target.
- A housing and community plan to ensure that the town's housing stock is of a good standard and of a sufficiently broad nature in terms of both type and tenure to provide for existing and future residents.
- A skills and inclusive growth plan to ensure that residents from throughout the borough are equipped with the skills to compete for employment and training opportunities arising from the strategy, and that the skill base and training infrastructure across the borough becomes an integral part of Maidstone's inward investment offer.
- A smart town plan to ensure that technology and data capture is harnessed in the context of the easy movement of vehicles and public transport, improvements in air quality, and the ability of the business community and other stakeholders to maximise dwell time and spend capture in the town centre.
- A marketing and communications strategy designed to manage community business and stakeholder engagement in the process, whilst simultaneously marketing the town to investors, developers, occupiers and visitors.
- A plan for the Council's role in investment and direct delivery.

At the appropriate point, consideration will be given to the preparation of a new Development Plan Document (DPD) if it is felt that this is necessary to enable the more effective and efficient delivery of key projects or other elements of the Strategy. Equally, and dependent upon the timing, content of new guidance anticipated around the national planning system, it may be more appropriate for the Town Centre to provide a key focus for the Borough's first Local Plan prepared under the new system.

### **3. GOVERNANCE**

#### **Political Leadership**

- 3.1 At the outset, political leadership of the strategy will be via the Policy and Resources Committee. As the strategy develops and projects are identified, it is anticipated that these will be managed via the appropriate service committees and reported back to Policy and Resource Committee as appropriate. This approach will need to be adapted in the context of the already agreed principle of changing the Council's governance system to a Cabinet structure from May 2022. The details of the new Constitution are currently being drafted and yet to be agreed.
- 3.2 Whilst many of the activities which will be pursued as part of the Town Centre Strategy will be cross cutting between service committees, some examples of the types of projects and roles which are likely to emerge under the remit of this committee would be;

- Transport and Movement Strategy- to explore sustainable movement patterns around the town centre and help to inform decisions about the future location of land use and activities.
- The identification of potential areas of change and opportunities for a 'quarters' approach to key town centre functions.
- 'Townscape' and options around urban design, building heights, materials, orientation, densities etc.
- The identification of major new infrastructure needs/opportunities.
- Options around the introduction and role of 'Smart' technologies.

### **Stakeholder Engagement and Management**

- 3.3 It is proposed that, as an early action, work begins with elected members in the design of a governance framework to enable structured work with members on both strategic and town centre community matters and with our partners. This could include formation of a multi-agency Town Centre Partnership Board to work alongside the Council in developing and coordinating the strategy. Members views on this are invited.
- 3.4 It is also proposed that at both development and implementation stages, the strategy will include a comprehensive programme of community and stakeholder engagement in order to ensure the broadest possible input and influence from across the borough.

## **4. RESOURCES**

- 4.1 The initial resources for this strategy were discussed and agreed at Policy and Resources Committee on the 20<sup>th</sup> October 2021; £176k has been allocated from the Recovery and Renewal Fund and consideration will be given to subsequent stages of the strategy work through the Medium Term Financial Strategy. Resources will be monitored and reported in further detail as the project progresses.

## **5. AVAILABLE OPTIONS**

- 5.1 Not applicable as this report is for discussion purposes only.

## **6. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS**

- 6.1 Not applicable as this report is for discussion purposes only.

## **7. RISK**

- 7.1 The development of a Town Centre Strategy contributes to the mitigation of a strategic risk around achieving MBC's Strategic Plan. This risk arises due to economic restructuring, the accentuation of adverse trends by the pandemic and the pressures for services arising as a consequence of a growing residential population in the borough as a whole and specifically in and around the town centre.
- 7.2 As part of the governance framework for the strategy, risk registers will be compiled, monitored and managed for both the overall Town Centre

Strategy and its component workstreams. These risks will be contained within the established risk appetite for council activities.

## **8. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION**

- 8.1 The discussion at this committee is part of similar discussions with other service committees which will inform a further report to the Policy and Resources Committee.

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## **9. REPORT APPENDICES**

None.

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## **10. BACKGROUND PAPERS**

None.

## Strategic Planning and Infrastructure Committee

**9 November 2021**

### Local Development Scheme 2021-2024

<b>Final Decision-Maker</b>	Full Council
<b>Lead Head of Service</b>	Rob Jarman, Head of Planning and Development
<b>Lead Officer and Report Author</b>	Mark Egerton, Strategic Planning Manager Anna Ironmonger, Planning Officer, Strategic Planning
<b>Classification</b>	Public
<b>Wards affected</b>	All

#### **Executive Summary**

The Council is required by the Planning and Compulsory Purchase Act (2004) (as amended) to maintain an up-to-date Local Development Scheme (LDS). The purpose of an LDS is to set out the timetable for the delivery of Council produced planning policy documents and to inform local people and stakeholders.

Work is ongoing on the Local Plan Review in line with the Local Development Scheme 2021-2023 which was adopted by Full Council on 14 July 2021.

There is a need to produce two additional Development Plan Documents (DPDs) which will sit alongside the Local Plan Review. These are:

- Gypsy and Traveller DPD
- Design and Sustainability DPD

A new LDS is therefore required which will set out the timetable for delivery of the additional DPDs, in addition to the Local Plan Review. The new Local Development Scheme 2021-2024 can be found as an appendix to this report.

This report will primarily focus on the key milestones in delivering the Gypsy and Traveller DPD and the Design and Sustainability DPD. The report seeks a recommendation from this committee to Full Council that the Local Development Scheme 2021-2024 is approved.

#### **Purpose of Report**

Decision

#### **This report makes the following recommendations to this Committee:**

1. That a recommendation is made to Full Council that the Local Development Scheme 2021-2024 is approved.

<b>Timetable</b>	
<b><i>Meeting</i></b>	<b><i>Date</i></b>
Strategic Planning and Infrastructure Committee	9 November 2021
Council	8 December 2021

# Local Development Scheme 2021-2024

## 1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
<b>Impact on Corporate Priorities</b>	<p>The four Strategic Plan objectives are:</p> <ul style="list-style-type: none"> <li>• Embracing Growth and Enabling Infrastructure</li> <li>• Safe, Clean and Green</li> <li>• Homes and Communities</li> <li>• A Thriving Place</li> </ul> <p>The two new DPDs can contribute to all four objectives.</p>	Rob Jarman
<b>Cross Cutting Objectives</b>	<p>The four cross-cutting objectives are:</p> <ul style="list-style-type: none"> <li>• Heritage is Respected</li> <li>• Health Inequalities are Addressed and Reduced</li> <li>• Deprivation and Social Mobility is Improved</li> <li>• Biodiversity and Environmental Sustainability is respected.</li> </ul> <p>The two new DPDs can contribute to all four cross-cutting objectives.</p>	Rob Jarman
<b>Risk Management</b>	Already covered in the risk section.	Rob Jarman
<b>Financial</b>	Funding is proposed but a specific budget allocation has yet to be agreed upon regarding the two new DPDs. The ongoing budget for this work is subject to consideration as part of the 2022-23 budget process.	Section 151 Officer & Finance Team - SA
<b>Staffing</b>	We will deliver the recommendations with our current staffing.	Rob Jarman
<b>Legal</b>	Accepting the recommendations will fulfil the Council's duties under the Planning and Compulsory Purchase Act 2004 (as amended).	Russell Fitzpatrick (MKLS (Planning) Team Leader
<b>Privacy and Data Protection</b>	This report does not raise any specific privacy/data protection issues at this stage	Policy and Information Team (Nicola Toulson)
<b>Equalities</b>	No implications identified as part of this report and recommendations.	Equalities and Communities Officer

		(Nicola Toulson)
<b>Public Health</b>	We recognise that the recommendations will have a positive impact on population health or that of individuals.	Public Health Officer (Jolanda Gjoni)
<b>Crime and Disorder</b>	The two new DPDs can potentially have a positive impact on crime and disorder.	Rob Jarman
<b>Procurement</b>	There are no implications for procurement.	Rob Jarman & Section 151 Officer
<b>Biodiversity and Climate Change</b>	There are no direct implications on biodiversity and climate change.	James Wilderspin, Biodiversity and Climate Change Manager

## 2. INTRODUCTION AND BACKGROUND

- 2.1 The Council is required by Section 15 of the Planning and Compulsory Purchase Act (2004) (as amended) to maintain an up-to-date Local Development Scheme (LDS). The purpose of an LDS is to set out the timetable for the delivery of Council produced planning policy documents and to set out the overall scope of those documents, in order to inform local people and stakeholders.
- 2.2 On 14 July 2021 the Local Development Scheme 2021-2023 was adopted and sets out the timetable for delivering the Local Plan Review. To date work on the Local Plan Review is on track against the timetable set out in the Local Development Scheme 2021-2023.
- 2.3 There is a need to produce two additional Development Plan Documents (DPDs) which will sit alongside the Local Plan Review. These are the Gypsy and Traveller DPD and the Design and Sustainability DPD. There will also be a need for an update to the Community Infrastructure Levy Charging Schedule, although this falls outside of the scope of the Local Development Scheme.
- 2.4 A new LDS is required which will set out the timetable for delivery of the two additional DPDs, in addition to the previously agreed timetable for the Local Plan Review, as well as the overall scope for these documents. The new Local Development Scheme 2021-2024 can be found as an appendix to this report.

## Gypsy and Traveller DPD

- 2.5 A new Gypsy and Traveller Accommodation Assessment (GTAA) is being produced. Owing to the COVID 19 lockdowns and the subsequent public health advice, the new assessment has been delayed. In the meantime, discussions with the consultants undertaking the assessment have indicated that there will be a significant need for new pitches in Maidstone Borough, over the plan period.
- 2.6 The Local Plan Review Call for Sites exercise invited the submission of Gypsy, Traveller and Travelling Showpeople sites, however, only a small number were put forward for inclusion in the plan. As a consequence, Maidstone is facing a significant need for new pitches.
- 2.7 On the basis that the GTAA has not been completed and there will be a likely significant need for pitches, the most appropriate course of action is to undertake a separate Gypsy, Traveller and Travelling Showpeople DPD. This will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and if necessary, a targeted Call for Sites exercise to identify potential new sites so the needs of the community can be adequately and appropriately addressed and appropriate engagement can take place.
- 2.8 The timetable for delivering the DPD, subject to resources, can be found below.

Stage	Date
Evidence gathering	January 2021 to January 2023
Call for Sites	February to March 2022
Scope and matters and preferred approaches consultation (Regulation 18)	February to March 2023
Draft DPD consultation (Regulation 19)	August to September 2023
Submission (Regulation 22)	February to March 2024
Examination hearing sessions (Regulation 24)	May to June 2024
Main Modification Consultation	August to September 2024
Adoption – Full Council (Regulation 26)	November to December 2024



## Design and Sustainability DPD

2.9 The Local Plan Review contains a suite of policies specifically addressing matters of design and sustainability. Recent shifts in local and national agendas have placed a greater degree of focus on how the Local Plan Review can respond to the current climate and biodiversity crises. At the Strategic Planning and Infrastructure Committee on the 21st September 2021, the Council resolved to prepare a DPD reinforced by appropriate evidence to support the Local Plan Review through the strengthening of the council's design and sustainability focused policies.

2.10 The report to the 21<sup>st</sup> September 2021 meeting of the Strategic Planning and Infrastructure Committee set out the detailed proposals for this document. However, at this stage, the DPD is intended to provide policies associated with the following overall areas –

- Landscape principals
- Biodiversity, including biodiversity net gain
- Design Coding
- Advice on generic design-related matters, such as materials, densities and building heights and orientation, tree planting, parking standards and lighting
- Onsite open space provision and standards
- Sustainable connectivity
- Building uses

2.11 The DPD will sit alongside and build on the policies in the Local Plan Review and will provide the basis for Development Management decision making. The DPD will be informed by the preparation of suitable evidence to justify and the adoption of higher design and sustainability standards where these can be achieved.

2.12 The timetable for delivering the DPD, subject to resources, can be found below.

Stage	Date
Evidence gathering	January 2021 to January 2023
Scope and matters consultation (Regulation 18a)	April to May 2022
Preferred approaches consultation (Regulation 18b)	February to March 2023
Draft DPD consultation (Regulation 19)	August to September 2023
Submission (Regulation 22)	February to March 2024
Examination hearing sessions (Regulation 24)	May to June 2024

Main Modification Consultation	August to September 2024
Adoption – Full Council (Regulation 26)	November to December 2024

### Local Plan Review

2.13 The LDS replaces the Local Development Scheme 2021-2023. However, the scope and timing of the Local Plan Review remains unchanged.

2.14 The report seeks a recommendation from this committee to Full Council that the Local Development Scheme 2021-2024 is approved.

## **3. AVAILABLE OPTIONS**

3.1 Option 1: The Local Development Scheme 2021-2024 is approved for adoption by Full Council. The LDS outlines the scope and timetable for delivering the Gypsy and Traveller DPD and the Design and Sustainability DPD, in addition to the previously agreed Local Plan Review. These have consideration for the Strategic Plan priorities and cross-cutting objectives.

3.2 Option 2: The Local Development Scheme 2021-2024 is not approved for adoption by Full Council. Under the Planning and Compulsory Purchase Act 2004 (as amended), local planning authorities must maintain an update to date LDS. The current LDS does not cover the Gypsy and Traveller DPD and the Design and Sustainability DPD and therefore a subsequent LDS is required. To not adopt this LDS will be contrary to the Planning and Compulsory Purchase Act 2004 (as amended) and would mean that the Local Planning Authority would fail its legal tests for producing these DPDs.

## **4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS**

4.1 Option 1 is the preferred option. By adopting the Local Development Scheme 2021-2023 the Council will be compliant with the Planning and Compulsory Purchase Act 2004 (as amended).

## **5. RISK**

5.1 The risks associated with this proposal, including the risks if the Council does not act as recommended, have been considered in line with the Council's Risk Management Framework. That consideration is shown in this report at paragraph 3.2. We are satisfied that, should the authority proceed as recommended, the risks associated are within the Council's risk appetite and will be managed as per the Policy.

## **6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK**

6.1 None

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## **7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION**

7.1 If approved by Full Council, the Local Development Scheme 2021-2024 will be published on the website. The delivery of the Gypsy and Traveller DPD and the Design and Sustainability DPD against milestones in the LDS will be monitored through the Authority Monitoring Report, which is published each year.

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## **8. REPORT APPENDICES**

Appendix 1: Local Development Scheme 2021-2024

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## **9. BACKGROUND PAPERS**

None

# LOCAL DEVELOPMENT SCHEME

December 2021

2021-2024

**LOCAL DEVELOPMENT SCHEME 2021-2024**

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

**This Local Development Scheme came into effect on 8<sup>th</sup> December 2021**

**All enquiries should be addressed to:**

**Strategic Planning**

**Maidstone Borough Council**

**Maidstone House**

**King Street**

**Maidstone**

**Kent**

**ME15 6JQ**

**Telephone: 01622 602000**

**Email: [LDF@maidstone.gov.uk](mailto:LDF@maidstone.gov.uk)**

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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 purpose of an 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.

1.2 In addition to the Local Plan Review, the Council intends to produce two further Development Plan Documents (DPDs). These are the Gypsy and Traveller DPD and the Design and Sustainability DPD. Both DPDs will affect the whole of Maidstone Borough. This LDS covers the period 2021-2024 and contains a timetable for the delivery of each DPD to inform local people and stakeholders of the key milestones of production.

1.3 This LDS replaces the Local Development Scheme 2021-2023 which was approved by Full Council on 14<sup>th</sup> July 2021.

1.4 The Local Development Scheme 2021-2024 was approved by Full Council on 8<sup>th</sup> December 2021 and came into effect on the same day.

### **The Development Plan**

1.5 **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. As of 8<sup>th</sup> December 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)
- Otham Neighbourhood Plan 2020 – 2035 (September 2021)
- Kent Minerals and Waste Local Plan 2013-2030 (September 2020)

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

1.7 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.

1.8 **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, seven Neighbourhood Development Plans have been made and a number of Neighbourhood Development Plans are at various stages of preparation.

1.9 **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**

1.10 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**

1.11 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.

1.12 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.

1.13 The infrastructure schemes and/or types of infrastructure that may be funded by Maidstone CIL are set out in an Infrastructure List contained in the Infrastructure Funding Statement, published on the website. 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 2021-2023**

2.1 There have been changes to the work programme, with the addition of two standalone Development Plan Documents (DPDs), in addition to the Local Plan Review. The DPDs will sit alongside the Local Plan Review. The need for each of the new DPDs is explored below.

2.2 **Gypsy and Traveller DPD:** A new Gypsy and Traveller Accommodation Assessment (GTAA) is being produced and will outline the current and future need for gypsy, traveller and travelling showpeople provision for Maidstone Borough until 2037. Owing to the COVID 19 lockdowns and the subsequent public health advice, the new assessment has been delayed. In the meantime, discussions with the consultants undertaking the assessment have indicated that there will be a significant need for new pitches in Maidstone Borough, over the plan period.

2.3 The Local Plan Review Call for Sites exercise invited the submission of Gypsy, Traveller and Travelling Showpeople sites, however, only a small number were put forward for inclusion in the plan. As a consequence, Maidstone is facing a significant need for new pitches.

2.4 On the basis that the GTAA has not been completed and there will be a likely significant need for pitches, the most appropriate course of action is to undertake a separate Gypsy, Traveller and Travelling Showpeople DPD. This will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and if necessary, a targeted Call for Sites exercise to identify potential new sites so the needs of the community can be adequately and appropriately addressed and appropriate engagement can take place.

2.5 **Design and Sustainability DPD:** The Local Plan Review contains a suite of policies specifically addressing matters of design and sustainability. Recent shifts in local and national agendas have placed a greater degree of focus on how the plan can respond to the current climate and biodiversity crises. At the Strategic Planning and Infrastructure Committee on the 21<sup>st</sup> September 2021, the Council resolved to prepare a DPD reinforced by appropriate evidence to support the Local Plan Review through the strengthening of the council's design and sustainability focused policies. The DPD will sit alongside and build on the policies in the Local Plan Review and will provide the basis for Development Management decision making. The DPD will be informed by the preparation of suitable evidence to justify and the adoption of higher design and sustainability standards where these can be achieved.

2.6 **Local Plan Review:** There has been no change in circumstances regarding the scope and timetable for production of the Local Plan Review since the previous version of the Local Development Scheme came into effect on 14<sup>th</sup> July 2021.

2.7 A timetable for the implementation of the Gypsy and Traveller DPD and the Design and Sustainability DPD, in addition to the Local Plan Review follows.

Local Development Scheme 2021-2024

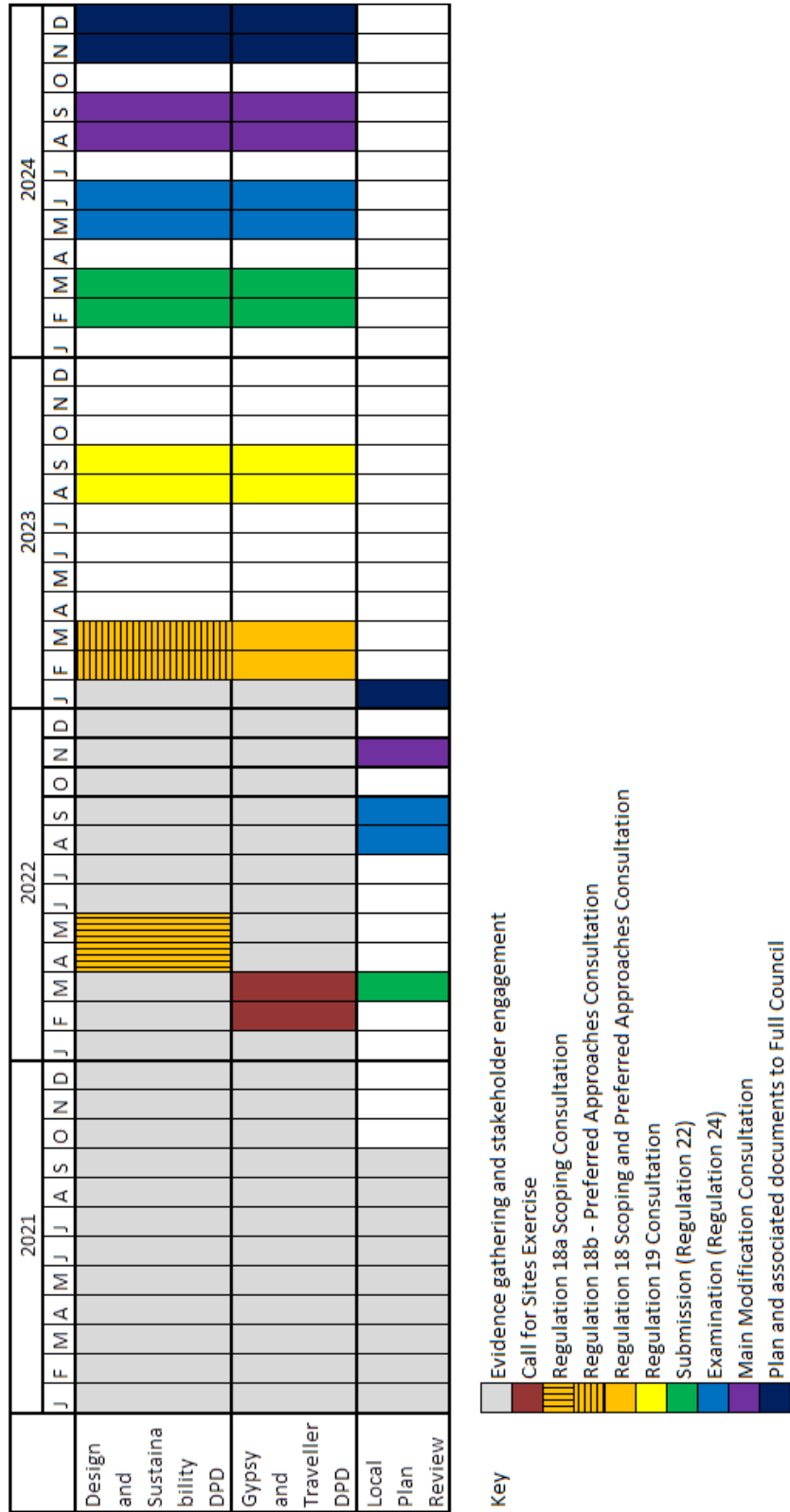


Figure 2.1 Delivery timetable

## **Monitoring and Review**

**2.8 Gypsy and Traveller DPD:** The Council are creating an evidence base to ensure it has sufficient social, environmental, economic and physical information to inform the Gypsy and Traveller DPD. The DPD will explain how its policies will be delivered and implemented and identify performance indicators against which the success of policies will be monitored. These performance indicators will be monitored through annual Authority Monitoring Reports. The Council will monitor and review progress of delivery of this Gypsy and Traveller DPD against this LDS document.

**2.9 Design and Sustainability DPD:** The Council are creating an evidence base to ensure it has sufficient social, environmental, economic and physical information to inform the Design and Sustainability DPD. The DPD will explain how its policies will be delivered and implemented and identify performance indicators against which the success of policies will be monitored. These performance indicators will be monitored through annual Authority Monitoring Reports. The Council will monitor and review progress of delivery of this Design and Sustainability DPD against this LDS document.

**2.10 Local Plan Review:** The Council is creating an evidence base to ensure it has sufficient social, environmental, economic and physical information to inform the review of the local plan. The adopted local plan explains how its policies will be delivered and implemented, and identifies performance indicators against which the success of policies is monitored. The performance indicators will be monitored through annual Authority Monitoring Reports, and the Council will monitor and review progress against the LDS programme in this document.

### 3. Document Project Plan

#### Gypsy and Traveller DPD

<b>Gypsy and Traveller DPD</b>	
<b>Subject/content</b>	<p>The Local Plan Review contains a suite of policies specifically addressing matters of Gypsy and Traveller accommodation and future need. The GTAA recommends that allocations can be used to meet the need from those who met the planning definition. A large proportion of the need is unknown based on modelled local need and the assessment outlines that this need can be dealt with by a criteria-based policy. A standalone DPD is to be prepared.</p> <p>The DPD will sit alongside and build on the policies in the Local Plan Review and will provide the basis for Development Management decision making. The DPD will be informed by the preparation of suitable evidence.</p> <p>Matters to be reviewed include:</p> <ul style="list-style-type: none"> <li>• New site allocations to meet the need</li> <li>• Update to DM policies from adopted Maidstone Borough Local Plan and Maidstone Local Plan Review including outbuildings and day rooms (only needed if emerging guidance changes)</li> <li>• Incorporate existing allocations</li> <li>• Non-planning definition Gypsies accommodation</li> </ul>
<b>Status</b>	Local Plan
<b>Coverage</b>	Maidstone Borough
<b>Chain of Conformity – national</b>	Central government policy and guidance, including the National Planning Policy Framework, National Planning Practice Guidance, Planning policy for traveller sites (2015) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
<b>Chain of Conformity – local</b>	<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> <p>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)            Otham Neighbourhood Plan (2021)</p>
<b>Policies Map</b>	A new policies map is to be created
<b>Timetable</b>	
Sustainability Appraisal	Relevant appraisals and assessment will be carried out throughout the preparation of the DPD
Evidence gathering	January 2021 to January 2023
Call for Sites	February to March 2022
Scope and matters and preferred approaches consultation (Regulation 18)	February to March 2023
Draft DPD	August to September 2023

consultation (Regulation 19)	
Submission (Regulation 22)	February to March 2024
Examination hearing sessions (Regulation 24)	May to June 2024
Main Modification Consultation	August to September 2024
Adoption – Full Council (Regulation 26)	November to December 2024
<b>Arrangements for Production</b>	
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 Gypsy and Traveller DPD

## Design and Sustainability DPD

<b>Design and Sustainability DPD</b>	
<b>Subject/content</b>	<p>The Local Plan Review contains a suite of policies specifically addressing matters of design and sustainability. At the Strategic Planning and Infrastructure Committee on the 21<sup>st</sup> September 2021, the Council resolved to prepare a DPD reinforced by appropriate evidence to support the Local Plan Review through the strengthening of the council’s design and sustainability focused policies.</p> <p>The DPD will sit alongside and build on the policies in the Local Plan Review and will provide the basis for Development Management decision making. The DPD will be informed by the preparation of suitable evidence to justify and the adoption of higher design and sustainability standards where these can be achieved.</p> <p>The DPD will specifically cover matters in relation to:</p> <ul style="list-style-type: none"> <li>• Water efficiency</li> <li>• Low carbon energy</li> <li>• Sustainable buildings</li> <li>• Building design</li> <li>• Biodiversity and landscaping</li> <li>• Open space provision</li> <li>• Sustainable connectivity</li> <li>• Internal space standards</li> <li>• Lighting</li> </ul>
<b>Status</b>	Local Plan
<b>Coverage</b>	Maidstone Borough
<b>Chain of Conformity – national</b>	Central government policy and guidance, including the National Planning Policy Framework, National Planning Practice Guidance, Planning policy for traveller sites (2015) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
<b>Chain of Conformity – local</b>	<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> <p>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)            Otham Neighbourhood Plan (2021)</p>
<b>Policies Map</b>	A new policies map is to be created
<b>Timetable</b>	
Sustainability Appraisal	Relevant appraisals and assessment will be carried out throughout the preparation of the DPD
Evidence gathering	January 2021 to January 2023
Scope and matters consultation (Regulation 18a)	April to May 2022
Preferred approaches	February to March 2023

consultation (Regulation 18b)	
Draft DPD consultation (Regulation 19)	August to September 2023
Submission (Regulation 22)	February to March 2024
Examination hearing sessions (Regulation 24)	May to June 2024
Main Modification Consultation	August to September 2024
Adoption – Full Council (Regulation 26)	November to December 2024
<b>Arrangements for Production</b>	
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 3.2 Project Plan for the Design and Sustainability DPD



## Local Plan Review

<b>Maidstone Local Plan Review</b>	
<b>Subject/content</b>	<p>Matters to be reviewed include:</p> <ul style="list-style-type: none"> <li>• A review of housing of needs</li> <li>• 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</li> <li>• 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</li> <li>• A review of employment land provision and how to accommodate any additional employment land needed as a result</li> <li>• 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</li> <li>• Alternatives to such a relief road</li> <li>• The need for further sustainable transport measures aimed at encouraging modal shift to reduce congestion and air pollution</li> <li>• Reconsideration of the approach to the Syngenta and Baltic Wharf sites if these have not been resolved in the interim</li> <li>• Extension of the local plan period</li> </ul>
<b>Status</b>	Local Plan
<b>Coverage</b>	Maidstone Borough
<b>Chain of Conformity – national</b>	Central government policy and guidance, including the National Planning Policy Framework, National Planning Practice Guidance, Planning policy for traveller sites (2015) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
<b>Chain of Conformity – local</b>	<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> <p>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)            Otham Neighbourhood Plan (2021)</p>
<b>Policies Map</b>	To be amended to reflect the policy content of the Local Plan Review
<b>Timetable</b>	
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
Submission (Regulation 22)	March 2022
Examination hearing sessions (Regulation 24)	August – September 2022

Main Modification Consultation	November 2022
Adoption – Full Council (Regulation 26)	January 2023
<b>Arrangements for Production</b>	
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 3.3 Project Plan for the Maidstone Borough Local Plan Review

#### 4. Appendix

##### Glossary of terms

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
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.
GTAA	Gypsy and Traveller Accommodation Assessment	The assessment outlines the current and future need for gypsy, traveller and travelling showpeople provision for Maidstone Borough until 2037.
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 plans and Development Plan Documents.
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.

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
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.
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

# Agenda Item 9

## **STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE**

**9 November 2021**

### **Local Plan Review Update**

<b>Final Decision-Maker</b>	Strategic Planning and Infrastructure Committee
<b>Lead Head of Service</b>	Philip Coyne (Interim Director of the Local Plan Review) and Rob Jarman (Head of Planning and Development)
<b>Lead Officer and Report Author</b>	Mark Egerton (Strategic Planning Manager)
<b>Classification</b>	Public
<b>Wards affected</b>	All

#### **Executive Summary**

At the 10 March 2020 meeting of this committee, Members resolved that officers provide a short, written update at each meeting of this committee, concerning any slippage and/or progress on delivering the Local Plan Review on the timetable agreed. This report provides the requested update.

#### **Purpose of Report**

Noting

#### **This report makes the following recommendations to this Committee:**

1. That the report be noted

#### **Timetable**

<b>Meeting</b>	<b>Date</b>
Strategic Planning and Infrastructure Committee	9 November 2021

# Local Plan Review Update

## 1. INTRODUCTION AND BACKGROUND

- 1.1 At the 10th March 2020 meeting of the Strategic Planning and Infrastructure (SPI) Committee, Members resolved that officers should provide a short-written update at each meeting of the committee, concerning any slippage and/or progress on delivering the plan on the timescale agreed. This report provides the requested update.
  - 1.2 The Local Planning Authority is working to a timetable set out in the approved Local Development Scheme (July 2021). This document provides for a Local Plan Review consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended) from October 2021.
  - 1.3 Following the resolutions made at the 4<sup>th</sup> October 2021 meeting of this committee and at the 6<sup>th</sup> October 2021 Full Council meeting, Officers undertook work in preparation for the ongoing Regulation 19 public consultation on the Local Plan Review Draft for Submission documents, as well as the concurrent consultation on the associated Sustainability Appraisal.
  - 1.4 The consultations commenced on 29<sup>th</sup> October 2021 and will finish on 12<sup>th</sup> December 2021. They are being undertaken in accordance with government requirements, as well as requirements contained in Maidstone's Statement of Community Involvement.
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## 2. RISK

- 2.1 This report is presented for information only has no direct risk management implications. Risks associated with the LPR are dealt with through the usual operational framework and have been previously reported.
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## 3. REPORT APPENDICES

- None
-