

**MAIDSTONE BOROUGH COUNCIL**

**COUNCIL**

**6 OCTOBER 2021**

**REPORT OF THE STRATEGIC PLANNING AND INFRASTRUCTURE  
COMMITTEE TO BE HELD ON 4 OCTOBER 2021**

**MAIDSTONE LOCAL PLAN REVIEW – REGULATION 19 CONSULTATION,  
EVIDENCE DOCUMENTS AND SUSTAINABILITY APPRAISAL  
CONSULTATION**

Maidstone Borough Council's (MBC) Local Plan was adopted in October 2017. It planned for the period 2011-2031 and contained a policy (LPR1) setting out which matters may need to be addressed in the first review, with a target date of April 2021. Since this time, the government has published updates to its National Planning Policy Framework. One of the updates contains new requirements, including a new standard methodology for calculating housing need and a requirement for undertaking Local Plan reviews (LPR) every 5 years. The Council has also subsequently produced a Strategic Plan 2019-2045.

In July 2018, the Council agreed that it would prepare a Local Plan Review. The LPR has a 15-year time period – 2022 to 2037. The first milestone in the timetable was an initial stage of public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The consultation document considered and sought responses on the 'Scoping, Themes and Issues' for the Local Plan Review and took place between 19 July 2019 and 30 September 2019. Over 550 responses were received, and the analysis was fed back to the Strategic Planning and Infrastructure (SPI) Committee on 10 March 2020.

The next stage of public consultation also took place under Regulation 18. This document set out the Council's 'Preferred Approaches' to the matters to be considered within the LPR. A significant amount of evidence and analysis was developed to inform this stage of the LPR, which was presented to the SPI Committee in September 2020 and has been published and is available on the Council's website.

The consultation on the Regulation 18 Preferred Approaches document took place from 1 December 2020 and was extended to 8 January 2021. Approximately 3,100 responses were received and a report setting out the feedback from the consultation was presented to the SPI committee on 9 March 2021. A separate consultation on the Sustainability Appraisal of the spatial approaches and sites ran concurrently with the Preferred Approaches consultation, with feedback being provided to the Council's consultants for their consideration.

Work has continued apace on the Local Plan Review. This has included updates to the evidence base and production of the Regulation 19 version of the LPR

document and associated Policies Map. This 'Draft for Submission' version of the LPR contains the policies and proposals that the Local Planning Authority intend to submit to the Secretary of State, accompanied by any Main Modifications. This version of the plan will be examined by an Inspector appointed by the Secretary of State. The associated minimum 6-week public consultation is intended to focus on the soundness and legal compliance of the plan.

The Regulation 19 document and associated Policies Map are attached as Appendices 1 and 2 to Item 14 - Maidstone Local Plan Review – Regulation 19 Consultation, Evidence Documents and Sustainability Appraisal Consultation, of the agenda for the 4 October 2021 SPI Committee Meeting.

In a similar manner to the Regulation 18 Preferred Approaches stage, there is a Sustainability Appraisal consultation that is intended to run concurrently with the Regulation 19 documents consultation. The purpose of this consultation will be to seek views on the 'Sustainability Appraisal of the Maidstone Local Plan Review: Regulation 19 Pre-Submission' document. This is attached at Appendix 3 of the report mentioned above. The consultation will seek representations from consultation bodies and other parties who, in its opinion, are affected or likely to be affected by, or have an interest in, the decisions involved in the assessment and adoption of the plan. It is dealt with under separate legislative processes to the LPR but will make use of existing notification processes that will be used for the Regulation 19 consultation e.g., public notices, notification letters and other methods of notification, with the information being available on the Council's website. The consultation would run for the same period of time as the Regulation 19 consultation.

An updated evidence base will also be published with the Regulation 19 documents. This will be used in conjunction with the already published evidence documents to support the Regulation 19 documents. The additional evidence base documents are provided as background documents to this report and as Exempt Appendix 4 – Statements of Common Ground.

At its 4 October 2021 Meeting, the SPI Committee will be requested to consider making the following recommendations to Full Council:

1. Approves the Maidstone Borough Local Plan Review Draft for Submission document (Appendix 1) and associated Policies Map (Appendix 2) for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended) between the 29 October 2021 and 12 December 2021;
2. Approves the Maidstone Borough Local Plan Review Draft for Submission document (Appendix 1) and associated Policies Map (Appendix 2) for Submission under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended)) to the Secretary of State for Housing, Communities and Local Government/Secretary of State for Levelling up, Housing and Communities for examination under Section 20 of the Planning and Compulsory Purchase Act 2004;

3. Grants delegated powers to the Strategic Planning and Infrastructure Committee to submit a schedule of Main Modifications in respect of the Local Plan Review Draft for Submission document and associated Policies Map, arising from representations made under Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) to the Secretary of State for Housing, Communities and Local Government/Secretary of State for Levelling up, Housing and Communities;
4. Provides delegated authority to the Head of Planning and Development to make factual alterations and minor amendments such as graphics, layout, spelling and grammatical changes to the Local Plan Review Draft for Submission Document and associated Policies;
5. Approves the 'Sustainability Appraisal of the Maidstone Local Plan Review: Regulation 19 Pre-Submission' document (Appendix 3) for public consultation between the 29 October 2021 and 12 December 2021; and
6. Notes the list of documents within the evidence base provided as background documents to this report and the working draft Statements of Common Ground (Exempt Appendix 4) that will support the Local Plan Review.

The recommendations of the SPI Committee, if any, will be reported orally to the Council at the meeting on the 6 October 2021.

#### Appendices

The following documents are included within the agenda for the 4 October 2021 meeting of the Strategic Planning and Infrastructure Committee:

Maidstone Local Plan Review – Regulation 19 Consultation, Evidence Documents and Sustainability Appraisal Consultation, pp. 4-38.

Appendix 1: Local Plan Review Regulation 19 'Draft for Submission' document, pp. 39-329.

Appendix 2: Local Plan Review Regulation 19 Policies Map, pp. 330-384.

Appendix 3a: 'Sustainability Appraisal Non-Technical Summary, pp. 385-443.

Appendix 3b: 'Sustainability Appraisal', pp. 434-865.

Exempt Appendix 4: Working Draft Statements of Common Ground with neighbouring authorities and other prescribed bodies, pp. 866-981.