

# Local Development Scheme

Adopted March 2026



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## **1. What is the Local Development Scheme?**

- 1.1 The Local Development Scheme (LDS) sets out the documents which will form the development plan for the district. The LDS informs local communities and interested parties about the anticipated timetable for preparing planning documents.
- 1.2 The LDS is published on the council's website and progress is reported annually through the Authority Monitoring Report.
- 1.3 The council is legally required to adopt and keep up to date its LDS under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.4 This LDS was adopted by the council in March 2026. The document replaces the previous Local Development Scheme (June 2025). The key difference compared to the previous Local Development Scheme is that the council now intends to submit the Local Plan to the Secretary of State (Regulation 22) in September and by December 2026 at the very latest, in line with the Government's deadline.

## **2. What is the Development Plan?**

- 2.1 The Development Plan for Canterbury district currently consists of:
  - **Canterbury District Local Plan (2017)** - prepared by Canterbury City Council
  - **Herne Bay Area Action Plan (2010)**, which sets out a strategy for Herne Bay town centre - prepared by Canterbury City Council
  - **Kent Minerals and Waste Local Plan 2024-39 (March 2025)** - prepared by Kent County Council

### **3. New Canterbury District Local Plan**

- 3.1 Local Planning Authorities are now required to review Local Plans at least every five years from adoption and update where necessary.
- 3.2 The LDS sets out the council's timeline for the preparation of the new Local Plan at Appendix 1.
- 3.3 When adopted, the new Local Plan will become a Development Plan Document and will replace the Canterbury District Local Plan (2017) and the Herne Bay Area Action Plan (2010).
- 3.4 The new Local Plan will be accompanied by an adopted Policies Map which will replace the Policies Map accompanying the Canterbury District Local Plan 2017.

### **4. Strategic Environmental Assessment, Sustainability Appraisal and Habitat Regulations**

- 4.1 The council is required to assess and appraise its development plan documents to comply with Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitat Regulations (HRA) requirements.
- 4.2 Carrying out an SEA/SA/HRA ensures that social, economic and environmental implications are considered effectively, and that full account is taken of protected wildlife habitats in the Natura 2000 network, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar areas.
- 4.3 The process provides an objective assessment of our proposals at key stages of plan making, which is itself subject to consultation.
- 4.4 Communities must also ensure that any Neighbourhood Development Plans meet any necessary legal requirements in this respect.

## **5. Joint working**

- 5.1 The council works collaboratively with neighbouring local authorities and key stakeholders on a range of shared cross-boundary strategic issues. As part of the new Local Plan the council has developed, and continues to update, Statements of Common Ground with relevant local authorities and bodies to outline these agreed issues and how we intend to work collaboratively to address them.

## **6. Supporting documents**

- 6.1 The Canterbury District Local Plan also has several supporting documents which are available to view on the council's website. These include:
- 6.2 [The Statement of Community Involvement](#) (SCI) which sets out how we will involve the community in the planning decisions that will shape the future of our district. This includes deciding planning applications and preparing the Local Plan as well as setting out how we will support communities to make neighbourhood plans. The SCI (2026) was adopted on 19 January 2026 following a review of the 2019 document.
- 6.3 Progress on the Development Plan Documents prepared by the council will be reported through the [Authority Monitoring Report](#) (AMR).

## **7. Supplementary Planning Documents**

- 7.1 [Supplementary Planning Documents \(SPD\)](#) are not part of the statutory Development Plan but provide additional guidance on matters covered in Development Plan Documents and are capable of being a material consideration in planning applications.

- 7.2 SPDs which are likely to have significant social, economic or environmental impacts that were not adequately considered in the SA of the relevant development plan policy may need to be subject to Sustainability Appraisal.
- 7.3 We will prepare new SPDs, where appropriate.

## **8. Neighbourhood Development Plans**

- 8.1 Neighbourhood Plans were introduced through the Localism Act 2011. They are prepared by communities, usually led by a parish council or neighbourhood forum and their preparation is subject to set procedures, including an independent examination. They also have to be approved by the local community through a local referendum. Once adopted, or “made”, these plans form part of the statutory planning framework for their area.
- 8.2 Communities must ensure their Neighbourhood Plans meet any necessary legal requirements in respect of SEA and HRA requirements.
- 8.3 Currently there is only one Neighbourhood Plan adopted within the District. The [Bridge Neighbourhood Plan](#) was adopted in April 2024. Neighbourhood planning work is currently underway in the parishes of Chartham, Chestfield, Hoath, Thanington, Adisham, Chislet and Fordwich.

## Appendix 1 - Timetable for preparation of the new Canterbury District Local Plan

Before a Local Plan can be adopted by the council, it must go through a series of stages. Each of these key stages are also subject to the Strategic Environmental Assessment Directive, which will be incorporated into the Sustainability Appraisal. The key stages are set out below.

### Previous work

| OCT 2019 - AUG 2021               | SEP 2021 - JAN 2023                                 | FEB 2023 - JUN 2024                                  |
|-----------------------------------|-----------------------------------------------------|------------------------------------------------------|
| Stage 1<br><br>Issues and Options | Stage 2<br><br>First full Draft Local Plan (Reg 18) | Stage 3<br><br>Second full Draft Local Plan (Reg 18) |

### To Adoption

| 2024 |   |   |   |   |   | 2025 |   |   |   |   |   |   |   |   |   | 2026 |   |   |   |   |   |   |   |   |   | 2027 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|------|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| 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 |  |
| U    | U | E | C | O | E | A    | E | A | P | A | U | U | U | E | C | O    | E | A | E | A | P | A | U | U | U | E    | C | O | E | A | E | A | P | A | U | U | U | E | C | O | E |  |
|      |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |

|         |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 1 | <p>Issues and Options</p> <p>October 2019 - August 2021</p>                                                                                  | <p>Within this period we will be gathering and analysing information and evidence, carrying out a call for sites, assessing sites, providing opportunities for local people, interested parties and statutory consultees to consider issues and options. This stage will involve two public consultations.</p>                                                                                                                                                                                                                 |
| Stage 2 | <p>Draft Local Plan preparation and consultation (Regulation 18)</p> <p>September 2021 - January 2023</p>                                    | <p>Within this period we will be analysing consultations responses, completing site assessments and site selection, preparing infrastructure strategies, continuing to gather and analyse information and evidence, and continuing to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan.</p> <p>The council prepares the draft Local Plan which is subject to public consultation.</p>                                                                |
| Stage 3 | <p>Consultation analysis and preparation of a revised Draft Local Plan for consultation (Regulation 18)</p> <p>February 2023 - June 2024</p> | <p>Within this period we will be analysing consultation responses and completing evidence gathering. The site selection and infrastructure strategies will be reviewed and revised and there will be continual analysis of information and evidence. We will continue to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan.</p> <p>The council will then prepare a revised draft Local Plan which will be subject to another public consultation.</p> |

|         |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 4 | <p>Consultation analysis and preparation of a revised Draft Local Plan, including a focused consultation on specific policies (Regulation 18)</p> <p>July 2024 – October 2025</p> | <p>Within this period we will be analysing consultation responses and completing any further evidence gathering. The site selection and infrastructure strategies will be reviewed and revised and there will be continual analysis of information and evidence. We will continue to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan.</p> <p>The council will then prepare any additional or revised policies which will be subject to a focused public consultation.</p> |
| Stage 5 | <p>Pre-submission preparation and publication (Regulation 19)</p> <p>November 2025 – May 2026</p>                                                                                 | <p>Within this period, we will be analysing the focused (Regulation 18) consultation responses, finalising evidence and supporting strategies and preparing the submission version of the draft Local Plan. This will be published for formal representations at a Regulation 19 consultation for an 8 week period during March, April and May.</p>                                                                                                                                                                                                  |

|         |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 6 | <p>Pre-submission procedures, Submission (Regulation 22) and Independent Examination Hearing</p> <p>May 2026 – October 2027</p> | <p>The council will process the representations received in response to the Regulation 19 publication and complete pre-submission procedures, including the Planning Inspectorate's Pre-Examination Checklist.</p> <p>The council will then submit the Local Plan and supporting documents to the Secretary of State, together with the representations received at the Regulation 19 stage.</p> <p>It is anticipated that the submission of the Local Plan will take place in September, however the exact timing of the submission will depend on various factors including the pre-submission procedures required by the Planning Inspector. Submission of the Local Plan will take place by 31 December at the latest in line with the Government's deadline.</p> <p>The Secretary of State will appoint a Planning Inspector to undertake an Independent Examination of the Local Plan.</p> |
| Stage 7 | <p>Inspector's Report Issued, followed by Adoption of the Local Plan</p> <p>November 2027 – December 2027</p>                   | <p>The Inspector's Report will say if the Plan is 'sound' or 'not sound' and whether it is legally compliant. The Inspector may make recommendations on how to make the plan 'sound'. The final stage is for the council to formally adopt the Local Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## Appendix 2 - Risk Assessment

Work on preparing and implementing the Development Plan for the area is subject to regular review. There are a number of areas which may present risks to the delivery of a Development Plan and key risks are identified below, together with potential risk reduction measures.

| Key risks                                                    | Risk Reduction Measures                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reduced staff resources                                      | The team is adequately resourced to undertake the preparation of the new Local Plan, and increased resilience will be achieved by working collaboratively with other teams across the council.<br><br>Consultants will be used for specialist technical work where necessary. |
| Budgetary constraints                                        | Budget has been identified to prepare the new Local Plan. However, opportunities to undertake joint commissioning will be pursued, where appropriate, with neighbouring authorities and also evidence gathering that informs other council work.                              |
| ICT, Communications & Administration failure                 | IT systems are in place to support the review, with back-up.                                                                                                                                                                                                                  |
| Duty to Cooperate                                            | Work collaboratively with neighbouring authorities and hold issue specific meetings to exchange information and work on cross-boundary strategic development issues.                                                                                                          |
| New legislation and political priorities                     | New legislation, new policy or significant political changes that emerge during the review can require new actions and additional work.                                                                                                                                       |
| Documents being found unsound and subject to legal challenge | Ensure work meets relevant legal requirements throughout Local Plan preparation. Use soundness self-assessment tool kit. Ensure process records are kept.                                                                                                                     |