

Agenda Item No:

Report To: Cabinet

Date of Meeting: 30 June 2022

Report Title: Local Development Scheme (LDS) Update 2022

Report Author & Job Title: Harriet Turner, Acting Deputy Team Leader – Plan Making and Infrastructure

Portfolio Holder Cllr. Neil Bell, Portfolio Holder for Planning and Development
Portfolio Holder for:



Summary:

The draft LDS 2022 sets out the project plan and timetable for preparation of Local Plan documents.

The LDS proposed combines the work on the separate Gypsy and Traveller Local Plan into a future Local Plan Review. This decision is linked to the complexities associated with resolving nutrient neutrality and the impact this has on the progression of the separate Gypsy and Traveller Local Plan.

The LDS is required under legislation and compliance with it is a matter of 'soundness' for Local Plans. It is therefore essential that it is kept up to date. The draft LDS 2022 conforms with the relevant regulations.

Key Decision: NO

Significantly Affected Wards: None specifically

Recommendations: **The Cabinet is recommended to:-**

- i. Recommend to Full Council the adoption of the Local Development Scheme 2022, as required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).**

Policy Overview: An up to date LDS is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) which is also accompanied by a number of detailed regulations. This revised LDS is in accordance with this legislation.

Financial Implications: None

Legal Implications: The statutory requirement upon local planning authorities to prepare and maintain an LDS is designed to help the local

*Text agreed by
Principal Solicitor –
Strategic
Development on 07
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community and other stakeholders to understand what key planning documents (local plans) the authority intends to produce, their subject-matter, and when they will undergo the various stages of production. An LDS must be adopted by Full Council, and Compliance with the adopted LDS timetable is a test of soundness for Local Plan Documents at Examination Stage.

**Equalities Impact
Assessment:**

Not required as no policy changes proposed.

**Data Protection
Impact
Assessment:**

None

**Risk Assessment
(Risk Appetite
Statement):**

The main risk arising from combining the current work on the Gypsy and Traveller Local Plan into a future Local Plan Review is the delays that the Council may experience as a result, to ensure there are sufficient Gypsy and Traveller sites to meet the need within the borough. However, in practice, progress on a separate Gypsy and Traveller Local Plan would be similarly delayed in any event, in order for the Council to prepare and implement strategic mitigation to resolve the Stodmarsh nutrient neutrality issue, so the risk associated with the revised LDS should be considered in this context.

**Sustainability
Implications:**

None

**Other Material
Implications:**

None

**Exempt from
Publication:**

NO

**Background
Papers:**

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Report Title: Local Development Scheme (LDS) 2022 Update

Introduction and Background

1. The Local Development Scheme (LDS) sets out the scope and project timetable for the production of the development plan documents. The LDS enables the local community to find out about the status of planning policies for their area and sets out the timetable for the production of future Local Plan documents, giving dates for key production as well as outlining the subject matter and the geographical extent.
2. The production of an LDS is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and is accompanied by a number of detailed regulations. Compliance with the adopted LDS timetable is a test of soundness for Local Plans at Examination stage, and therefore it is essential that it is kept up to date.

Proposal/Current Position

3. The current adopted LDS was published in 2021 and contained a timetable for the Local Plan 2030 and Gypsy and Traveller Local Plan. In the 2021 version of the LDS, the draft Gypsy and Traveller Local Plan (Regulation 19) was due to be produced for public consultation in late 2021. Submission of the plan to the Government was due to follow in mid-2022, with adoption anticipated by autumn 2022.
4. Progress on the Gypsy and Traveller Local Plan has been delayed and consequently the LDS needs to be revised accordingly. The timetable for the production of the plan has slipped due to several factors. One of these issues that has delayed production of the Local Plan is Stodmarsh and the requirement for nutrient neutrality, see below for more information.
5. These issues were the subject of a report to the Local Plan and Planning Policy Task Group on the 25 February, the notes of which meeting were received by Cabinet on the 31 March. The Task Group recommended that the Gypsy and Traveller Local Plan be woven into and progressed via any future review of the Local Plan 2030, to be triggered at the appropriate time, and that the LDS be updated accordingly.
6. Consequently this report seeks Cabinet approval to combine the work on the current Gypsy and Traveller Local Plan into a future Local Plan Review and that the revised LDS appended to this report is recommended to Full Council for adoption.

Stodmarsh

7. As Members will be aware, the Council received advice from Natural England in July 2020 (recently updated in March 2022) pertaining to the deteriorating water quality in the Stodmarsh Lakes.
8. A consequence of this advice, in light of relevant case law, is that any development proposing overnight accommodation within the Stour catchment, or discharging foul

water to a Wastewater Treatment Works in the catchment, is required to demonstrate nutrient neutrality.

9. This requirement applies to Gypsy and Traveller accommodation, as it is a type of overnight accommodation. Therefore any sites that would be promoted through the Gypsy and Traveller Local Plan would need to be able to demonstrate nutrient neutrality.
10. As a consequence of the Natural England advice, the Council are working to prepare a strategic response to the Stodmarsh issue through the delivery of strategic mitigation. Work on this strategic mitigation is still ongoing. Until such a time as the mitigation is in place, a significant portion of the borough is impacted by this issue.
11. In the absence of strategic mitigation, this environmental constraint would fetter the Council's ability to sustainably distribute and allocate sites for Gypsy and Traveller accommodation across the borough. Sites located within the Stour catchment would require further consideration of the impact on nutrient neutrality and whether they would be considered deliverable, which could result in a less sustainable distribution of future sites across the borough should the Gypsy and Traveller Local Plan be progressed in advance of securing a solution to Stodmarsh.
12. Moreover, based on the timings of the existing LDS timetable, it is unlikely that the strategic mitigation would be available until after a Gypsy and Traveller Local Plan was submitted for examination.
13. It is therefore considered that the strategic mitigation for nutrient neutrality will need to be sufficiently progressed in order to enable the Local Planning Authority to assess sites within the borough without this environmental constraint fettering the Council's ability to sustainably plan across the entirety of the borough.
14. It is therefore recommended to Cabinet that the work on the Gypsy and Traveller Local Plan is merged into a future Local Plan Review of the adopted Ashford Local Plan 2030 (date to be confirmed), to allow the Council to continue to progress the strategic response to Stodmarsh.
15. In light of the above, the revised Local Development Scheme, appended to this report, has been prepared to reflect this recommendation.

Impact of Levelling Up and Regeneration Bill

16. The Levelling Up and Regeneration Bill was published on 11 May 2022. This Bill sets out the Government's plans to level up the UK and a number of changes to the planning system, which could impact future plan making.
17. One of the proposals within the Levelling Up and Regeneration Bill refers to the progression of Local Plans. The Bill, if enacted in its current form, would see that a Local Planning Authority must prepare only one Local Plan at any one time.

18. Consequently, it would appear that Government is aiming to move forward to a Local Plan system whereby all the issues are covered under a single Local Plan. This Local Plan would therefore need to cover all the issues covered in the current Ashford Local Plan 2030 and those that would be covered in a future Gypsy and Traveller Local Plan.
19. Whilst it should be noted that the Bill is only in draft stage, and could be subject to change, the approach in the Bill would seem to align with the approach proposed in this report, which would combine the work of the Gypsy and Traveller Local Plan into a future Local Plan Review to consider all the issues holistically. This approach therefore seems supported by the Government's intended direction of travel.

Implications and Risk Assessment

20. The core component of the proposed approach and LDS is to resolve to combine the Gypsy and Traveller Local Plan into a future Local Plan Review. There are a number of risks associated with this approach, which are set out below.
21. The Gypsy and Traveller Local Plan would identify a number of sites for potential residential occupation by gypsies and travellers across the borough. The plan would also include topic policies relating to Gypsy and Traveller development, for example, on site and pitch design, and what types of development are suitable in certain locations.
22. Consequently, to merge any future work on the Gypsy and Traveller Local Plan into a future Local Plan Review could further delay the Council from having sufficient Gypsy and Traveller sites to meet the need within the borough, as well as planning policies to ensure that high quality developments are delivered. The lack of a 5 year supply of deliverable pitches brings with it the same element of risk at appeal as the lack of a five year housing land supply does for housing appeals.
23. However it is considered that even if the Council did progress with a separate Gypsy and Traveller Local Plan this would still be delayed, given that the issue of nutrient neutrality would still need to be taken aboard and considered. Further work to the preparation of the Local Plan, such as an assessment of the impact of any proposed allocations on Stodmarsh, would need to be completed prior to Examination to ensure that the plan does not have an adverse effect on the Stodmarsh Lakes, in accordance with the relevant legislation.
24. Even in the absence of a Gypsy and Traveller Local Plan this does not mean that unsustainable development for Gypsy and Traveller pitches will be permitted. The Ashford Local Plan 2030 policies regarding Gypsy and Traveller accommodation, such as Policies HOU16 (*Traveller Accommodation*), HOU17 (*Safeguarding Existing Traveller Sites*) and site allocations S43 and S44 for Gypsy and Traveller pitches still retain full weight in decision making terms and will therefore continue to be important for the Local Planning Authority to determine the development proposals promoting gypsy and traveller accommodation.

Consultation Planned or Undertaken

25. There is no requirement for public consultation on the LDS.

Equalities Impact Assessment

26. Not required as no policy changes proposed.

Other Options Considered

27. Production of an up to date LDS is a statutory requirement, and therefore is not optional. The Gypsy and Traveller Accommodation Local Plan timetable that is set out in the current LDS is now out of date and consequently must be amended.
28. The other option is to continue with a separate Gypsy and Traveller Local Plan. However, as set out above, it is considered that this option would likely still result in delays of the Gypsy and Traveller Local Plan. This is because the impact of nutrient neutrality would need to be assessed as part of the Local Plan preparation. Without strategic mitigation available, work could continue but would be significantly delayed by this issue. Additionally, in light of the proposals in the Levelling Up and Regeneration Bill, which focus on the production of a singular Local Plan, it would support the recommendation to weave the work on the Gypsy and Traveller Local Plan into a future Local Plan Review.

Next Steps in Process

29. If the Cabinet agree the recommendation, then it will be for the Full Council to approve the revised LDS and timetable.
30. In addition, the relevant regulations require the borough council to publish the revised LDS on the council's website, and within the local libraries for information.

Conclusion

31. The revision of the LDS is essential to meet the requirements set out in Regulations, provides a useful tool to measure the current and future Local Plan progress and milestones.
32. Production on a separate Gypsy and Traveller Local Plan has been delayed as a result of the Stodmarsh nutrient neutrality issue. One consequence of this advice which applies to Gypsy and Traveller accommodation, is that it fetters the Council's ability to progress a Gypsy and Traveller Local Plan and sustainably plan for the provision of Gypsy and Traveller pitches.
33. It is therefore recommended that Members agree to weave the current work on a separate Gypsy and Traveller Local Plan into a future review of the Ashford Local Plan, so that strategic Stodmarsh mitigation can be planned and delivered.
34. In light of the first recommendation, the Local Development Scheme in appendix 1 has been updated to include this alteration to the Gypsy and Traveller Local Plan. The updated Local Development Scheme is presented to Cabinet for recommendation for adoption at Full Council.

Portfolio Holder's Views (Cllr. N Bell)

35. Ashford Borough Council has a requirement under the Planning and Compulsory Purchase Act (2004) to prepare, publish and monitor a Local Development Scheme for the Borough. Therefore, due to the ongoing impact of the Stodmarsh nutrient neutrality issue on the preparation of the Gypsy and Traveller Local Plan it seems timely that the LDS is reviewed at this stage. I fully endorse the timetable contained within the scheme, which clarifies the stages of preparation of the planning policy documents comprising the Development Plan in the borough.

Contact and Email

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Appendix 1 – Local Development Scheme 2022

(attached)

Ashford Borough Council

Local Development Scheme

June 2022



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Introduction

What is a Local Development Scheme?

Ashford Borough Council is required to prepare, maintain and publish a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

The LDS is a 'project plan' which sets out the timetable for the production of new or revised Local Plan Documents which will form part of the Council's Local Development Plan.

The LDS provides a starting point for the community to find out:

- The current Local Plan documents which make up the statutory Development Plan for Ashford.
- The subject matter and the geographical area to which each document being prepared relates.
- Any future Local Plan documents which are to be prepared, and their associated timescales.

The LDS will be reviewed annually through the Authority Monitoring Report which can found at: <https://www.ashford.gov.uk/authority-monitoring-reports>

Previous LDS Documents

This LDS supersedes all previous versions. The Council produced its first LDS in March 2005, followed by subsequent schemes in July 2008, December 2010, July 2014, September 2015, May 2017, April 2018, March 2019 and March 2021. In accordance with Regulations, all formerly adopted LDS timetables can be reviewed at Appendix 3 – [Previous Local Development Scheme Timetables \(now superseded\)](#)

The Current adopted Development Plan documents:

Development Plan Documents

The current Development Plan for Ashford borough comprises the Local Plan 2030 (2019), along with the Chilmington Green Area Action Plan (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019), Boughton Aluph and Eastwell Neighbourhood Plan (2021), Egerton Neighbourhood Plan (2022) and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020). All can be viewed at: <https://www.ashford.gov.uk/planning-and-development/planning-policy/adopted-development-plan-documents/>

- **Ashford Local Plan to 2030 (Adopted February 2019)**
The Local Plan 2030 is the principal development plan document for the borough and sets out the overall vision and strategic objectives for the delivery of growth in Ashford until 2030, and establishes the level of new housing and employment development for Ashford borough for the life of the Plan. There is a statutory requirement to review the Local Plan within 5 years of adoption. This review has not commenced.

- **Chilmington Green Area Action Plan (AAP) (2013)**
The AAP provides a policy framework to deliver up to 5,750 new homes and 1,000 new jobs over the next 25 years at Chilmington Green. The AAP contains topic policies for community infrastructure, transport improvements, ecology and provides a framework for different character areas.

Adopted Neighbourhood Plans

Provisions in the Localism Act (2011) allow local communities to prepare Neighbourhood Plans for their local areas. Neighbourhood Plans will form part of the Development Plan for the areas that they cover once they are formally 'made' by the Local Planning Authority. There are currently 5 adopted Neighbourhood Plans in the borough; Wye, Pluckley, Rolvenden, Boughton Aluph and Eastwell, and Egerton.

There are other emerging Neighbourhood Plans, but as they are produced by the parishes, there is no requirement to set out the timescales within this LDS.

More information on all Neighbourhood Plans can be found at:

<https://www.ashford.gov.uk/neighbourhood-plans>

Minerals and Waste Plan

As the minerals and waste planning authority for Kent, Kent County Council have to plan for waste management capacity and mineral provision. The plan, and subsequent partial review in 2020, sets out the vision and strategy for waste management and mineral provision up until the year 2030. This can be viewed at: <https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy#tab-1>

Supplementary Planning Documents and Guidance

Supplementary Planning Documents (SPDs) support the development plans. All matters covered in SPDs relate to policies within the Development Plan. Ashford has a number of adopted SPD's which are used as material considerations when assessing planning applications:

- Affordable Housing SPD (2009)
- Residential Parking SPD (2010)
- Sustainable Drainage SPD (2010)
- Residential Space and Layout SPD (2011)
- Landscape Character SPD (2011)
- Public Green Spaces and Water Environment SPD (2012)
- Sustainable Design and Construction SPD (2012)
- Stables, Arenas and other Horse Related Development SPD (2014)
- Dark Skies SPD (2014)
- Chilmington Design Code SPD (2016)
- Fibre to the Premises SPD (2020)

Similarly, the Council has a number of Supplementary Planning Guidance (SPG) documents and guidance notes which support policies in the Borough Local Plan 2030 and provide more detailed advice on particular topics.

SPD, SPG and informal guidance notes are available to view on the Council's website at:

<https://www.ashford.gov.uk/planning-and-development/planning-policy/adopted-development-plan-documents/other-planning-guidance/>

Other relevant documents

Statement of Community Involvement

The Ashford Statement of Community Involvement (SCI) was adopted in March 2020. The SCI sets out how the planning department intends to achieve community involvement, public participation and cooperation in all planning matters, including the preparation of local development documents, supplementary planning documents and arrangements for consultation on planning applications. More information can be found at: <https://www.ashford.gov.uk/planning-and-development/planning-policy/public-consultation/>

Authority Monitoring Report

The Council publishes up-to-date authority monitoring information on its website. Not only does this information provide updates on the status of the LDS timetable, it also sets out the progress of the Local Plan 2030, reports on public consultations and duty-to-cooperate consultations, provides an update on neighbourhood planning within the Borough and details borough-wide statistics on planning topic areas such as housing, employment, population, community, health, education, environment and transport. The Authority Monitoring Report webpage can be viewed at: <https://www.ashford.gov.uk/authority-monitoring-reports>

Policies Map

Finally, the Council is required to produce a Policies Map, which shows the location of proposals in all current adopted local development documents on an ordnance survey based map. The map is web based and is kept up-to-date and reflects current adopted policies within the Borough. The Adopted Policies Map is available to view on the Council's website at: <https://www.ashford.gov.uk/maps>

Emerging Plans

Community Infrastructure Levy (CIL)

The Council consulted on a Preliminary Draft Charging Schedule for an 8 week period in Summer 2016.

However, the process to introduce CIL in Ashford has been since put on hold, awaiting the government's review of CIL and developer contributions. Following the government's response to the review set out in the document 'Government response to supporting housing delivery through developer contributions' (October, 2018), the 'Planning for the Future' White Paper (August, 2020) and proposals for an Infrastructure Levy as part of the 'Levelling Up and Regeneration Bill' (May 2022) the Council is currently considering the options for taking forward CIL. The Council's developer contributions webpages will provide further updates on progress and timescales if and when they are available, but no timetable is set out in this LDS for production of CIL at this time.

Gypsy and Traveller Accommodation Local Plan

Ashford are committed to meeting the accommodation needs of the Gypsy and Traveller community within the borough, in the same way as the housing needs of the settled community are planned for in the Local Plan 2030. National Planning Policy for Traveller Sites (PPTS) also requires that Local Planning Authorities identify and update annually a five year supply of deliverable sites for travellers, and also identify a supply of specific, developable sites, or broad locations for years 6-10 and, where possible, years 11-15.

A Gypsy and Traveller Accommodation Assessment (GTAA) is needed to fulfil the Council's obligations under the PPTS and provides a robust assessment of need and supply. The GTAA informs the preparation of the Local Plan by providing an indication of the number of pitches the site policies in the Local Plan needs to provide. In 2018 a GTAA was completed and includes a proposed number of pitches that are needed in the borough. [View the full 2018 GTAA report \[pdf\] 1240KB.](#)

The [adopted Local Plan 2030](#) proposed a dual approach to traveller site/pitch provision. It allocated three new pitches, and includes a policy to allow sites to be considered that come forward through the planning application process. However, this does not meet all of the pitch needs identified in the GTAA. In order to meet the outstanding site and pitch needs, it was proposed to prepare a separate Gypsy and Traveller Accommodation Local Plan to address the shortfall.

Previous stages of plan production

An issues and options consultation was carried out in early 2018. An options consultation was carried out in early 2020. These consultations were designed to highlight the key issues around this specific topic, while suggesting options to address these issues. The format of the documents was to provide some background information and then pose a series of 'options' as questions.

Nutrient neutrality and the Stodmarsh Lakes

In July 2020 (and most recently updated in March 2022), Natural England issued Advice to the Council regarding the poor water quality at the Stodmarsh Lakes designated sites, in the neighbouring Canterbury district. The Advice sets out that there are excessive nitrogen and phosphorus levels in the water within the Stodmarsh Lakes and so the site is in an unfavourable condition with the potential to further deteriorate.

[View the latest March 2022 Natural England Advice on Nutrient Neutrality \[pdf\] 499KB](#)

In light of relevant case law, and the consequence of this Advice, any development proposing overnight accommodation within the Stour catchment, or discharging water to a wastewater treatment works in the catchment, is required to prevent further deterioration of the Stodmarsh Lakes by demonstrating that it can achieve 'nutrient neutrality'.

The ability of developments to achieve nutrient neutrality is dependent on a number of complex variables, including land size and location. Whilst it may be possible for some affected developments to achieve nutrient neutrality via on-site solutions, a significant number of developments will not be able to progress, as mitigation simply cannot be accommodated on-site.

The Council is taking proactive steps to deliver a strategic solution to the Stodmarsh issue, through a 'Stodmarsh Mitigation Strategy'. This Strategy will provide a strategic solution within the borough boundary to rectify the position as swiftly as possible. The work on the project thus far clearly shows numerous benefits of adopting a strategic approach.

In July 2020, it was agreed that the Council would progress with the creation of strategic wetlands, as a core component of the Stodmarsh Mitigation Strategy. The Council are currently progressing with acquiring land for these purposes. The most recent update on the progress of the Stodmarsh Mitigation Strategy is set out in a March 2022 Cabinet Report.

[View the March 2022 Cabinet Report on Stodmarsh \[pdf\] 1MB](#)

Impact on the preparation of the Gypsy and Traveller Local Plan

The Gypsy and Traveller Accommodation Local Plan aims to identify a number of sites for potential residential occupation by gypsies and travellers across the borough, as well as including topic policies relating to gypsy and traveller development. As the Local Plan seeks to allocate sites which will provide overnight accommodation, the Natural England Advice on nutrient neutrality is engaged. The Gypsy and Traveller Local Plan must be able to demonstrate that the sites proposed for allocation either within the Stour catchment or discharging foul water into the catchment will be nutrient neutral, in order for the Local Plan to be in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended).

Without strategic mitigation strategy in place, a significant portion of the borough is constrained by the nutrient neutrality issue. The constraint fetters the Council's ability to sustainably plan for gypsy and traveller development across the entire borough; as areas within the Stour catchment, which prior to the nutrient neutrality issue were considered sustainable, may no longer be deliverable in light of this new constraint. It is therefore considered that progress on this Local Plan should be held until such time as a strategic solution is available. Delivery of the strategic solution will remove the current temporary hold on development within the Stour catchment, and release sites which are considered undeliverable based solely on the grounds of nutrient neutrality.

Proposed Timetable

When taking into account the impact of the Stodmarsh delay on the production of the Gypsy and Traveller Local Plan, as set out above, it is considered that it would be suitable to combine and weave the work on the Gypsy and Traveller Accommodation Local Plan into a future Local Plan Review of the adopted Ashford Local Plan 2030.

When strategic nutrient mitigation is available and implemented, the current constraint and hold on development within the Stour catchment will effectively be removed, and work on the planning for the needs of the gypsy and traveller communities within the borough can continue. As stated above, the Local Plan Review will consider the issues arising from the work on the Gypsy and Traveller Local Plan to ensure that gypsy and traveller development growth can be sustainably planned within the borough, within a singular plan rather than two separate Local Plans. When required, the Local Development Scheme will be reviewed to set out the timescales of production on the Local Plan Review.

The timetable in Appendix 2, sets out the full timescales of the previous stages of the production of Gypsy and Traveller Local Plan.

Local Plan Review

The Ashford Local Plan 2030 was adopted in 2019. Within paragraph 1.35 of the Local Plan it is set out that a decision as to whether to review the Plan will be taken no later than five years from the adoption date of the Local Plan.

The Local Development Scheme will be updated when a timetable for the Review of the Local Plan has been established and the review has commenced.

Monitoring

Monitoring systems will be maintained to assess the implementation of the Local Plan/Development Plan documents and to ensure that the evidence upon which the Development Plan is based is still relevant and up to date.

The Council produces an Annual Monitoring Report (AMR). It will use the AMR to assess:

- Whether the Council is on track to meet the targets it has set itself in its LDS and if not the reasons why;
- What impact the Council's policies are having; and
- Whether the Council needs to review any policies in order to meet their sustainable development objectives.

The Council will keep this LDS, and the relevant planning documents, under regular review, and will amend its programme of work as necessary.

Appendix 1 – Boundary of Ashford Borough Local Plan 2030 (Borough-wide coverage)



Appendix 2 – Adopted LDS Timetable (2022)

DPD	2020				2021				2022			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Gypsy & Traveller Local Plan	Reg 18-Public Consultation				Reg 19 Preparation				To be progressed as part of future Local Plan Review			

	Regulation 18 - Initial Consultation and evidence gathering
	Regulation 19 - Publication of Draft Local Plan
	Regulation 22 - Submission of document to Secretary of State; EiP = Examination Hearing; R = Inspector's Final Report
	Adoption of Local Plan

Appendix 3 – Previous Local Development Scheme Timetables (now superseded)

LDS Timetable March 2005

Table 1: Timetable for the Preparation of the Ashford Local Development Framework - 2005 - 2008

PO = Preferred Options S = Submission Document E = Examination IR = Inspector's Report A = Adoption R = Review DPD = Development Plan Document SPD = Supplementary Planning Document SEA = Strategic Environmental Appraisal SA = Sustainability Appraisal

LDF Document	2005												2006												2007												2008													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Local Development Scheme			S										R												R													R												
Statement of Community Involvement			S					E		A																																								
Core Strategy DPD				P												S					E																													
SEA / SA				P												P																																		
Design Codes SPD																S																																		
Ashford Town Centre AAP - DPD								P													S																													
SEA / SA								P													S																													
Town Centre Design Guide SPD																					S																													
Phase I Urban Development sites and infrastructure DPD																P					S																													
SEA / SA																P					S																													
Phase II - Ashford Growth Area Action Plans																P																																		
SEA / SA																P																																		
Phase III - site allocation (rural sites) and Tenterden DPD																	P																																	
SEA / SA																	P																																	
Phase IV - site allocation DPD																					P																													
SEA / SA																					P																													
Generic DC policy DPD																																																		
SEA / SA																																																		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
	2005												2006												2007												2008													

LDS Review Timetable July 2008

Timetable for the Preparation of the Ashford Local Development Framework – 2008 – 2011

Key: C = Consultation on scope of SA, P = Publication of submission DPD for consultation or Publication of draft SPD for consultation (as appropriate), S = Submission of DPD to Secretary of State, A = Adoption, 1 = Pre Hearing Meeting, 2 = Hearing Sessions Open, 3 = Inspector Report Fact Check, 4 = Inspector Report Final.

LDF Document	2008												2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy							A																																									
Ashford Town Centre AAP															P																																	
Urban Sites and Infrastructure DPD																																																
Tenterden & Rural Sites DPD																																																
Chilmington Green / Discovery Park AAP																																																
Cheesmans Green / Waterbrook AAP																																																
Generic DC policy DPD																																																

Supplementary Planning Documents	2008												2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Affordable Housing SPD									P																																							
Sustainable Design & Construction SPD																																																
Infrastructure Contributions SPD																																																
Residential Space & Layout SPD																																																
Green Spaces & Water Environment SPD																																																
Sustainable Urban Drainage Systems																																																
Broadband & Telecommunications SPD																																																

LDS Review Timetable December 2010

LDF Document	2010												2011												2012												2013																					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D										
Ashford Town Centre AAP		A																																																								
Urban Sites and Infrastructure DPD											27							30	PH	H		R	A																																			
Tenterden & Rural Sites DPD		30	PH	H							R	A																																														
Chilmington Green / Discovery Park AAP																		27		30	PH	H		R	A																																	
Cheesmans Green / Waterbrook AAP																																			27																							
Development Management DPD																																																										
Gypsy, Traveller & Travelling Showpeople DPD			25																																																							
Core Strategy (First Review) DPD																																																										

	Plan preparation stages; 25 = Regulation 25 - Public Consultation on Issues and Options Report
	Regulation 27 - Publication/consultation on Development Plan Document
	Regulation 30 - Submission of document to Secretary of State; PH = Pre-Hearing Meeting; H = Examination Hearing; R = Inspector's Final Report
	Adoption of Development Plan Document; A = adoption

LDS Timetable May 2017

DPD	2016				2017				2018				2019				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Local Plan 2030			Reg 19 - Public Consultation				Reg 19 - Main Changes Consultation		Reg 22 - Submission		EIP	R	A				
Gypsy & Traveller DPD								Reg 18 - Public Consultation		Reg 19 - Public Consultation			Reg 22 - Submission	EIP	R	A	

KEY

	Regulation 18 - Initial Consultations and evidence gathering
	Regulation 19 - Publication of Draft DPD
	Regulation 19 - Main Changes to Draft DPD
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report
A	Adoption of Development Plan Document

LDS Timetable March 2018

DPD	2016				2017				2018				2019				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Local Plan 2030			Reg 19 - Public Consultation				Reg 19 - Main Changes Consultation		Reg 22 - Submission		EIP	R	A				
Gypsy & Traveller DPD								Reg 18 - Public Consultation					Reg 19 - Public Consultation	Reg 22 - Submission	EIP	R	A

KEY

	Regulation 18 - Initial Consultation and evidence gathering
	Regulation 19 - Publication of Draft DPD
	Regulation 19 - Main Changes to Draft DPD
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report
A	Adoption of Development Plan Document

LDS Timetable March 2021
Gypsy and Travellers Accommodation DPD

PLAN	2020				2021				2022							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Gypsy & Traveller Local Plan	Reg 18- Public Consultation				Reg 19 Preparation				Reg 19- Public Consultation		Reg 22- Submission	EIP	R			

KEY

	Regulation 18 - Initial Consultations on Issues and Options and evidence gathering
	Regulation 19 - Evidence Gathering and Preparation
	Regulation 19 - Publication of Draft Local Plan for consultation
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report
	Adoption of Local Plan