



Swale Borough Local Plan Review

Local Plan Panel

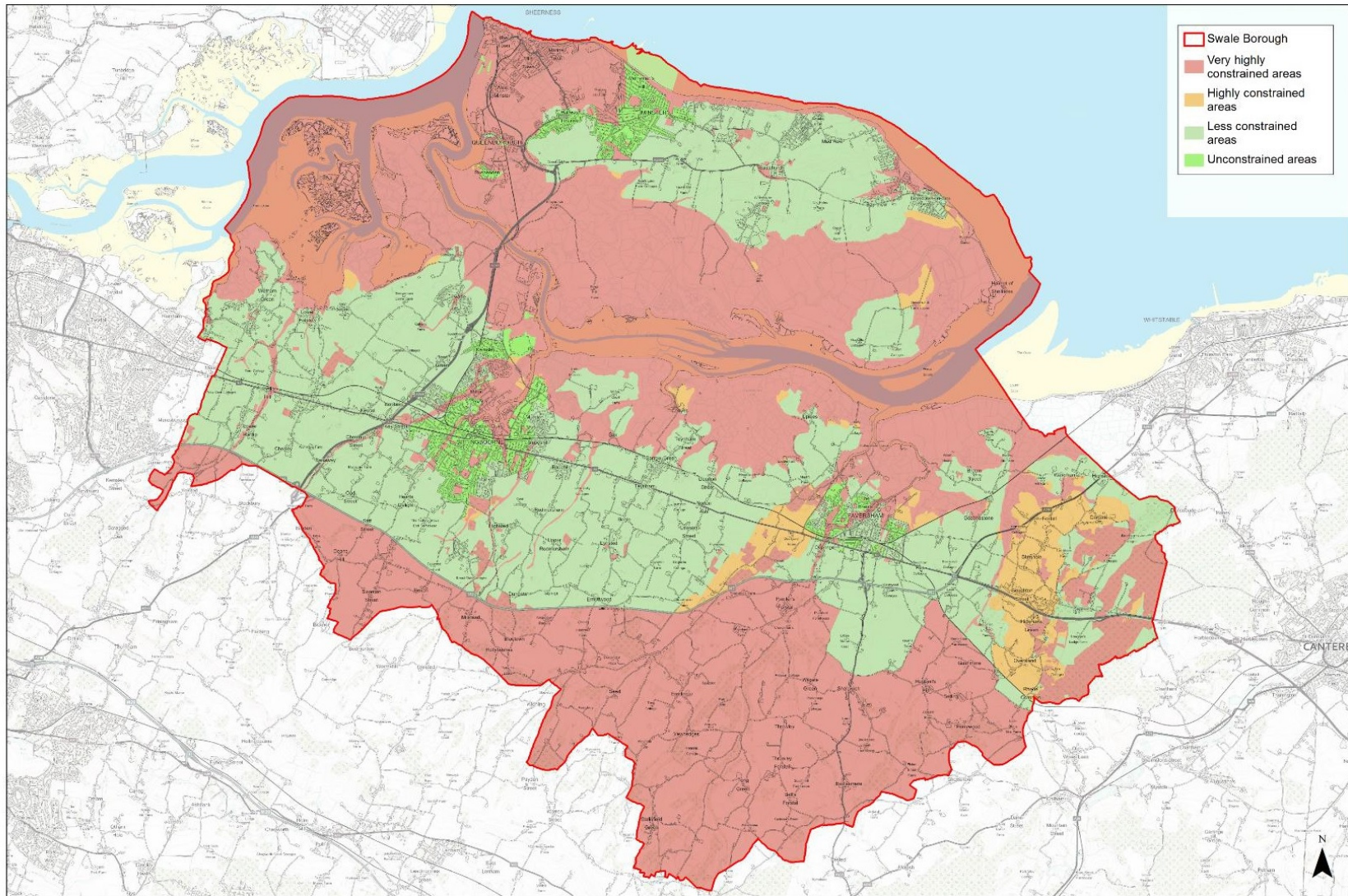
6 June 2019

Local Plan Review

- Bearing Fruits, adopted July 2017
- Local Plan Review
 - New local plan timeframe (2022 to 2037/38)
 - New development targets
 - Review/revise/refresh local policies as required
- Statutory document – formal process

Geography and Environmental Issues

Constrained Areas (National and Local) and Unconstrained Areas



Constraints or Opportunities?

- Environmental:
 - Landscape
 - Flooding
 - Biodiversity
- Historic assets
 - Scheduled Monuments
 - Conservation Areas
 - Listed Buildings
 - Registered Parks and Gardens

Constraints or Opportunities?

- **Transport:** M2J5 / M2J7? / NRR? / SRR? / A249 junctions / other?
- **Other Infrastructure**
- **Government ‘shackles’**

What we know and what we need to find out...1

- **Sustainability Appraisal Scoping Report – Reported 20 Sept 2018 Local Plan Panel**
- **Employment Land Review suggests 224,000 sq metres employment floor space needed - Reported 20 Sept 2018 Local Plan Panel;**
- **Retail and Leisure Needs Assessment – Modest requirements for comparison floorspace at main centres; plus 7- 9 new gyms. – Reported to 14 March 2019 Local Plan Panel**

What we know and what we need to find out...2

- **Gypsy and Traveller Accommodation Assessment; Need 2017 - 22 is 30 pitches. A further 29 pitches needed to 2038. – Reported 29 Nov 2018 Local Plan Panel;**
- **Local Landscape Designation Review – 10 areas of High Landscape Value confirmed; - Reported to 29 Nov 2018 local Plan Panel;**

What we know and what we need to find out...3

- **Housing Land Availability Assessment**
- **Landscape Sensitivity Study**
- **Strategic Transport Modelling**
- **Strategic Flood Risk Assessment**
- **Open Space Assessment Study**
- **Rural Settlement Hierarchy Study**

What we know and what we need to find out...4

- **Strategic Housing Market Assessment**
- **Green Infrastructure Strategy**
- **Air Quality Assessment**
- **Viability Assessment – whole plan; policy assessment; site assessment**
- **Review of New Garden Communities research**

Next Steps - Process

- **Complete key elements of evidence base**
- **Generate 'reasonable alternative' development strategies**
- **Work up into Draft Issues and Options consultation document**
- **Public consultation**
- **Draw up 'submission' draft local plan**
- **Public consultation prior to submission**
- **Submit Plan for Examination in Public by Planning Inspectorate**

Questions?