

Appendix i: Local Plan Review completed evidence

Evidence (completed)	Purpose of evidence	Key findings	Implications for a Development Strategy
Employment Land Review (ELR)	To identify the amount of additional employment land needed during the local plan review period	41ha of additional B2/B8 15ha of additional B1	No specific implications for the development strategy as location of new employment land would be met through policy and specific allocations that consider existing employment sites.
GTAA	To identify the requirement for additional pitches for those who meet the definition of 'Traveller' in government policy. To identify the requirement for additional Travelling Show Person plots.	51 additional pitches for Travellers and 1 additional Travelling Show Person plot.	No specific implications for the development strategy as these needs would be met through policy and/or specific allocations regardless of the preferred option.
Local Landscape Designation Review	To recommend Areas of High Landscape Value across the borough	10 Areas of High Landscape Value recommended	Identifies areas of the borough with high landscape value. Development in these areas will have a greater impact on landscape character than other parts of the borough not covered by this or national level designations.
Landscape Sensitivity Study	Assessment of the landscape implications of possible extensions to the borough's urban centre and their sensitivity to change from development.	Identifies the sites on the periphery of urban centres where harm to the landscape character is most significant. Harm would be most significant to the south east of Sittingbourne, to the south of Sheerness, Minster and Halfway and to the west and north of Faversham	This evidence supports a strategy that would see development allocated to the east and south of Faversham's settlement confines and to the west and east of Sittingbourne.
Strategic Housing Land Availability Assessment (SHLAA)	To identify land that is suitable, achievable and deliverable to meet the development needs	There are enough sites to meet the development needs of the	The range and availability of sites is generally sufficient to support any of the five options although some sites that are

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	of the Borough for the local plan review period.	borough for the local plan review period.	not 'suitable and deliverable' may need to be considered. This will only be appropriate where constraints can be mitigated against and can be justified and explained through the site selection process.
Local Housing Needs Assessment (standard method)	To identify the borough's housing need using the government's mandatory 'standard method' calculation	Local plan review housing number is not 'fixed' until the plan is submitted. For this reason, a range was prepared based on different scenarios. The number is 1,038 per annum but this will need to be updated prior to submission of the local plan review.	Any development strategy must be able to deliver, as a minimum, approximately 10,374 dwellings.
Strategic Housing Market Assessment (SHMA)	To identify the housing need for the Borough in terms of size, mix, tenure and needs of specific groups e.g. elderly within the overall need figure.	The tenure split is 72.8% market housing, 18% affordable rent; 4.3% shared ownership; 4.9% help to buy/starter homes. Size profile: greatest demand in market housing is for 3 bed properties, for HtB/Starter Homes the demand is reasonably level with 3 bed and 2 bed properties, then 4+ beds. Affordable rent demand is highest for 3 bed properties, then 1 bed, 4+ be and then 2 bed properties. Specialist dwellings for older persons need is for 516 additional units of sheltered housing required.	No specific implications for the development strategy as these needs would be met through policy and/or specific allocations regardless of the preferred option.

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		An additional 305 registered care spaces (nursing and residential care) will be needed.	
Strategic Flood Risk Assessment (SFRA)	To assess flood risk within the borough from all sources now and into the future as well as assessing the impact that cumulative land use changes and development will have on flood risk	Assessment and mapping of all sources of flooding across the borough, including the impact of climate change	The options have been prepared with this information in mind, in that land at risk of flooding is avoided <i>unless</i> there are over-riding benefits for sustainability and any risks can be mitigated. This information will be considered in further detail at the site selection stage.
Retail & Leisure Needs Assessment	To identify the future retail and leisure needs of the Borough in terms of floorspace and facilities. Also assessed the retail hierarchy and reviewed the vitality and viability of both the town and local centres in the Borough.	Sittingbourne: 1,900 sq. m. of convenience goods floorspace; between 12,300 and 22,600 sq. m. comparison goods floorspace. Faversham: 2,700 – 4,700 sq. m. comparison goods floorspace only. Sheerness: 1,200 sq. m convenience floorspace and between 4,500 and 7,900 sq. m. of comparison goods floorspace. Between 7 and 9 new gyms across the Borough.	No specific implications for the development strategy as these needs would be met through policy and/or specific allocations regardless of the preferred option.
Transport modelling	To assess the capacity of the road network and potential mitigation measures against different development scenarios.	No show stoppers long term but significant mitigation required along with sustainable transport measures (modal shift) to deliver the required development needs.	M2 junction 7 capacity constraints are likely to hinder short term delivery in the east of the borough during the early years of the local plan review regardless of preferred option
Assessment of New Settlements submission sites (Strategic Development Option sites)	To assess the risks, opportunities and uncertainties associates with the four submitted garden communities in Swale. The assessments	Each of the four settlements could deliver some of the borough's development needs as part of the strategic options although the site at North Street,	No specific implications for the development strategy although one or more of these Strategic proposals would assist with the delivery of the borough's development needs and help to meet the

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	looked at various issues including infrastructure needs, affordable housing provision, viability and landscape impacts.	Sheldwich would have a significant impact on the setting of the AONB.	local plan review objectives, delivering significant infrastructure investment.
Open Space Assessment Study	To assess the quantum of open space in the Borough and to identify the OS needs for the local plan review plan period.	Additional open space should be sought in line with local standards that are derived from the Council's Open Space Strategy	No specific implications for the development strategy as these needs would be met through policy and/or specific allocations regardless of the preferred option.