

Preface

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

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Local Development Scheme

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1 Introduction to the Local Development Scheme

1.1 This Local Development Scheme comes into effect on xxxxx and replaces all previous versions of the Scheme.

Local Development Framework

1.2 The Planning and Compulsory Purchase Act 2004 (the Act) introduced a two-tier plan making system comprising Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). The RSS for the south east is the **South East Plan** (2009), which sets a broad spatial planning strategy for the region to 2026 but also specifically refers to Maidstone's role in the region, setting development targets and policy requirements.

1.3 The LDF is a folder of **local development documents** that outline the spatial planning strategy for Maidstone. These documents explain how planning will be managed in the local area. The LDF folder contains the following documents:

- Statement of Community Involvement
- Local Development Scheme
- Annual Monitoring Reports
- Development Plan Documents
- Area Action Plans
- Supplementary Planning Documents
- Saved Local Plan Policies
- Proposals Map.

1.4 The **Statement of Community Involvement** is a crucial part of the plan making system because it explains how and when local communities and stakeholders will become involved in the production of documents. The **Annual Monitoring Report** monitors the success of LDF objectives, targets and adopted policies. There is no longer a requirement for local authorities to submit the Annual Monitoring Report to the Secretary of State for approval, and the Council will need to consider its approach towards monitoring in future.

1.5 The **Local Development Scheme** is a project plan that sets the timetable for the production of Development Plan Documents and Area Action Plans. **Development Plan Documents** (DPD) outline the key development objectives of the LDF. Their production is dependent on community and stakeholder involvement, public consultation, sustainability appraisal and independent examination. The Core Strategy is the principal DPD, setting out the spatial vision, objectives and key policies for the delivery of the LDF. The Core Strategy also plays a key part in delivering the spatial objectives of the Council's Sustainable Community Strategy and the Strategic Plan. An **Area Action Plan** (AAP) is a DPD for a specific location, usually a major regeneration area or growth area.

1.6 Supplementary Planning Documents (SPD) expand or add detail to adopted or saved policies, and they are prepared with stakeholder and community participation and consultation. The documents are not required to undergo sustainability appraisal if the parent policy has been subject to this process, and SPDs are not subject to independent examination.

1.7 Saved policies are those saved from the Maidstone Borough-wide Local Plan (2000). Under government transitional arrangements for replacing the former local plan system with that of the LDF, certain local plan policies can be saved until they are replaced by the Core Strategy or other DPDs. A list of saved policies, approved by the Secretary of State, can be found on the Council's website.

1.8 The Proposals Map illustrates areas of protection and site specific proposals from saved policies, DPDs and AAPs. The Proposals Map is amended every time a DPD or AAP is adopted. Maidstone has an interactive proposals map which can be accessed through its website.

1.9 As a minimum, the LDF must include a Proposals Map and a Core Strategy DPD.

1.10 Supplementary Guidance can be prepared by regional or strategic bodies if the information contained in such documents applies to areas greater than a single district. Supplementary Guidance does not form part of the Council's LDF but, if it meets the disciplines of SPD production, it can carry commensurate weight in decision making processes.

1.11 Maidstone's LDF comprises the following adopted documents:

- Statement of Community Involvement (2006)
- Local Development Scheme (2011)
- Annual Monitoring Reports (2004 to 2010)
- Affordable Housing DPD (2006)
- Open Space DPD (2006)
- Sustainable Construction: Using Water SPD (2006)
- Loose Road Character Area Assessment SPD (2008)
- London Road, Bower Mount Road, Buckland Hill Character Area Assessment SPD (2008)
- Residential Extensions SPD (2009).

1.12 Endorsed Supplementary Guidance to Maidstone's LDF includes:

- Kent Downs Area of Outstanding Natural Beauty Management Plan 2009-2014 (endorsed March 2009)
- Kent Design Guide 2005/06 (endorsed May 2009).

The Development Plan

1.13 The **Development Plan** is central to the planning system and is needed to guide the decision making process for land uses and development proposals. The Development Plan for Maidstone comprises a number of local and strategic documents: the Regional Spatial Strategy, adopted Development Plan Documents,

saved policies from the Maidstone Borough-wide Local Plan, and saved policies from the Kent Minerals and Waste Local Plans that are prepared by Kent County Council. Maidstone's development plan comprises:

- South East Plan (May 2009)
- Affordable Housing DPD (December 2006)
- Open Space DPD (December 2006)
- Maidstone Borough-wide Local Plan Saved Policies (September 2007)
- Kent Minerals Local Plans Saved Policies (May 1986, December 1993 & December 1997)
- Kent Waste Local Plan Saved Policies (March 1998)

1.14 The saved policies of the Maidstone Borough-wide Local Plan will progressively be phased out and superseded by policies contained in the Core Strategy and other Development Plan Documents. The programme for the production of these documents is set out in this Local Development Scheme.

1.15 The Kent Minerals and Waste Local Plans will be replaced by the emerging Kent Minerals and Waste Core Strategy.

The Purpose of a Local Development Scheme

1.16 Local authorities are required to produce an LDS which sets out the range of DPDs that the local authority is preparing, together with a work programme over a minimum 3-year period and an explanation of how the Council will resource and manage documents⁽¹⁾. The LDS must include a risk assessment of scenarios that might impact on the timetable for the production of documents, and an explanation of how the Council will deal with those risks. The scheme needs to ensure that the framework is put into place systematically, that it is kept up to date, and that the community is actively involved in the process. The LDS makes the planning authority more accountable, and it offers the wider community some certainty about when and how it can engage in the plan making process.

1.17 An LDS does not have to include a programme for all local development documents, only for DPDs and AAPs, which are subject to Sustainability Appraisal. The LDS must include a description of the subject matter for each DPD/AAP, explain how documents relate to each other and set a detailed timetable for document production. Although there is no duty to include a programme for the production of SPDs, the Council considers that the inclusion of key SPDs that are a priority to support the delivery of Core Strategy policies provides clarity for the public. An LDS programme includes 4 project "milestones" for DPDs that comprise:

- Consultation with the statutory bodies on the scope of the Sustainability Appraisal for the DPD
- Publication of the DPD for formal public consultation (Regulation 27)
- Submission of the DPD to the Secretary of State (Regulation 30)
- Adoption of the DPD (Regulation 36).

1.18 The Local Development Scheme 2011:

1 Town and Country Planning Regulations 2004, as amended 2008 and 2009

1 . Introduction to the Local Development Scheme

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- Contains a brief profile of Maidstone Borough
 - Reviews the progress of the 2009 LDS
 - Sets out the amended LDS programme for 2011 to 2015
 - Assesses the risks to the new programme and explains how the risks will be managed
 - Contains individual project plans for each DPD/AAP contained in the LDS
 - Includes a glossary of terms and acronyms used throughout this document
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2 Challenges for Maidstone

2.1 The borough of Maidstone covers 40,000 hectares and is located in the heart of Kent. It has a large urban area to the north west of the Borough and is surrounded by a substantial rural hinterland. Maidstone is the County Town of Kent and over 70% of the borough's population of approximately 148,500 people live in the town's urban area. Maidstone is strategically located between the Channel Tunnel and London, and has direct connections to both via the M20 and M2 motorways. There are rail connections to London, the coast, and to the Medway Towns through three central railway stations in the town. These railways also serve some of the larger villages. Whilst the Channel Tunnel Rail Link runs through the Borough, there are no stations to access the Link. There are a number of main transport routes in the borough, including the A229, A249, A274, A20 and A26.

2.2 The town centre has a strong commercial and retail centre, and Maidstone is one of the largest retail centres in the south east. Economically the borough is relatively prosperous with a considerable employment base and a lower than average unemployment rate compared to Kent and the south east. However, Maidstone also has a low wage economy, which leads to out-commuting to higher paid work. The local housing market flows across district boundaries and is influenced by London, resulting in relatively high local house prices. Some areas in central Maidstone are in need of regeneration, and there are also pockets of deprivation in the suburban areas, most notably in North, High Street, Shepway North, Shepway South and Park Wood wards.

2.3 The rural area of the borough is characterised by a large number of villages and hamlets. The rural service centres of Harrietsham, Lenham, Marden, Headcorn and Staplehurst provide services and facilities to the rural hinterland, although smaller villages also play a vital role. There are some significant centres of economic activity in and around the larger rural settlements, and smaller commercial premises are scattered throughout the borough.

2.4 Large tracts of Maidstone's countryside have special nature and landscape designations to protect their value. There are many places and buildings of historic value, and much of the rural area is classed as best and most versatile agricultural land. The River Medway courses through the borough and the town centre and, together with its tributaries, is one of Maidstone's prime assets.

2.5 Consistent with Maidstone's growth role, the Council's priorities for the borough are to achieve a growing economy and to ensure Maidstone is a decent place to live⁽²⁾. Maidstone's emerging Core Strategy policies seek economic growth and prosperity and the provision of affordable housing to meet local needs. Key to delivering these aims is the provision of supporting infrastructure. The direction of Maidstone's growth is constrained by a high quality environment, the extent of its flood plain, and the limitations of its transport and infrastructure system. There are also concerns about the loss of open space and the intense scale of development in the urban area.

2 . Challenges for Maidstone

2.6 The challenge for the Local Development Framework in Maidstone is how to manage the potential impacts from future growth and allow for more employment and residential development to take place in a sustainable manner to assist the local economy, whilst protecting the valued landscape, biodiversity and countryside of the borough.

3 The Local Development Scheme

Review of the Local Development Scheme 2009

3.1 Maidstone’s LDS was first adopted in 2005 and, following reviews, was amended in 2007 and 2009. Since 2009, a number of events have resulted in delays to the programme for plan production and led to the need for a review of the scheme:

- A deferment of the Core Strategy DPD timetable to enable the Council to assess the delivery of the South East Plan housing target for Maidstone;
- A delay to the Gypsy and Traveller Pitch Allocations DPD programme as a result of the need to set a locally derived pitch target;
- Amendments to national planning policy statements; and
- Proposed changes to the plan making system emerging through the Localism Bill and the government’s Plan for Growth.

It is therefore an appropriate time for the Council to give consideration to prioritising the number and content of LDF documents that will be produced over the next 3½ years to spring 2015.

3.2 The adopted LDS (2009) set out a programme to deliver three Development Plan Documents (DPD) and two Area Action Plans (AAP):

- Core Strategy DPD
- Gypsy & Traveller Pitch Allocations DPD
- Land Allocations DPD
- Town Centre Regeneration AAP
- Maidstone Urban Extension AAP.

A review of the achievement of LDS milestones for these documents is set out in the table below.

Document	Milestone	Target Date	Date Achieved
Core Strategy DPD	SA Scoping consultation	August 2009	August 2009
	Publication consultation	December 2010	Target not met
	Submission to Secretary of State	March 2011	Target not met
Gypsy & Traveller Pitch Allocations DPD	SA Scoping consultation	August 2009	August 2009
	Publication consultation	July 2010	Target not met
	Submission to Secretary of State	October 2010	Target not met
Town Centre Regeneration AAP	SA Scoping consultation	March 2011	Target not met

3 . The Local Development Scheme

Document	Milestone	Target Date	Date Achieved
Maidstone Urban Extension AAP	SA Scoping consultation	March 2011	Target not met

Table 3.1 LDS Milestones July 2009 to June 2011

3.3 The milestones for the Sustainability Appraisal Scoping consultations for the Core Strategy DPD and the Gypsy and Traveller Pitch Allocations DPD were met, but none of the remaining targets within the monitoring period July 2009 to June 2011 were achieved due to the factors outlined in paragraph 3.1. Nonetheless, within this intervening period, the Council has met its submission targets for the Annual Monitoring Reports (2009 and 2010), and has taken the opportunity to update and complete its evidence base for the Core strategy.

3.4 The **Core Strategy DPD**, which sets the Council's spatial vision and objectives for future development in the borough, is the lynch pin of Maidstone's local development framework (LDF) and its adoption is a priority for the Council. A comprehensive analysis of the borough's needs has been undertaken and completed in order to establish local development targets and a preferred distribution pattern of development for the Core Strategy in advance of public participation consultation which commenced in September 2011.

3.5 The Council previously decided to prepare an early Gypsy and Traveller Pitch Allocations DPD to allocate land to meet the pitch target that was due to be determined through the South East Plan Partial Review. The supply of gypsy and traveller pitches has long been a local issue for the Council, and an independent DPD prepared in advance of the Core Strategy was intended to address the urgent need identified in studies. However, the South East Plan Partial Review will no longer be completed and local authorities are responsible for setting locally derived pitch targets. Maidstone's Core Strategy will set the pitch target for the borough as well as setting the criteria for determining planning applications for pitches on previously unidentified sites. Consequently, a Gypsy and Traveller Pitch Allocations DPD cannot be prepared in advance of the Core Strategy. The Council has considered the benefits and disadvantages of preparing a separate DPD for pitch allocations and has resolved that such allocations will be made through a Development Delivery DPD, so the Gypsy and Traveller Pitch Allocations DPD is consequently deleted as part of this review.

3.6 Priority will be given to the production of the Town Centre Regeneration AAP following the adoption of the Core Strategy. This document is renamed the **Central Maidstone AAP** to allow some flexibility to incorporate key sites adjacent to the town centre boundary.

3.7 The Core Strategy no longer proposes an urban extension or strategic development area as part of its strategy so the Maidstone Urban Extension AAP is deleted as a result of this review.

3.8 In the adopted LDS (2009), the Land Allocations DPD was programmed to commence in 2013. The deletion of the Gypsy and Traveller Pitch Allocations DPD and the Maidstone Urban Extension AAP in this review offers the opportunity

to bring the programme for preparing the Land Allocations DPD forward, and to expand the remit of the DPD to incorporate development management policies in addition to site specific allocations and designated areas of protection. This approach will provide an up-to-date policy framework for development management processes. Given the wider scope of this document, it has been renamed the **Development Delivery DPD**.

3.9 As a result of this review, the DPDs/AAPs that will comprise the LDS (2011) are:

- **Core Strategy DPD**
- **Development Delivery DPD**
- **Central Maidstone AAP.**

3.10 The Core Strategy is the key LDF document and subsequent DPDs and AAPs strengthen the policy framework, but a suite of Supplementary Planning Documents (SPDs) is also required to add detail to policies contained in the Core Strategy and other documents. There is no requirement to include a programme for the preparation of SPDs in an LDS, but the Council considers that the identification of priority SPDs gives clarity to the structure of its LDF. The adopted LDS (2009) highlighted a number of SPDs that were to be given further consideration by the Council: Planning Tariff SPD, Parking Strategy SPD, Landscape Character Area Assessment SPD, Character Area SPDs, Air Quality SPD.

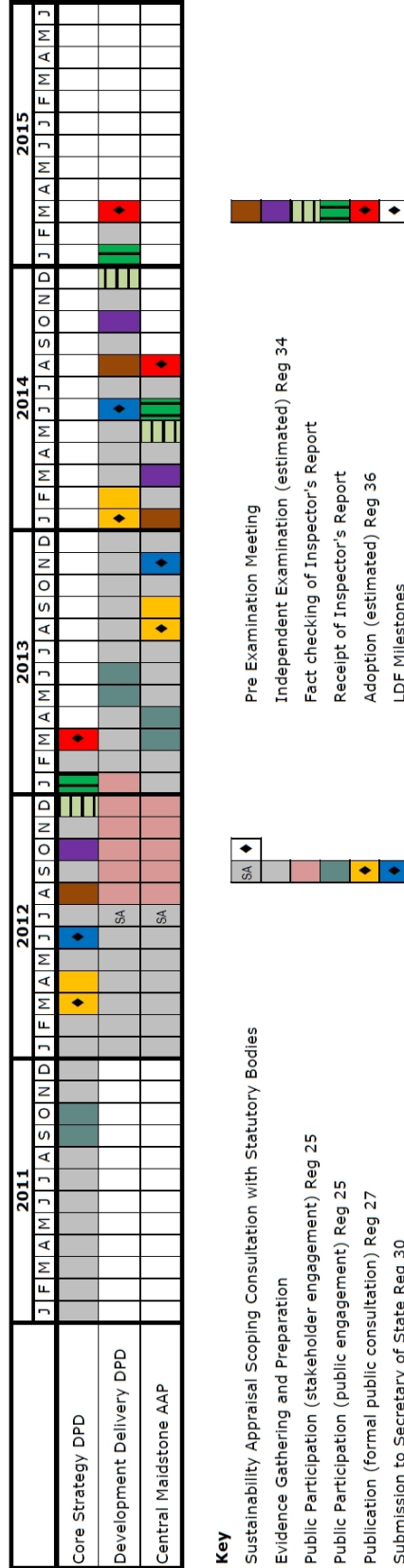
3.11 The Planning Tariff SPD is no longer required because the Council will set a community infrastructure levy. The Council has prepared a draft Infrastructure Delivery Plan and will develop a charging schedule to set its levy. Further Character Area SPDs and an Air Quality SPD are desirable but these documents are not critical to Core Strategy delivery and priority can be given to the production of these documents and others once key SPDs are adopted.

3.12 The parking strategy will underpin the Sustainable Transport Strategy, but a **Parking Standards SPD** is required to set local parking standards for new commercial and residential development. A **Landscape Character Guidelines SPD** is required to develop a "toolkit" to assist with the determination of planning applications within the landscape areas identified in the Council's emerging Landscape Character Assessment (2011). An **Affordable Housing SPD** will deliver the detail of the Core Strategy affordable housing policy. The Council has therefore prioritised the preparation of the following documents:

- **Parking Standards SPD**
- **Landscape Character Guidelines SPD**
- **Affordable Housing SPD.**

3 . The Local Development Scheme

Local Development Scheme 2011



Monitoring and Review

3.13 The Council will continually assess and build on its robust evidence base to ensure it has sufficient social, environmental, economic and physical information, to identify the spatial characteristics and needs of the borough to inform the preparation of LDF documents. Each DPD/AAP will explain how its policies will be delivered and implemented, and will identify performance indicators against which the success of policies will be monitored. A number of the performance indicators will be monitored through the LDF Annual Monitoring Report (or equivalent). The Council will also maintain a programme management approach to monitor and review the LDS timetable to ensure that the milestones for document production set out in the scheme are met.

3.14 If a future revision of the LDS is necessary, the Council will explain the reasons for changes to the production of documents and any amendments to the timetable for their preparation.

4 Risk Management

4.1 The adoption of the DPDs and AAP set out in the LDS programme (2011) will reduce the risk of inappropriate development and will provide a clear policy direction to Members, landowners, developers and members of the public. The Council is continually analysing the staffing and financial resources available to produce its Local Development Framework, and progress is periodically reported to the Council's Cabinet in line with budget bids. However, there are still several problems which might be encountered in keeping the LDS programme on course, and the Council must assess how these risks might be minimised.

4.2 The introduction of new planning legislation, regulations and national policy (including the Localism Bill and the National Planning Policy Framework) will change the plan preparation process and could impact on the content of plans, resulting in a delay to the programme. There are likely to be transitional arrangements for plans already in preparation, and the Council will keep a watching brief to respond quickly to any national policy or regulatory changes. Counsel has been retained to offer legal advice on document content and processes, to ensure that all risks to the preparation of plans are appropriately considered.

4.3 The number and complexity of responses to the Core Strategy Public Participation consultation (regulation 25 consultation) could prove to be time consuming. The Council has prepared a comprehensive and robust evidence base to support its Core Strategy, but objectors may raise issues that require further consideration. To mitigate against a potential delay to the programme, 6 weeks have been built into the timetable to consider and respond to comments, an on-line consultation system is in place to manage the volume of representations, and the Council has prioritised the production of the Core Strategy in the context of its resources.

4.4 Risks to the adoption of the Core Strategy and other plans are generally associated with meeting the tests of soundness at Independent Examination. The Council has obtained legal advice to ensure the Core Strategy is in general conformity with the South East Plan, and advice in respect of the supporting evidence and processes for the Core Strategy has been sought from the Planning Inspectorate and the Planning Advisory Service.

4.5 Political and stakeholder co-operation is essential for the Council to meet its LDS milestones. A number of plans involve partnership working with other agencies, such as the infrastructure providers (health, education, water, electric, gas, etc.), the Highways Agency, Kent County Council, the Environment Agency, and relevant landowners regarding land delivery. The Council is minimising this risk to the programme by fully engaging with stakeholders through a number of working groups, and by setting up a series of Member meetings to steer documents through the plan making process.

4.6 The LDS takes into account current staffing levels and the Council will endeavour to recruit and retain skilled and experienced staff who are necessary to deliver the scheme. Specialist consultants and contractors will be engaged

as required. The Council can take action to mitigate against shortages in an area of skills scarcity, although cannot plan for all interruptions through vacancies, sickness and maternity leave.

4.7 A dedicated budget to deliver the LDF has been identified through the Council's medium term financial strategy. The Council will ensure that the budget is managed efficiently and effectively, and will identify any likely deficiencies at an early stage.

4.8 The LDS programme has undergone a realistic review, including an assessment of documents that will need to be prepared to replace saved local plan policies.

5 Document Project Plans

Core Strategy DPD

CORE STRATEGY	
Subject	Sets the spatial vision and strategy for the future development of Maidstone to 2026
Status	Development Plan Document
Coverage	Maidstone borough
Content	<ul style="list-style-type: none"> • The Council's spatial vision, spatial objectives, and strategy for the distribution of development 2006 to 2026 • The delivery of growth targets set by the South East Plan for housing provision, together with supporting infrastructure and community facilities • Provision of sustainable employment opportunities to create 10,000 jobs • The identification of broad locations for development, illustrated by a key strategic diagram • Meeting housing needs through appropriate dwelling mix, affordable housing and local needs housing • Criteria based policy and pitch target for gypsy and traveller needs • The delivery of quality and sustainable new development • Town centre and suburban regeneration • Designation of rural service centres • Protection and enhancement of the environment and the borough's natural assets • Sustainable transportation • Infrastructure Delivery Plan
Chain of Conformity	RSS (the South East Plan) and central government policy and guidance. Regard to the Maidstone Sustainable Community Strategy, Strategic Plan, Economic Development Strategy, Housing Strategy and Regeneration Statement. The Core Strategy sets the strategy with which all local development documents must comply.
Proposals Map	To be amended to reflect the adoption of the Core Strategy DPD
Timetable	
SA Scoping Report	August 2009

Public Participation (Reg 25)	September/October 2011
Publication (Reg 27)	March/April 2012
Submission (Reg 30)	June 2012
Pre Examination Meeting	August 2012
Examination (estimate)(Reg 34)	October 2012
Fact Checking Inspector's Report	December 2012
Receipt of Inspector's Report	January 2013
Adoption (estimate)(Reg 36)	March 2013
Arrangements for Production	
Internal Partners	Teams within the directorates of Change, Planning & the Environment and Regeneration & Communities, Management Team, Core Strategy Members Working Group, Member Advisory Group (Local Development Document Task & Finish Scrutiny Panel)
External Partners	Appropriate national consultees, the LSP, Town Centre Management, parish councils and other stakeholders and community groups set out in the SCI
External Resources	KCC Highways, infrastructure providers and the HCA

Table 5.1

Development Delivery DPD

DEVELOPMENT DELIVERY	
Subject	Site specific land allocations for new housing, business, retail and infrastructure; designated protection areas, and development management policies
Status	Development Plan Document
Coverage	Maidstone borough
Content	<ul style="list-style-type: none"> • To identify sites for new land allocations to meet the housing, employment, retail, tourism, public open space, community and infrastructure needs of the borough in accordance with development strategy defined by the Core Strategy • Implementation programme, to secure necessary infrastructure • Safeguarding of identified employment areas • Review of the defined boundaries for the urban area and rural service centres • Assessment of landscape and environmental protection areas • Safeguarding and enhancing biodiversity (including designations) • Development management policies
Chain of Conformity	RSS (the South East Plan), central government policy and guidance, and the Core Strategy. Regard to the Maidstone Sustainable Community Strategy, Strategic Plan, Economic Development Strategy, Housing Strategy and Regeneration Statement.
Proposals Map	To be amended to reflect the adoption of the Development Delivery DPD
Timetable	
SA Scoping Report	July 2012
Public Participation (Reg 25)	May/June 2013
Publication (Reg 27)	January/February 2014
Submission (Reg 30)	June 2014
Pre Examination Meeting	August 2014
Examination (estimate)(Reg 34)	October 2014

Fact Checking Inspector's Report	December 2014
Receipt of Inspector's Report	January 2015
Adoption (estimate)(Reg 36)	March 2015
Arrangements for Production	
Internal Partners	Teams within the directorates of Change, Planning & the Environment and Regeneration & Communities, Management Team, Members Working Group, Member Advisory Group (Local Development Document Task & Finish Scrutiny Panel)
External Partners	Appropriate national consultees, the LSP, Town Centre Management, parish councils and other stakeholders and community groups set out in the SCI
External Resources	Use of specialist consultants to provide part of the background evidence as required

Table 5.2

Central Maidstone AAP

CENTRAL MAIDSTONE	
Subject	To define urban regeneration areas within and adjacent to the town centre and to provide a policy framework and implementation plan for the revival of defined areas, in accordance with the Core Strategy.
Status	Area Action Plan
Coverage	For specified areas within and adjacent to the town centre identified in the AAP
Content	<ul style="list-style-type: none"> • To guide the redevelopment and regeneration of defined areas in terms of land use, design, phasing and the implementation of schemes • Enhancement of the vitality and character of the town centre • Identification of different land use "quarters" for office, retail, etc., and to define their roles • Identification of opportunities for appropriate mixed use development • Improvement of highway, transport, cycle and pedestrian routes • Conservation and environmental protection and enhancement • Appraisal of the riverside potential • Assessment of the need for community, leisure and/or tourism facilities
Chain of Conformity	RSS (the South East Plan), central government policy and guidance, and the Core Strategy. Regard to the Maidstone Sustainable Community Strategy, Strategic Plan, Economic Development Strategy and Housing Strategy.
Proposals Map	To be amended to reflect the adoption of the Central Maidstone AAP
Timetable	
SA Scoping Report	July 2012
Public Participation (Reg 25)	March/April 2013
Publication (Reg 27)	August/September 2013
Submission (Reg 30)	November 2013
Pre Examination Meeting	January 2014

Examination (estimate)(Reg 34)	March 2014
Fact Checking Inspector's Report	May 2014
Receipt of Inspector's Report	June 2014
Adoption (estimate)(Reg 36)	August 2014
Arrangements for Production	
Internal Partners	Teams within the directorates of Change, Planning & the Environment and Regeneration & Communities, Management Team, Members Working Group, Member Advisory Group (Local Development Document Task & Finish Scrutiny Panel)
External Partners	Appropriate national consultees, the LSP, Town Centre Management, parish councils and other stakeholders and community groups set out in the SCI
External Resources	Use of specialist consultants to provide part of the background evidence for master planning of the town centre

Table 5.3

6 Glossary of Terms

Acronym	Term	Description
	The Act	The Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008.
AAP	Area Action Plan	An AAP is a DPD that targets specific areas of development or change.
AMR	Annual Monitoring Report	The AMR provides a framework with which to monitor and review the effectiveness of local policies.
	Development Plan	The Development Plan comprises the Regional Spatial Strategy, saved policies from the Kent Minerals and Waste Local Plans, saved policies from the Maidstone Borough-Wide Local Plan, and adopted DPDs/AAPs.
DPD	Development Plan Document	A DPD is a spatial planning document that is subject to independent examination. The Core Strategy is a DPD.
HCA	Homes and Communities Agency	The national housing and regeneration agency, responsible for providing funding for affordable housing, bringing land back into productive use, and raising standards in the physical and social environment.
KCC	Kent County Council	The county planning authority, responsible for producing the Kent Minerals and Waste Local Plans and the County's LDF.

LDD	Local Development Document	LDDs comprise statutory Development Plan Documents (DPD) and non statutory Supplementary Planning Documents (SPD). LDDs will include core policies, area action plans, the proposals map and site specific policies.
	Local Development Document Task and Finish Scrutiny Panel	Maidstone Borough Council Member committee set up to steer and advise on the production of LDF documents.
LDF	Local Development Framework	Introduced by the Planning and Compulsory Purchase Act 2004, the LDF is a folder of LDDs. The LDF comprises DPDs, SPDs, the proposals map, the SCI, the LDS and the AMR. Together these documents provide the framework for delivering the spatial planning strategy for the borough.
LDS	Local Development Scheme	The LDS is a business programme or timetable listing the documents the Council will produce under the LDF, and explaining how documents will be prepared and when they will be published.
LSP	Local Strategic Partnership	The LSP is a partnership of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood, particularly in determining how local services should be provided. LSPs are often single non-statutory, multi-agency bodies, which aim to bring

		together the local public, private, voluntary and community sectors.
MBC	Maidstone Borough Council	The local planning authority responsible for producing the LDF.
	Proposals Map	The Proposals Map uses an ordnance survey map base to show all land use policies and proposals, and is updated as each new DPD is adopted so that it reflects the up-to-date planning strategy for the borough. Maidstone has an on-line interactive proposals map.
RSS	Regional Spatial Strategy	The RSS sets out the region's policies for the development and use of land. The RSS currently forms part of the development plan. The South East Plan is the RSS for the region.
SA	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives. An SA must be undertaken for all DPDs/AAPs.
SCI	Statement of Community Involvement	The SCI specifies how the community and stakeholders will be involved in the process of preparing LDDs.
SCS	Sustainable Community Strategy	The Sustainable Community Strategy is produced by local authorities with the aim of improving the social, environmental and economic well being of

		their areas. The actions of the local public, private, voluntary and community sector are coordinated through the Sustainable Community Strategy.
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 Communities and Local Government.
	Supplementary Guidance	Supplementary Guidance was introduced as part of the plan making system in 2008. Local authorities can endorse publications prepared by regional or strategic bodies as supplementary guidance to their LDF. It is not part of the LDF but, if subject to adequate stakeholder and public consultation, carries commensurate weight to SPD in decision making processes.
SPD	Supplementary Planning Document	An SPD provides detailed supplementary guidance about how planning policies will be implemented.