



# Gravesham Local Development Scheme (2019-2021)

*Delivering for the Community*

**Gravesham Local Development Scheme (2019 – 2021)**

**Published October 2019**

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## 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires the Council to prepare, maintain and publish a Local Development Scheme (LDS). The first Gravesham LDS was published in 2005 and has subsequently been updated a number of times, most recently in 2017. This LDS supersedes the adopted July 2017 LDS and covers a 2 year period to December 2021.
- 1.2 The LDS sets out the development plan documents the Council is preparing or intends to prepare, a programme for their production and an indication of the opportunities the local community and stakeholders have to participate in their preparation. This LDS focusses on a partial review of the Local Plan Core Strategy, the preparation of the Site Allocations and Development Management Policies Document and an updated Policies Map. The Site Allocations and Development Management Policies Document will be the second document in the Gravesham Local Plan.
- 1.3 This LDS recognises that there are a number of external factors which could influence the assumptions underpinning the evidence base for the Site Allocations and Development Management Policies Document, and consequently the timetable for its preparation. These include changes in national planning policy and significant external developments such as the London Resort Company Holdings' resort at Swanscombe Peninsula, Ebbsfleet Development Corporation and Lower Thames Crossing proposals. An assessment of risks and contingencies is therefore included.
- 1.4 Following legislative changes, there is no longer a requirement to specify the timetables for producing other planning policy documents such as Supplementary Planning Documents (SPDs), the Statement of Community Involvement (SCI) and the Community Infrastructure Levy (CIL). The Council is aware that this is useful information for the public and section 7 includes further information on the other planning policy documents it is proposing to prepare/revise.

## 2 Changes to the Local Development Scheme.

- 2.1 The 2017 LDS is being reviewed to take account of a number of factors that have impacted on the proposed timetable for producing the Local Plan Core Strategy Partial Review and the Site Allocations and Development Management Policies Document.

## 3 Gravesham's current Planning Policy Framework

### Gravesham Development Plan

- 3.1 Following the adoption of the Gravesham Local Plan Core Strategy, the Development Plan for Gravesham comprises:
- Gravesham Local Plan Core Strategy (September 2014);
  - Kent Minerals and Waste Local Plan 2013-2030 (July 2016), and
  - Saved policies from the Gravesham Local Plan First Review (adopted November 1994)
  - Draft South East Marine Plan (January 2019)
- 3.2 The Gravesham Local Plan Core Strategy and Local Plan First Review saved policies are available on the Council's website via the following links:

- [Gravesham Local Plan Core Strategy](#) (11 MB)
- [Gravesham Local Plan First Review - Saved and Deleted Policies Version \(September 2014\)](#)

3.3 The Kent Minerals and Waste Local Plan (2013-2030) is available on Kent County Council's website along with further information about supplementary documents:

- [Kent Minerals and Waste Local Plan](#)

3.4 The draft South East Marine Plan (January 2019) is available on the Marine Planning section of the Government's website along with supporting documents:

- [Draft South East Marine Plan](#)

## Evidence Base

3.5 The Local Plan Core Strategy was supported by a comprehensive evidence base. This included studies prepared specifically for the Core Strategy, along with more generic information, and also responses received during various consultations prior to its adoption. The Local Plan Core Strategy evidence base can be found in the Document Library via the following link:

- [Document library](#)

3.6 Evidence gathered since the adoption of the Local Plan Core Strategy is available on the Council's Local Plan Consultation portal, via the following link:

- [Gravesham Local Plan Consultation Portal](#)

## Sustainability Appraisal and Habitats Regulations Assessment

3.7 Achieving sustainable development is at the heart of the planning system. In preparing all local plan documents, attention will be given to the expected economic, social and environmental impacts of proposed policies and plans.

3.8 All local plan documents are subject to Sustainability Appraisal (SA) which has to meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The SA/SEA process assesses how policies and proposals within local plan documents contribute to sustainable development, based on economic, social and environmental objectives. It is a continuous evaluation process which is used to inform decision making and the SA/SEA forms part of the evidence base. Supplementary Planning Documents (SPDs) are not subject to SA/SEA as they provide additional information on planning policies already contained in a local plan document.

3.9 Where plans may have a significant effect on sites of international importance for wildlife, they are also subject to Habitats Regulations Assessment (HRA). As Gravesham has areas that fall within a Ramsar site, a Special Protection Area (SPA) and a Special Area of Conservation (SAC) within its boundaries, HRA has and continues to form a fundamental part of the plan-making process.

## Policies Map

3.10 The purpose of the Policies Map is to illustrate geographically the land use designations, policies and site allocations contained in the Gravesham Local Plan. The adopted

Policies Map (September 2014) updates the Proposals Map that accompanied the Gravesham Local Plan First Review following the adoption of the Local Plan Core Strategy. It is available on the Council's website via the following link:

- [Gravesham Local Plan Policies Map](#)

3.11 It should be noted that there have been changes to the Policies Map as a result of the Kent County Council's adoption of the [Kent Minerals and Waste Plan](#), and Gravesham Borough Council's review of Conservation Area boundaries in the rural area. Details of the amended rural conservation areas can be found at:

- [Conservation Area Boundaries](#)

## Neighbourhood Plans

3.12 The provisions in the Localism Act for neighbourhood planning came into force in April 2012. They allow local parish or town councils or, where one does not exist, a community group to prepare a Neighbourhood Plan for their area. A Neighbourhood Plan has to be in general conformity with national policies and the strategic policies in the Local Plan. Timetables for the production of Neighbourhood Plans are produced specifically for each individual Neighbourhood Plan, and are determined by the body producing the Plan rather than Gravesham Borough Council. A Neighbourhood Plan is subject to independent examination and a referendum. Once adopted it forms part of the Development Plan and its policies are taken into account in development management decisions within the relevant area.

3.13 There are currently no adopted Neighbourhood Plans and no Neighbourhood Plans are currently under preparation in Gravesham.

3.14 The Council will work with designated neighbourhood planning groups during the production of the Local Plan Core Strategy Partial Review, the Site Allocations and Development Management Policies Document and any future Local Plan Documents, and will take into consideration any relevant evidence and any emerging and adopted Neighbourhood Plans.

## Planning Guidance

3.15 The Council has prepared a range of Supplementary Planning Guidance (SPG) / Documents (SPD). While they are not part of the statutory development plan, they are considered as material considerations in the determination of planning applications and provide additional detail to policies set out in the Local Plan or national policy.

3.16 Additional documents have been prepared by Kent County Council and are adopted by the Council as Supplementary Planning Guidance / Documents.

3.17 A list of the current SPGs and SPDs is available on the Council's website via the following link:

- [Supplementary planning guidance](#)

3.18 Within Gravesham, the eastern part of the Borough from Shorne southwards to Vigo village, lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). The Kent Downs AONB Partnership, of which Gravesham is a member, has prepared a Management Plan for the AONB. The Council has adopted this document to fulfil its

statutory duty under the Countryside and Rights of Way Act. It is available on the Kent Downs AONB Unit's website via the following link:

- [Kent Downs AONB Management Plan](#)

## Procedural Documents

3.19 The preparation and monitoring of local plan documents is supported by a number of procedural documents, as follows:

## Statement of Community Involvement

3.20 Public participation is a key element in the preparation of the Local Plan and the Council are required to set out its policy for involving the local community and stakeholders in the preparation of the Local Plan and in the development management process. The Council's policy is currently set out in the Gravesham Statement of Community Involvement (SCI). This was adopted in March 2007 and can be viewed via the following link:

- [Statement of Community Involvement](#)

3.21 The Council is currently reviewing the Statement of Community Involvement (SCI) and a new Statement of Community Involvement will be published in late 2019.

## Authority Monitoring Report and Housing Land Supply

3.22 The Authority Monitoring Report (AMR) is produced annually and published in December. It monitors the following:

- Progress on plan preparation,
- Duty to Co-operate activities in plan preparation
- The implementation of the Local Plan Core Strategy policies
- Progress on the delivery of development targets in the Local Plan Core Strategy
- 5 year land supply monitoring report

3.23 It will identify whether any management actions and/or contingency measures are required to address any changing circumstances that arise.

3.24 The latest version of the Gravesham Authority Monitoring Report and 5 year land supply reports can be viewed via the following link:

- [Gravesham Monitoring and Housing Land Supply](#)

## 4. Proposed Local Plan Documents

4.1 The Council's priority is to deliver an up to date Local Plan for the Borough. The Local Plan will comprise of two documents, the adopted Local Plan Core Strategy and the Site Allocations and Development Management Policies Document. Following the adoption of the Local Plan Core Strategy in September 2014, this LDS provides a revised programme for undertaking a partial review of the Local Plan Core Strategy and preparing the Site



Allocations and Development Management Policies Document and an updated Policies Map.

## Local Plan Core Strategy Partial Review

- 4.2 Gravesham Borough Council commissioned a study to identify what the Borough's revised objectively assessed housing need is going forward. This study, the Strategic Housing and Economic Needs Assessment (SHENA) identified that the Borough's objectively assessed housing need had increased, since the adoption of the Local Plan Core Strategy. The Government's standard method for calculating housing need, has reconfirmed this. Therefore a partial review of the Local Plan Core Strategy is needed to identify any consequential amendments to Core Strategy policies, including policy CS02 (Scale and Distribution of Development).

## Site Allocations and Development Management Policies Document

- 4.3 The Site Allocations and Development Management Policies Document will contain site allocations and detailed policies for guiding and managing development in the Borough. The document will be prepared in line with the strategic priorities and policies in the Local Plan Core Strategy, the requirements of the NPPF and planning practice guidance. It will also take account of the Planning Inspector's recommendations in his report on the Local Plan Core Strategy and will be informed by the evidence base (see paragraph 4.6 below).
- 4.4 Once adopted, the Site Allocations and Development Management Policies Document will supersede the remaining saved policies in the Gravesham Local Plan First Review. Together with the Local Plan Core Strategy, it will form the new Local Plan for Gravesham.

## Evidence Base

- 4.6 The evidence base is being updated and extended to inform work on the Site Allocations and Development Management Policies Local Plan and consequential amendments to Core Strategy policies. The key pieces of technical work will comprise:
- Strategic Housing and Economic Needs Assessment (SHENA). This consists of:
    - Strategic Housing Market Assessment
    - Employment Land Needs Assessment
    - Retail and Commercial Leisure Assessment
    - Integrated Growth Needs Assessment
    - Affordable Housing and CIL Viability Testing Report
  - Strategic Land Availability Assessment (SLAA)
  - Development Capacity Study
  - Green Belt
    - Green Belt Assessment
    - Green Belt: Broad Locations Assessment
    - Green Belt Stage 2 Study
  - Landscape Sensitivity and Capacity Study
  - Open Space, Sport and Recreation Study – this is made up of:

- Indoor Sport Assessment and Strategy
  - Playing Pitch Assessment, Strategy and Action Plan
  - Open Space Assessment and Standards
  - Transport Study
- 4.7 A Sustainability Appraisal and Habitats Regulations Assessment will also be produced to inform the production of the Local Plan Core Strategy Partial Review and the Site Allocations and Development Management Document.
- 4.8 Based upon the results of the first round of consultation (Regulation 18 Stage 1), additional further technical work has been needed to inform the next consultation stage (Regulation 18 Stage 2).
- 4.9 In parallel with additional technical work being undertaken, the Borough Council has and will continue to carry out Duty to Co-operate discussions with Planning Authorities within its Housing Market Area on major strategic issues, including housing land supply. The Borough Council will need to demonstrate at Examination that it has fully explored a range of options for meeting its housing, retail and employment needs. Failure to do so is likely to make the Plan fail the Duty to Co-operate test and be found unsound.

## **Policies Map**

- 4.10 The Policies Map will be updated following the adoption of the Local Plan Core Strategy Partial Review and the Site Allocations and Development Management Policies Document. This will include site allocations and additional policy designations. If amendments to the Green Belt boundary are required, such changes will also be shown.
- 4.11 In addition to the Policies Map, the Site Allocations and Development Management Policies Document will include individual plans of allocated sites.

## 5. Schedule of Proposed Local Plan Documents

Document Title	Local Plan Core Strategy Partial Review	Site Allocations and Development Management Policies Document	Policies Map
<b>Document Details</b>			
<b>Role and Content</b>	The Local Plan Core Strategy sets out the vision, objectives, strategy and core policies for the spatial planning of the Borough	Sets out the non-strategic land allocations and detailed policies for the consideration of planning applications	Depicts the strategic and non-strategic site allocations and areas of land to which policies apply
<b>Geographical coverage</b>	Borough-wide	Borough-wide	Borough-wide
<b>Plan period</b>	2011 – 2028 ( <i>Subject to review</i> )		
<b>Document Details</b>			
<b>Chain of Conformity</b>	National Planning Policy Framework, Planning Practice Guidance and Ministerial Statements	National Planning Policy Framework Together with the Local Plan Core Strategy it will form the Gravesham Local Plan, replacing the saved policies in the Gravesham Local Plan First Review	This will be prepared and updated to accompany the Site Allocations and Development Management Policies Document. Once adopted, it will reflect the site allocations, policies and land use designations in the Core Strategy and the Site Allocations and Development Management Policies Document

Document Title	Local Plan Core Strategy Partial Review	Site Allocations and Development Management Policies Document	Policies Map
<b>Timetable – Key Stages</b>			
<b>Evidence Gathering</b> <b>Key technical documents</b>	<p>Completed:</p> <ul style="list-style-type: none"> <li>• Strategic Housing and Economic Needs Assessment (SHENA)</li> <li>• Affordable Housing and CIL Viability Testing Report</li> <li>• Green Belt Assessment and Broad Locations Assessment</li> <li>• Landscape Sensitivity and Capacity Study</li> <li>• Open Space, Sport and Recreation Study</li> </ul> <p>On-going:</p> <ul style="list-style-type: none"> <li>• Strategic Land Availability Assessment (SLAA)</li> <li>• Green Belt Review Stage 2</li> <li>• Development Capacity Study</li> <li>• Transport Study</li> <li>• Sustainability Appraisal/ Strategic Environmental Assessment</li> <li>• Habitats Regulations Assessment</li> </ul>	<p>Completed:</p> <ul style="list-style-type: none"> <li>• Strategic Housing and Economic Needs Assessment (SHENA)</li> <li>• Affordable Housing and CIL Viability Testing Report</li> <li>• Green Belt Assessment and Broad Locations Assessment</li> <li>• Landscape Sensitivity and Capacity Study</li> <li>• Open Space, Sport and Recreation Study</li> </ul> <p>On-going:</p> <ul style="list-style-type: none"> <li>• Strategic Land Availability Assessment (SLAA)</li> <li>• Green Belt Review Stage 2</li> <li>• Development Capacity Study</li> <li>• Transport Study</li> <li>• Sustainability Appraisal/ Strategic Environmental Assessment</li> <li>• Habitats Regulations Assessment</li> </ul>	

Document Title	Local Plan Core Strategy Partial Review	Site Allocations and Development Management Policies Document	Policies Map
<p><b>Consultation on draft Document (including revised policy CS02), draft Sustainability Appraisal and Habitats Regulations Assessment (at stage 2) (Regulation 18)*</b></p>	<p>This is a 2 stage public consultation:</p> <p><b>Completed: 25 Apr 2018 to 11 Jul 2018</b>  <u>Stage 1 – Issues and Options</u>  Outputs from the SHENA; implications for Core Strategy policies including policy CS02, broad options for accommodating growth</p> <p><b>January 2020</b>  <u>Stage 2 – Preferred Approach</u>  Revised Local Plan Core Strategy Policies.</p>	<p>This is a 2 stage public consultation:</p> <p><b>Completed: 25 Apr 2018 to 11 Jul 2018</b>  <u>Stage 1 – Issues and Options</u>  Draft Development Management Policies</p> <p><b>January 2020</b>  <u>Stage 2 – Preferred Approach</u>  Draft site allocations based on outputs from the SLAA, the Green Belt Assessment and results of Duty to Co-operate discussions. Also any proposed revisions to draft Development Management policies.</p>	
<b>Timetable – Key Stages</b>			
<p><b>Publication of the Pre-submission Document, final Sustainability Appraisal and Habitats Regulations Assessment</b></p>	<p>September 2020</p>	<p>September 2020</p>	

<b>Document Title</b>	<b>Local Plan Core Strategy Partial Review</b>	<b>Site Allocations and Development Management Policies Document</b>	<b>Policies Map</b>
<b>(Regulation 19 and 20)*</b>			
<b>Submission of the Document and Sustainability Assessment (Regulation 22 and 23)*</b>	Feb 2021	Feb 2021	
<b>Pre-examination meeting</b>	May 2021	May 2021	
<b>Hearing Sessions open</b>	July 2021	July 2021	
<b>Inspector's Report-Fact Check</b>	October 2021	October 2021	
<b>Inspector Report-Final (Regulation 25)*</b>	November 2021	November 2021	
<b>Anticipated Adoption of SA and DMP Document (Regulation 26)*</b>	December 2021	December 2021	December 2021

\* Town and Country Planning (Local Planning) (England) Regulations 2012, as amended

## 6 Timetable

Document	2018												2019												2020												2021											
	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 Plan Core Strategy Partial Review																																																
Local Plan: Site Allocations and Development Management Policies DPD																																																
Policies Map																																																

### Key

Evidence gathering, analysis and plan development	
Cabinet for review and decision	C
<b>Public Consultation</b> Stage 1 - Issues and Options (regulation 18)	
<b>Public Consultation</b> Stage 2 - Preferred Option (regulation 18)	
<b>Public Consultation</b> Regulation 19 (statutory 6 weeks)	
Submission for independent examination (regulation 22)	
Note: Once the Documents have been submitted the examination and reporting timetable is set by the Inspectorate	
Examination	E
Receipt of Inspector's Report	R
Full Council followed by adoption and publication	A

## **7 Schedule of other Planning Policy Documents**

- 7.1 More information about the preparation / revision of the planning policy documents listed below will be published on the relevant pages of the Council's website as it becomes available.

### **Statement of Community Involvement**

- 7.2 The current Statement of Community Involvement (SCI) was adopted in March 2007. Regulations have since changed the scope of SCIs and the processes they go through. A new SCI is currently being prepared; this document will reflect changing regulations and circumstances and will be consulted upon in late 2019.

### **Community Infrastructure Levy charging schedule**

- 7.3 The Community Infrastructure Levy (CIL) allows local authorities to collect financial contributions from developers towards infrastructure that is needed as a result of new development in the Borough. CIL is not intended to pay for all infrastructure needs. It is intended to fill the funding gap that remains once other sources of funding have been explored. It is not a means of addressing infrastructure deficiencies or a means to pay for the specific infrastructure requirements of an individual development. This will be done through Section 106 Agreements.
- 7.5 The Council remains committed to ensuring that developers contribute as much as possible towards the infrastructure that is needed. The Council is reviewing the evidence that has been gathered thus far and changes being made by Government to Planning Obligations before determining whether or not to proceed with CIL.

### **Supplementary Planning Documents**

- 7.6 The Council refers to the need to produce a number of Supplementary Planning Documents (SPDs) in the adopted Local Plan Core Strategy and the draft Site Allocations and Development Management Policies Document. As the Council's priority is to deliver the Gravesham Local Plan, it is not proposed to progress these at the current time. Any change in this position will be reported through the Authority Monitoring Report.

### **Other Documents**

- 7.7 The Council has also to prepare and manage registers for Self and Custom Build, and Brownfield in accordance with appropriate regulations.



## 8 Risk Assessment and Management

- 8.1 The process of preparing the documents within the Local Plan involves managing various work streams alongside internal and external factors that may provide challenges to the work programme. It is therefore important to identify these risks that could affect the work programme and consider how they may be minimised and mitigated.

Risk	Likelihood	Impact	Possible consequences and mitigation
National policy changes	High	Medium	<p>There have been a number of significant changes in the Planning system from the Housing and Planning Act (2016), Neighbourhood Planning Act (2017), the publication of the Housing and Planning White Paper (February 2017), the National Planning Policy Framework (2018 and 2019) and these are set to continue. Consideration will need to be given to the impact of the changes that are actually made (as opposed to those consulted upon) when they occur. This comes about through primary legislation as well as new or amended regulations. Court judgements and Planning Inspectors reports can also impact planning via their interpretation of the National Planning Policy Framework (NPPF) and the Development Plan.</p> <p>The result of the General Election in June 2017 and the ramifications of the decision to leave the European Union could have significant implications for the Planning System in the future.</p> <p>Emerging legislation/policy will be monitored, and officers will work closely with the Ministry of Housing, Communities and Local Government (MHCLG), the Planning Inspectorate (PINS) etc. and others as required. Local Plan documents will be based on the best information available at the time of preparation.</p>
Impact of major development projects	Medium	High	<p>Major development projects and their associated transport infrastructure are a major cause of the external uncertainty over which the Council will have an input, but little influence on precise timetables.</p> <p>Depending on decisions made by others there may significant implications for the preparation of the Local Plan which will need to be managed as and when circumstances dictate. Major projects include:</p>

Risk	Likelihood	Impact	Possible consequences and mitigation
			<ul style="list-style-type: none"> <li>• <b>Lower Thames Crossing</b></li> <li>• <b>London Resort Company Holdings (LRCH)</b></li> <li>• <b>Ebbsfleet Garden City</b></li> </ul>
Changes in local political control/leadership	Medium	Medium	<p>Ultimately Council policy is set by elected Members. This, quite properly, makes the Local Plan programme susceptible to change arising through political intervention.</p> <p>Officers will work closely with the Leader and Portfolio Holder, and other members through existing groups, to understand and manage any policy changes required.</p>
Staffing and resources	Medium	High	<p>The programme has been matched to the currently available staff and other resources.</p> <p>Government spending cuts will continue, placing more pressure on Council resources. The Council has robust plans in place to ensure that statutory services are maintained but the need to make additional budget savings within the Council are an on-going risk.</p> <p>Any significant change due to prolonged absence over and above normal levels arising from natural turnover could have an impact on the programme.</p> <p>The Council is taking a pragmatic approach to technical work to ensure it is resource efficient and effective and sometimes external consultants may be used. As a last resort, document preparation timetables may be adjusted.</p>
Resourcing of external agencies	High	Medium	<p>Spending cuts may also impact on Government agencies/bodies, including PINS and statutory consultees. If these organisations have insufficient resources, delays to document production timetables may result.</p> <p>Officers will work closely with external agencies to understand possible risks as early as possible and maintain positive working relationships. Officers will keep PINS informed about any timetable alterations</p>

Risk	Likelihood	Impact	Possible consequences and mitigation
Legal challenge	Low	High	<p>External parties may seek to legally challenge all or part of Local Plan documents.</p> <p>Officers will seek to ensure that all local plan documents are legally compliant and sound, and will work closely with the Legal section and PINs to ensure that requirements are met.</p> <p>External legal advice may also be sought.</p>
High levels of public interest / high volume of consultation responses	High	Medium	<p>These risks place pressures on staff and other resources due to the need to respond to enquiries and process and consider representations.</p> <p>Officers will work closely with the Council's Communications Team when issues that are likely to generate a high level of interest are consulted upon.</p> <p>While an online consultation system is in place, experience has shown to date that the majority of local people prefer to respond by email or letter. Depending on the sensitivity of the issues raised through consultations, additional time may need to be programmed in should the number of representations received be above expected levels. This will allow time for representations to be fully considered and entered into the consultation system.</p>
Evidence base becomes dated	Medium	Medium	<p>External factors may lead to the Council's evidence base becoming out of date.</p> <p>Additional delays to document preparation timetables as a result of other risk factors may also result in evidence documents becoming out of date.</p> <p>Officers will monitor changes and prepare or commission updated evidence studies where necessary.</p>
Joint working with neighbouring authorities	Medium	High	<p>Joint working with neighbouring authorities is a statutory requirement of the Localism Act 2011 (the Duty to Cooperate). This covers preparation of evidence base as well as policy considerations and covers topic areas that have wider implications than the Local Planning Authority area. Agreement on strategic matters, such as housing provision, across a number of Authorities is being encouraged, as well as consideration of joint Plans where appropriate.</p>

Risk	Likelihood	Impact	Possible consequences and mitigation
			<p>Memoranda of agreement will be discussed with appropriate partners as to how this will operate, including technical evidence and Member involvement.</p> <p>Different local authorities are at different stages in the plan making process, which means that joint working is not always straightforward.</p> <p>Officers will continue to work closely with neighbouring authorities and it is intended that the relationships between authorities at Member and officer level is formalised by a Memorandum of Agreement.</p>

## **9 Monitoring and Review**

- 9.1 The Council produces an Authority Monitoring Report (AMR) annually. Among other things, this monitors progress in preparing the Site Allocations and Development Management Policies Document against the key milestones set out in the LDS. The AMR will identify whether the milestones have been met. If they have not been met, it will set out the reasons for this and any proposed action as a result of these delays. It will also highlight whether there have been any changes in circumstances that may warrant amending the LDS.

## 10. Glossary

Word or Term		Explanation
AMR	Authority Monitoring Report	An annual report that assesses progress of Local Plan preparation against the published Local Development Scheme (LDS), as well demonstrating that the Duty to Co-operate is being met in the preparation of the local plan documents and progress on the implementation of policies in the Local Plan Core Strategy.
CIL	Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
DCO	Development Consent Order	Application to Planning Inspectorate, for ultimate decision by the Secretary of State, for permission to carry out a Nationally Significant Infrastructure Project.
EDC	Ebbsfleet Development Corporation	Responsible for development control decisions and taking projects forward in the Ebbsfleet and part of Northfleet Embankment
GBC	Gravesham Borough Council	The local planning authority responsible for producing Gravesham's Local Plan
HRA	Habitats Regulations Assessment	An assessment of the impacts of policies and proposals on sites of international importance for wildlife, i.e. Ramsar Sites, Special Protection Areas, Special Areas of Conservation.
	Local Plan Documents	Local Plan Documents are the main elements of the Local Plan comprising the Core Strategy, Site Specific Development Allocations, and the Policies Map. These documents are subject to strict preparation and consultation rules, a sustainability appraisal and independent examination.
LDD	Local Development Document	Comprises any document prepared as part of a Local Plan. It includes Development Plan Documents and other documents which do not have Development Plan status, such as Supplementary Planning Documents, the Statement of Community Involvement, and Community Infrastructure Levy.
LDS	Local Development Scheme	A public statement identifying which local development documents will be produced, in what order and when.
NPPF	National Planning Policy Framework	Government advice on how the Planning System should operate
NSIP	National Strategic Infrastructure Project	Major projects that meet the criteria set out in sections 15-30 of the 2008 Planning Act (as amended)

Word or Term		Explanation
	Planning and Compulsory Purchase Act 2004	The legislative basis for the current Development Plan system and introduced sustainable development as a core objective of the planning system.
PINS	Planning Inspector	Responsible for conducting the independent examinations on Development Plan Documents. The Inspector's report is binding on local planning authorities.
	Ramsar	An internationally important wildlife site under the "Convention on Wetlands of International Importance especially as Waterfowl Habitat"
SA & DM	Site Allocations and Development Management Policies DPD	This will contain non-strategic site allocations and detailed policies for guiding and managing development in the Borough.
SAC	Special Area of Conservation	An internationally important wildlife site. These are areas given special protection under the European Union's Habitat Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations, 2010
	Saved Policies	Policies from the Gravesham Local Plan First Review which are "saved" for the transition period until they are replaced by new Local Plan policies.
SPA	Special Protection Area	An internationally important wildlife site. These are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union countries. They are European designated sites, classified under the Birds Directive.
SCI	Statement of Community Involvement	This sets out how the local planning authority will engage with all stakeholders in the preparation and production of the Local Plan.
SPD	Supplementary Planning Documents	Documents which add further detail to the policies of the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. They are capable of being a material consideration in planning decisions but are not part of the development plan
SPG	Supplementary Planning Guidance	Documents which are similar to SPD's and were prepared under the previous planning system. They elaborate on saved policies in the Local Plan. They have been subject to public consultation, and are a material consideration in determining planning applications.

<b>Word or Term</b>		<b>Explanation</b>
SA	Sustainability Appraisal	Assessment of the Environmental, economic and social impact of policies, to ensure that all policies and proposals reflect sustainable development principles.
SEA	Strategic Environmental Assessment	A procedure set out in the Environmental Assessment of Plans and Programmes Regulations, 2004, which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment



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