

Tandridge District Council

Local Development Scheme

February 2025



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1 Introduction

1.1 Purpose of the LDS

- 1.1 A Local Planning Authority (LPA) has a statutory duty to maintain an up-to-date Local Development Scheme (LDS), as set out in Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This LDS supersedes the previous LDS published in June 2024.
- 1.2 This LDS is Tandridge District Council's programme for preparing planning policy documents for the District and covers the period 2025-2029. These documents will underpin planning and growth decisions the Council will make in the years to come. The document also sets out at which point residents and other stakeholders can become involved in helping the Council shape these policies.
- 1.3 The LDS does not cover detailed timescales for Neighbourhood Plans as these are led by individual Parish Councils or neighbourhood forums. However, once made Neighbourhood Plans become part of the Development Plan and will be used in the determination of relevant planning proposals.
- 1.4 The LDS is published so that the community and others will know what documents comprise the current adopted development plan and which planning documents the Council is intending to produce and when, and at what stage they can get involved in the process. There is no requirement for the LDS to show what other documents, for example Supplementary Planning Documents, the Council intends to produce.

1.2 Structure of the LDS

- 1.5 Before setting out the programme (Section 5), the LDS explores its context, namely:
 - Current documents that make up the Development Plan for Tandridge (Section 2).
 - Plan making and wider reform and its implications for Tandridge (Section 3)
 - Evidence base requirements (Section 4).
- 1.6 There are some risks that could impact upon the delivery of the work programme. These risks, together with appropriate mitigation measures are set out in Section 0. The risk assessment has been informed by previous work on preparing a Local Plan, taking account of both good practice and potential areas for improvement. Finally, Section 8 sets out how the LDS will be monitored.

2 Existing Development Plan

2.1 The Council's currently adopted Development Plan is formed of the documents set out below, as well as the Minerals and Waste Plans prepared by Surrey County Council. All applications must be determined in accordance with these documents unless material considerations indicate otherwise until such time as they are replaced by updated policies. Copies of all of these documents can be found on the Council's website.

2.2 In accordance with The Localism Act 2011, adopted Neighbourhood Plans form part of the Development Plan and are used in the assessment of planning applications for specific areas. They must be consistent with the National Planning Policy Framework (NPPF) and in general conformity with the strategic policies in the Local Plan. These plans set out the vision and planning policies for the use and development of land in particular neighbourhoods. A number of Neighbourhood Plans have been commenced in the District, with four plans being made (adopted) as of January 2025.

2.3 The Policies Map illustrates geographically how and where the policies and proposals in the Development Plan apply across the District. This is published on the Council's website.

Document	Area of Application	Purpose	Date
Core Strategy	District wide	Strategic policies to steer and manage the approach for development.	Adopted October 2008
Local Plan Part 2 – Detailed Policies (LP2)	District wide	Development Management policies to assist in the assessment of planning applications.	Adopted July 2014
Community Infrastructure Levy	District wide	Charging regime for contributions to infrastructure	Implemented 1 December 2014
Woldingham Neighbourhood Plan	Woldingham	Area specific policies in terms of design and the identification of local green spaces.	Made 21 April 2016
Limpsfield Neighbourhood Plan	Limpsfield	Area specific policies in terms of design and the identification of local green spaces.	Made 25 June 2019
Caterham, Chaldon and Whyteleafe Neighbourhood Plan	Caterham, Chaldon and Whyteleafe	Area specific policies in terms of design and the identification of local green spaces.	Made 24 June 2021
Tatsfield Neighbourhood Plan	Tatsfield	Area specific policies in terms of design and the identification of local green spaces.	Made 20 June 2024

3 Policy, Regulation and Reforms

3.1 The Planning System

- 3.1 Planning Acts and Regulations, and the National Planning Policy Framework (NPPF) and associated guidance provide the legislative and national policy requirements for plan-making. The NPPF (paragraph 15, 2024) sets out that the Development Plan 'should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.'
- 3.2 The NPPF (paragraphs 17-19, 2024) further states that a development plan should address both strategic and non-strategic policies. Options are set out as to how this can be achieved. Strategic policies should be contained in joint or individual local plans, produced by authorities working together or independently. Non-strategic policies should be included in local plans that contain both strategic and non-strategic policies and / or in local or neighbourhood plans that contain just non-strategic policies.

3.2 Planning and Compulsory Purchase Act

- 3.3 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) currently provides the overall framework for plan making, with the detailed requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations set out the key stages of Local Plan preparation and the formal consultation requirements, with minimum consultation periods of six weeks.
- 3.4 A Local Plan must also be accompanied by a Sustainability Appraisal (SA) incorporating a Strategic Environmental assessment (SEA) and Habitats Regulations Assessment (HRA). These documents are required by the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats & Species Regulations 2010.
- 3.5 However, this current system is in the process of being replaced, as set out in section 3.3.

3.3 Levelling and Regeneration Act

- 3.6 The Levelling and Regeneration Act (LURA) enacted in October 2023 introduced a new plan making system. As at March 2025, the secondary legislation to enact this change has yet to be made. Since LURA was enacted, there has been a General Election with a change of government. However, the newly elected Labour government confirmed via

their planning reform consultation¹ (July-September 2024) that they intend to implement the new plan-making system as set out in the LURA. In the Government's response to the planning reform consultation² (December 2024), they confirmed that the new plan-making system will be brought into force in 2025.

- 3.7 New plan making arrangements require a single Local Plan to be produced within 30 months, remove the statutory basis for existing supplementary development plans and introduce Supplementary Plans as part of the Development Plan. National Development Management Policies (NDMPs) will reduce the scope of Local Plans. While the introduction of Environmental Outcome Reports will replace the existing Strategic Environmental assessments and local plan timetables will replace local development schemes.
- 3.8 The planning reform consultation response states that plans at an early stage (i.e. not at Regulation 19 or further in the plan-making progress), on or before 12 March 2025, will be expected to be submitted for examination under the existing 2004 Act plan-making framework before December 2026. Any plan which is expected to be submitted for Examination after December 2026 should be prepared under the new provisions of the LURA 2023 on plan-making, when these come into force.
- 3.9 The Council has concluded that there is insufficient time available to prepare a Local Plan under the current arrangements. As such, the next iteration of the Local Plan prepared in Tandridge will be produced under the new plan-making system. The Local Development Scheme has been produced on this basis.

3.4 Equalities Impact Assessment

- 3.10 The Local Authority has a legal duty to eliminate discrimination and promote equality through service delivery. The policies of the Local Plan will have an impact upon service delivery in terms of how we can support and provide for all our communities from young to the elderly and those from varying cultural backgrounds.
- 3.11 Although there is no longer a requirement to produce an Equalities Impact Assessment (EqIA) for a Local Plan it may still be useful to produce an EqIA to have regard to the aims and demonstrate compliance with the General Equality Duty, as set out in the Equality Act 2010, when drafting policies.
- 3.12 The purpose of the EqIA is to show the likely impact of the Plan and the policies on the groups with protected characteristics (e.g. age, disability, gender reassignment, race and pregnancy/maternity etc), and if necessary, modify and improve the Plan and Policies where possible.

¹ Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK

² Government response to the proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation - GOV.UK

3.5 Local Government Reorganisation

3.13 In addition to planning policy reform, the Government has also embarked on a programme of wider reform. This includes proposals to reform the local government system. Under the proposals, Local Plan making would become the responsibility of newly formed unitary authorities.

3.14 On 5 February 2025, Government confirmed that Surrey is on the fast track for reorganisation. In notifying the Council of this decision, the Government re-iterated that the Council must continue to progress its Local Plan. Universal local plan coverage is considered a priority by the Government.

4 Evidence Base

4.1 The Evidence Base is a key feature of the plan-making process. The NPPF³ makes it clear that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. Further that the evidence should be adequate, proportionate and focused tightly on supporting and justifying policies. Any timetable for producing a Development Plan document must take into account the time required to prepare the evidence base.

4.2 The Evidence Base takes the form of research and technical studies. It is not possible to provide an exhaustive list of evidence required due to the diversity of topics. Further, the need for additional evidence can arise during the course of plan production, including as a direct result of consultation exercises.

4.3 The following list provides an indication of the studies and research that may be necessary to inform the preparation of a Local Plan:

- Housing and Economic Development Needs Assessment (HEDNA) to consider the local housing need, the housing market area and the level of jobs that Tandridge needs to accommodate.
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSAA), to identify the level of pitches and plots that Tandridge needs to accommodate.
- Housing and Economic Land Availability Assessment (HELAA) to consider the sites which may be appropriate for future development and growth.
- Strategic Flood Risk Assessment (SFRA) to inform the plan-making process and identify any strategic flooding issues which should not be exacerbated and may need to be mitigated against.
- Environmental studies including the consideration of sports and recreation provision, green infrastructure, Green Belt and landscape and historic character.
- Town centre, retail and leisure studies, to ensure that any required provision and improvements can be factored into the Local Plan policies.
- Infrastructure studies which ensure appropriate consideration of infrastructure which may be needed to support the proposals of a Local Plan as well as identify any issues which the Local Plan and development may need to be aware of.
- Viability assessments to ensure that the proposals of a Local Plan are deliverable.

³ National Planning Policy Framework (December 2023) paragraph 31

5 The Local Development Scheme

5.1 Proposed Development Plan Documents

- 5.1 Tandridge District Council is intending to produce one Development Plan Document (DPD) – the Local Plan. It will form part of the Council's development plan, along with any made Neighbourhood Plans and the Minerals and Waste Plans prepared by Surrey County Council.
- 5.2 In line with emerging Government policy, the Local Plan will cover both strategic and non-strategic policies, avoiding any duplication of any NDMPs.
- 5.3 The LDS sets out the anticipated timetable for preparation of each document through to its adoption, using the best information available.

5.2 Local Plan

- 5.4 A timetable for production of the new Local Plan to submission stage is set out in the table below. In developing the timetable, the Council has taken into account the proposed time frame for Local Plan production under LURA. This will be kept under review and if necessary, the timetable will be updated to reflect any new regulations.

Title	Tandridge Local Plan	
Role & subject	The Local Plan will set out the spatial development strategy, development requirements, policies (strategic and non-strategic) and site allocations for the District. The document will also set out policy mechanisms for protecting, conserving and enhancing the natural, and built historic environment, whilst identifying how and where infrastructure improvements will be delivered.	
Geographical coverage	District wide	
Prepared jointly with prescribed bodies	The Council is not proposing to prepare a joint Local Plan, however, the Council will work closely with neighbouring local authorities as part of its statutory Duty to Cooperate including joint evidence bases where relevant.	
Chain of conformity	With the National Planning Policy Framework and Planning Practice Guidance	
Timetable – key stages	Preparatory evidence gathering and scoping	March 25 to September 25
	Scoping and early participation (Gateway 1 expected to take place March 26)	September 25 -March 26 (6 months)
	Plan vision and strategy development (including first consultation)	April 26 – October 26 (7 months)

Title	Tandridge Local Plan	
	Evidence gathering and drafting the plan (including Advisory Gateway 2)	October 26 – April 27 (7 months)
	Engagement, proposing changes and submission of the plan (including second consultation)	April 27 – December 27 (9 months)
	Examination	January 28 – June 28 (6 months)
	Finalisation and adoption	July 28 (1 month)
Stakeholder and community involvement	Statutory bodies, Parish Councils, general public, community groups, developers and agents in accordance with Statement of Community Involvement Duty to Cooperate requirements apply.	
Lead department	Planning Policy	
Management arrangements	Planning Policy Committee	
Resources required	Planning Policy Team, specialist advisors (including from Development Management, Housing Need, Housing Delivery and Communications Teams) and external consultants	
Monitoring and review	Authority Monitoring Report (AMR)	

5.3 Policies Map

5.5 The Policies Map spatially illustrates policies contained in DPDs on an Ordnance Survey base map. The Policies Map will be updated as the Local Plan is progressed. The Policies Map will show matters including:

- designations, e.g. settlement boundaries; and
- site allocations, e.g. sites may be allocated for a variety of uses including housing.

Title	Policies Map
Role and Subject	To illustrate geographically the application of policies in the Local Plan and sites with specific allocations.
Geographical Coverage	District wide
Prepared jointly with other local authorities	No
Chain of Conformity	With all other Development Plan documents.
Timetable	The map will be amended, when appropriate, to reflect the new Local Plan policies

Title	Policies Map
Stakeholder and community involvement	Maps associated with the stage of plan preparation will be publicly consulted upon in accordance with the timetable and the Statement of Community Involvement
Lead department	Planning Policy
Management arrangements	Planning Policy Committee
Resources required	Planning policy team and GIS specialist
Monitoring and review	Authority Monitoring Report (AMR)

5.4 Neighbourhood Plans

5.6 Neighbourhood Plans are prepared and led by the community via Parish Councils or community forums and provide the community with the opportunity to take a leading role in planning for their areas and must be prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended) and Neighbourhood Planning Act 2017.

5.7 The following areas have either been designated as a Neighbourhood Planning Area but have not yet made (adopted) their Plan or are refreshing a made Neighbourhood Plan. The Council will continue to work with parishes and neighbourhood planning forums where needed, to support this process.

5.8 Whilst these documents, once adopted, will form part of the Development Plan, the timetables for their preparation are a matter for the Parish Council or forum to determine. Therefore, the timetable for their preparation is not contained within the LDS.

Designated Neighbourhood Plan Areas without a made plan	Designated Neighbourhood Plan Area refreshing a made plan
Burstow	Caterham, Chaldon and Whyteleafe
Crowhurst	
Dormansland	
Godstone	
Lingfield	
Tandridge	

5.5 CIL Schedule

5.9 The current adopted Community Infrastructure Levy (CIL) is based upon the adopted Core Strategy (2008). It enables the Council to levy a charge on certain types of new development to help fund improvements to local infrastructure such as schools, transport, green spaces, health and leisure facilities. This is important to ensure the

creation of sustainable communities. As such, any review of the CIL will be influenced by the new policies and spatial strategy of the new Local Plan.

5.10 It is the intention of the Council to review the CIL charging schedule and update alongside the production of the Local Plan. This aligns with national guidance⁴ that states 'charging schedules should be consistent with, and support the implementation of, up-to-date relevant plans.'

5.11 The Levelling and Regeneration Act (LURA) introduced the Infrastructure Levy (IL), as a replacement for S106 agreements and CIL. However, the secondary legislation to enact this change has yet to be made and in the planning reform consultation⁵ last year, Government stated that they will not be implementing the IL as introduced by LURA.

5.12 Thus, for the purpose of this LDS, a timetable for a CIL Review is presented. Dates for the examination stage, receipt of Inspector's report and adoption of the CIL Charging Schedule are not included as they fall outside the control of the Council and will be published, once known, in future iterations of the LDS.

Title	Community Infrastructure Levy (CIL) Review	
Role & subject	CIL is a non-negotiable charge on development and is calculated as pounds per square metre based on the net level of development proposed. To charge CIL the District Council must set CIL rates based on evidence of viability and produce a CIL charging schedule which is subject to an independent examination.	
Geographical coverage	District wide	
Chain of conformity	With the adopted development plan and relevant CIL regulations	
Key dates	Consultation on Draft Charging Schedule	Q1 2027/28
	Submission of Draft Charging Schedule	Q3 2027/28
	Examination	Q2 2008/29
	Finalisation and Adoption	Q3 2008/29
Stakeholder and community involvement	The CIL is subject to its own specific consultation and procedural requirements as set out in the CIL Regulations. Due to the specialist and technical nature of the CIL, consultation is targeted with statutory bodies, parish councils, developers, agents, community groups, service and infrastructure providers and utility companies.	

⁴ <https://www.gov.uk/guidance/community-infrastructure-levy>, paragraph 011 Reference ID: 25-011-20190901

⁵ [Proposed reforms to the National Planning Policy Framework and other changes to the planning system](https://www.gov.uk/government/publications/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system) - GOV.UK

	Duty to Cooperate requirements apply and will be a key part of the plan making process.
Lead department	CIL
Management arrangements	
Resources required	CIL Team, specialist advisors (including Planning Policy Team) and external consultants
Monitoring and review	Authority Monitoring Report (AMR)

6 Other documents

- 6.1 Alongside this LDS, the Council produces a number of other documents.
- 6.2 **Authority Monitoring Report (AMR)** – Published annually it reports on the effectiveness of the Development Plan, details activity relating to the duty to co-operate and reviews progress against the milestones set out in the LDS. Monitoring reports are a requirement of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 6.3 **Statement of Community Involvement (SCI)** – sets out how the Council will engage, involve and consult stakeholders and the community in the preparation of planning policy documents and in the determination of planning applications. The SCI is a requirement of the Planning and Compulsory Purchase Act 2004. The SCI is a Local Development Document, but it is not part of the Development Plan. As required by Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the SCI will be reviewed every five years. The Council's current SCI was adopted in January 2025 and is available on the Tandridge District Council website.
- 6.4 **Brownfield Register** – The Town and Country Planning (Brownfield Land Register) Regulations 2017 require the LPA to prepare and maintain a statutory register of brownfield land (also known as previously developed land) which the Council has assessed as being suitable for residential development. The Register comprises a standard set of data, prescribed by the Government, to help provide certainty for developers and communities and encourage the development of suitable brownfield sites. It must be subject to annual review. The latest brownfield register is available on the Council's website.
- 6.5 **Self-Build Register** – The Self-build and Custom Housebuilding Act 2015 (as amended) requires the LPA to keep a register of people and groups of people who are seeking to purchase serviced plots of land in the authority's area and to have regard to that register when carrying out their functions. The Housing and Planning Act 2016 requires the LPA to grant sufficient 'development permissions' to meet the demand for self-build in their area, as established by their register, on a rolling basis. The Council currently maintains its self-build register and entry to it can be achieved through completion of an online form.

7 Delivery

7.1 Resources

7.1 The production of the new Local Plan and other planning policy documents will be undertaken primarily by the Planning Policy Team. However, it will be necessary for specialist consultants to be appointed for some evidence gathering and specialised tasks, such as viability testing. The use of consultants can increase staffing capacity, but also has associated costs.

7.2 The process of preparing planning policy documents requires resources to undertake consultation (e.g. printing documents and the hire of premises for public consultation events) and for the formal examination process (e.g. employing a programme officer and paying a planning inspector's fees). The need for these resources will need to be taken into account in future budgets and work programmes.

7.2 Risk Assessment

7.3 The table below lists the main risks and mitigation measures that have been identified in relation to the programme. These risks are not prioritised or ranked in any order.

Risk	Potential Impact	Planned Actions to Reduce Risk
Changes to national planning policy or guidance and the planning system more broadly.	<p>Work completed no longer relevant or requires significant adaptation to fit new policy or format.</p> <p>Additional tasks need to be undertaken.</p>	<p>Monitor emerging guidance, consultations and legislation and respond to changes early.</p> <p>Reassess priorities through review of LDS.</p>
Proposed Local Government Reorganisation	<p>Work completed no longer relevant or requires significant adaptation</p>	<p>Align approach to early evidence base work closely with likely unitary authority partners to ensure continuity and long-term usefulness.</p> <p>Review LDS when further clarity is known regarding Local Government Reorganisation.</p>
Volume of work greater than anticipated	<p>Delays to evidential studies which will impact the production of the final plan</p>	<p>Ensure effective programme management to spot and address pinch points or developing capacity issues.</p> <p>Commissioning external consultants to deliver evidence base studies.</p>

Risk	Potential Impact	Planned Actions to Reduce Risk
Requisite expertise is not available in-house.	Delays to evidence base studies or Local Plan drafting which will impact the production of the final plan.	Identify areas where there are gaps in the team's knowledge and experience and make suitable arrangements for external cover.
Procurement of external advice takes a long time	Delay to overall Local Plan programme	Develop standard templates, including contracts to be used when issues briefs for evidence base studies. Appoint legal counsel on a call-off basis so advice can be quickly sought across the lifetime of the Local Plan production
Evidence base work takes longer than expected to complete or there are unforeseen delays.	Delays to evidence base studies which will impact the production of the final plan.	Effective programme management to constantly monitor project progress and arrange additional support where necessary.
Evidence base studies become out of date due to the length of Local Plan Programme	Overall Local Plan programme is delayed due to requirement to update studies. Local Plan is found unsound due to out of date evidence.	Local Plan project plan has been designed to ensure that evidence base studies will be considered up to date at submission. Where necessary, updates to key evidence base studies can be carried out to ensure evidence remains current.
High response rates to Regulation 18 consultation and Regulation 19 publicity	Longer period required to consider and process responses, which may impact the overall Local Plan programme.	Standard part of the Local Plan production process. Where necessary timetables can be adjusted and potential additional resources to process responses can be considered.
Consultation and engagement identify a need for further work, including new evidence base studies	Delay to overall Local Plan programme and potential additional costs.	Programme includes some flex to allow for this possibility and where necessary timetables can be adjusted. Local Plan budget includes contingency fund to account for potential extra work.
Key stakeholders lack capacity to respond	Delay to overall Local Plan programme depending on	Provide partners with clear timescales and make them

Risk	Potential Impact	Planned Actions to Reduce Risk
within required timeframe	the criticality of the response.	aware of the consequences of not meeting timescales.
Committee cycle does not fit with requirements of Local Plan programme	Approval for key documents is required to progress and therefore delay to overall Local Plan programme	Ensure the timely provision of data and other inputs to ensure that the Council does not hold up partners' work.
Lack of member agreement over the Local Plan strategy, policies or contents of the Local Plan	Delay to overall Local Plan programme.	Regular review of Local Plan programme and ensure that project plans for evidence base studies align with the committee cycle.
Change in political control of the Council	Where necessary, schedule additional Planning Policy Committee meetings to secure approval of key documents.	Where necessary, schedule additional Planning Policy Committee meetings to secure approval of key documents.
Duty to Cooperate issues that require resolution prior to the plan progressing	Delay to overall Local Plan programme.	Early and continued engagement with members throughout the plan preparation period
Insufficient or unstable staff resourcing	Delay to overall Local Plan Programme as insufficient capacity to deliver all workstreams.	Outside the control of the Planning Policy Team but monitoring and planning for the situation will lessen any impact.
	High turnover introduces inefficiencies and potential for repeated work due to lack of continuity, plus harder to defend work at Examination if officer has	Continued engagement with Duty to Cooperate partners to resolve issues at an early stage.

Risk	Potential Impact	Planned Actions to Reduce Risk
Financial resources are insufficient	<p>not been involved in production.</p> <p>Unable to complete Local Plan or additional resource has to be identified from alternative source</p>	<p>Detailed consideration of budget requirements for Local Plan prioritising workstreams essential to deliver a robust Local Plan and the inclusion of contingency fund within the budget.</p> <p>Regular review of Local Plan budget.</p>
Poor budgeting	Over-spending in an area means less funding available elsewhere	Specific focus by programme team on budget and spending through monitoring process and reminders to project leads of the process.
The proposed plan fails the test of soundness or duty to co-operate.	Adoption of the plan is delayed	<p>Maintain a good dialogue with stakeholders in line with the requirements of the SCI. Seek to establish robust joint working arrangements with neighbouring authorities. Keep an accurate log of all cross-boundary duty to cooperate meetings and notes.</p> <p>Commission an external / peer review to assess the soundness of the plan prior to submission.</p>

8 Monitoring

- 8.1 The Council is required to monitor annually the effectiveness of its policies and proposals. This is done through an Authority Monitoring Report (AMR) that is published by the Council each year and made available for public inspection.
- 8.2 The primary role of the AMR is to assess the effectiveness of adopted Local Plan policies and identify any need to update Local Plans. In addition, the Council will also assess whether it is meeting, or is on target to meet, the milestones set out in the Local Development Scheme and, if not, the reasons why.
- 8.3 If changes are appropriate, these will be programmed through a review of the Local Development Scheme.

Glossary

Term	Definition
Development Plan	<p>The framework of policies that, by law, planning decisions on planning applications must be taken in line with unless material considerations indicate otherwise.</p> <p>It is defined in Section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted local plans, neighbourhood plans that have been made and published. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides it should not be made.</p>
Development Plan Document (DPD)	A statutory document or documents that contain the policy framework for planning decisions. This typically includes the Local Plan, Neighbourhood Plans, Waste Local Plan and Minerals Local Plan.
Duty to Cooperate	A legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies relating to cross-boundary strategic matters in Local Plans.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
National Planning Policy Framework (NPPF)	Published by Government in March 2012 and last updated in December 2023. It contains national policy guiding the preparation of Local Plans and is a material consideration in planning decisions.
Planning Practice Guidance (PPG)	Published by Government in March 2012 and regularly updated since. It contains national guidance to aid interpretation and application of national policy contained in the NPPF. It sets out the process for preparing Local Plans and is a material consideration in planning decisions.
Neighbourhood Plan	Community-led plans for guiding future development, regeneration and conservation of an area. Once made (adopted) they become part of the Development Plan and used in the determination of relevant planning applications. Neighbourhood Plans are subject to examination and referendum before they can be brought into effect and must be published for public consultation as they are prepared.