

Swale Borough Local Plan Review: Minor amendments from LPP (Document references refer to version of LPR document discussed at LPP 19.01.21)

Explanation of amendments

Bold represent additions

~~Strikethrough for deletions~~

Document reference	Amendments			Reason
Paragraph 4.2.1 Quantum of new housing land	<p>The Borough’s Local Housing Need for 2022 to 2038 (the timeframe for this plan) has been informed by a local housing needs assessment, conducted using the standard method in national guidance. The need of 1,038 dwellings per annum represents an increase of 33.8% compared with the current local plan, Bearing Fruits that has an objectively assessed need of 776 dwellings per annum for 2014 – 2031. The Local Plan Review is therefore seeking to allocate additional sites to accommodate the uplift in numbers for the period 2022 to 2038. The figure for additional dwellings needed for this period is calculated as follows: by multiplying the number of years in the Local Plan Review plan period by the Local Housing Need figure calculated using the standard method, i.e. 16 x 1,038 =16,606</p> <p>The supply of sites identified in Bearing Fruits amounted to 14,966 dwellings for the period 2014 to 2031. Because the two plan periods (and the supply of sites) overlap, the combined total of dwellings required for the period 2014 to 2038 is calculated as 22,814. The existing supply of sites for this period is 14,966 leaving a residual requirement to allocate enough land to accommodate 7,850 dwellings. However, in considering the strong track record of delivering windfalls, an allowance of 130 dwellings per year for the last 12 years of the plan period is made. This results in the need to allocate enough land to accommodate <u>6,290 additional dwellings through this Local Plan Review.</u></p>			For clarification
Paragraph 4.3.33 Settlement hierarchy	Tier	Settlement	Role	For clarification
	Tier 1 – Principal town	Sittingbourne	<p>Sittingbourne remains at the top of the hierarchy, justified by it being the largest town in the Borough with the greatest range of services and facilities. These include all key and higher-order services and facilities including secondary schools, a college, a minor injuries unit and the Borough’s main library. It holds the largest share of the Borough’s population and economy with</p>	

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			<p>over 2000 employment units. There is a retail centre in the high street, Sittingbourne retail park and Princes Street retail park. It is also the location of the Eurolink industrial estate and Trinity trading estate. The ongoing town centre regeneration has and is expanding the leisure and retail offer further with a cinema, hotel and restaurants. Sittingbourne is served by a train station and bus hub with the greatest and most frequent variety of destinations. It is the most sustainable settlement within the Borough.</p>	
	<p>Tier 2 – Secondary towns</p>	<p>Faversham and Sheerness</p>	<p>Faversham and Sheerness, smaller than Sittingbourne, are unique in their identity and offer all of the key services and facilities and most of the higher-order ones too. Sheerness falls short of having its own hospital but benefits from that nearby at Minster. These towns also offer a wide range of employment, retail and leisure facilities. Faversham, the Borough’s smaller market town, acts as a focal point for trade and services for the wider rural area here and has around 780 employment units. For the Isle of Sheppey, Sheerness is its main centre with an employment base in its high street and industry linked to the Port of Sheerness. There are around 430 employment units here. Public transport provision is good at Faversham, and fair at Sheerness but with connections to Sittingbourne. Away from</p>	

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			Sittingbourne, these are the Borough's most sustainable locations.	
	Tier 3 – Urban service centres	Minster & Halfway and Queenborough & Rushenden.	Individually, the settlements within this tier are more limited in their range of services and facilities, although still having many of the key ones but at a lower frequency. However, due to their proximity to each other, Minster and Halfway and Queenborough and Rushenden combined create larger urban service centres which are able to support and be supported by their proximity to Sheerness and each other. There is an employment focus to the West of Minster, at Neatscourt retail park and around Queenborough Creek. Minster and Halfway have around 410 employment units and Queenborough and Rushenden have some 225. Public transport is more limited, although still fair with connections in and amongst each other and Sheerness.	
	Tier 4 – Village service centres	Boughton, Eastchurch, Iwade, Leysdown, Newington and Teynham.	The villages in this tier provide the majority of the following key services and facilities: GP surgeries, primary schools, recreational grounds, convenience stores, public houses, post offices and places of worship. Newington and Teynham have the highest level of services and facilities serving their communities as well as having train stations, but overall, public transport provision is fair or limited. They are more isolated from the strategic road network but generally closest to the main link roads in between (the A249 and the A2). Those	

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			<p>on the eastern end of the island have less services and facilities but given the distance to the nearest town at Sheerness, act as local centres for their communities. Leysdown and the surround have a unique tourism offer but otherwise would benefit from more diverse employment opportunities, public transport improvements and support for local services. As a whole, the eastern end of the island has around 295 employment units. All of these villages are likely to serve their and the surrounding rural populations' day to day needs with some sharing of services with nearby smaller settlements. They will need to travel to other centres for a wider range of retail, leisure and employment needs.</p>	
	<p>Tier 5 – Small villages</p>	<p>Bapchild, Bayview, Borden, Bredgar, Conyer, Doddington, Dunkirk, Eastling, Hartlip, Kingsborough Manor, Lewson Street, Lower Halstow,</p>	<p>These smaller villages vary in size and offer. The more sustainable provide primary schools, recreation grounds, convenience stores and have fair public transport provision. These include the likes of Upchurch, Bredgar and Bapchild. The less sustainable are without a few or most of the key services and facilities with limited or no public transport offer. A common theme for these villages, however, is their isolation from the nearest urban service centres and towns, as well as the main transport corridors to access these locations (the A249 and the A2). Even by foot, there are not always suitable, lit footpaths for use. Single or occasional clusters of</p>	

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		<p>Lynsted, Neames Forstal, Newnham, Oare, Painters Forstal, Rodmersham Green, Selling, Sheldwich Lees, Upchurch and Warden.</p>	<p>villages may contain enough services to meet the day to day needs for their own communities, whilst others would require investment to provide or improve them. Travel to the urban service centres and towns is necessary for many or most needs.</p>	
	<p>Tier 6 – The open countryside</p>	<p>Baddlesmere, Bobbing, Bobbing Hill, Chestnut Street, Danaway, Dargate, Goodnestone, Graveney, Hernhill, Milstead, Staplestreet, Throwley Forstal and Tunstall.</p>	<p>The remainder of the Borough’s settlements are without defined boundaries and form very small villages, hamlets, ribbon development, clusters of houses and isolated houses. Services and facilities here are extremely limited with public transport provision generally limited or non-existent. They are usually well away from the Borough’s main transport corridors with poor foot links in and amongst them. Occasionally, a small range of day to day needs can be met but on the whole, there is no immediate access to a wider range of services, facilities and employment opportunities.</p>	
<p>Policy A1 (page 57)</p>	<p>Saved strategic housing, mixed use and other housing allocations</p>			<p>For clarification</p>

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	<p>Saved allocation policies comprise specific committed housing and mixed use allocations prefixed by A or by MU where these sites remain deliverable as per their allocation boundaries in the adopted local plan, Bearing Fruits.</p> <p>The These sites are identified in appendix x and are safeguarded for development as identified by their saved policies from Bearing Fruits. These policies will apply when determining planning applications for these sites along with the general policies and principles set out in the Local Plan Review.</p>	
Policy A 1a supporting text, para 5.3	<p>Smaller allocations for housing development</p> <p>The sites set out in Bearing Fruits, policies A20 and A21 that are unimplemented will be rolled forward in this review as shown on the proposals map and contained in appendix x. Some of these sites have particular issues that require consideration in detail at the planning application stage...</p>	For clarification
Policy DM 3 Additional paragraph after 7.0.73	<p>Major development is defined in legislation. For clarity within this policy major development is considered to be any application which involves 10 or more dwellings (or a site area of 0.5 hectares or more where the dwelling number is unknown) or the provision of a building or buildings with a gross internal floor area of 1,000 square metres or greater or the development on a site of 1 hectare or above.</p>	For clarification
Policy DM 3	<p>8. g. For minor non-domestic developments of less than 1,000m² gross internal floor area a Very Good BREEAM Rating will be required, using the current BREEAM standard at the time of construction commencement. This should include:</p> <ul style="list-style-type: none"> i. 1 credit for operational waste (as defined by BREEAM Wst 03 Operational Waste) and ii. 1 credit for construction waste management (as defined by BREEAM Wst 01 Construction Waste Management). <p>For major non-domestic developments of 1,000m² gross internal floor area or greater, an Excellent BREEAM Rating will be required, using the current BREEAM standard at the time of construction commencement. This should include:</p> <ul style="list-style-type: none"> i. a 12.5% improvement over the baseline building water consumption (as defined by the BREEAM Wat 01 Calculator for non-domestic) and ii. 1 credit for operational waste (as defined by BREEAM Wst 03 Operational Waste) and iii. 1 credit for construction waste management (as defined by BREEAM Wst 01 Construction Waste Management). 	For clarification
Paragraph 7.0.213 (Affordable housing policy DM15)	<p>The definition of 'affordable housing' is set out in the glossary of the NPF...The government expects 25% of the affordable low cost home ownership provision on sites to be 'First Homes'.</p>	For clarification

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Paragraph 7.0.221 (Affordable housing policy DM15)	The evidence also identifies a need for affordable older person housing. The Housing SPD will provide further amplification on how the Council will seek to support this. In the meantime, the Council would favourably consider affordable accommodation for older people provided it was compliant with the development strategy in this plan. This might include the development of alternative housing products, such as Park Homes, and would be assessed against Policy DM 18.	For clarification and to avoid the implication that Park Homes are an official 'affordable housing' product.
Policy DM15 Affordable housing	<p>3. In exceptional circumstances, and in accordance with the Housing Supplementary Planning Document to be prepared by the Borough Council, where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution. If on-site affordable housing provision cannot be delivered, affordable housing provision may be commuted to a financial contribution to be used off-site singly or in combination with other contributions within the broad location of the original application site where this is appropriate</p> <p>4. Where no registered provider is available, or appropriate alternative provider is available, the full affordable housing provision requirements will be cascaded to another provider and/or site via a commuted sum, its calculation having regard to the full amount of market housing that has been achieved on the site.</p>	To provide wider options for the delivery of affordable housing
Policy DM19 Gypsy, Traveller and Travelling Showpeople accommodation	<p>Part B: New sites and expanding/or intensifying existing sites</p> <p>Planning permission will be granted for new sites for Gypsies, Travellers and Travelling Showpeople, or the expansion and/or intensification of existing sites provided that proposals:</p> <p>1. Can establish that the applications meet the definitions of gypsies, travellers and travelling showpeople as set out within Annex 1 of Planning Policy for Traveller Sites (2015);</p> <p>2. Provide a settled base...</p>	To provide greater flexibility in determining applications and to comply with NPPF

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<p>Policy DM 27 The separation of settlements – Important Local Countryside Gaps</p> <p>Paragraph 7.0.351</p>	<p>Within Swale, Important Local Countryside Gaps (ILCGs) were defined and set out in the 2008 Local Plan and confirmed, with amendments to reflect allocation boundaries, in Bearing Fruits, the 2017 adopted Swale Local Plan. These comprise gaps between:</p> <ol style="list-style-type: none"> 1. Sittingbourne and the satellite villages of Bapchild, Rodmersham Green, Tunstall, Borden, Chestnut Street, Bobbing and Iwade; 2. Upchurch and the administrative boundary with Medway Council; and 3. Queenborough, Sheerness, Minster and Halfway. <p>If the current outstanding (January 2021) planning appeal at Wises Lane is dismissed, the Important Local Countryside Gap, as defined in the 2008 Adopted Local Plan between Sittingbourne and Borden will be reinstated.</p>	<p>For clarification</p>
<p>Policy DM 27 The separation of settlements – Important Local Countryside Gaps</p> <p>Paragraph 7.0.353 and 7.0.354</p>	<p>The Local Plan Review is seeing further development pressures across the borough. As such it was considered necessary to consider the need for gaps around the settlements of Teynham and Faversham. The Swale Important Local Countryside Gap study identified informed the need for the following gaps:</p> <ol style="list-style-type: none"> 1. Faversham and the villages of Goodnestone, Ospringe and Oare; 2. Teynham and the villages of Lynsted and Bapchild <p>The boundaries of ILCGs are defined shown on the Proposals Map (see maps below) and and in the figures below as Proposed Important Local Countryside Gaps. They follow recognisable physical features, the defined built-up area boundaries, or the boundaries of allocations, potential allocations, or areas of opportunity.</p>	<p>For clarification</p>

Locally Important Countryside Gap – Teynham map (page 185 of LPR document	Map amended to align 'LICG' and 'area of opportunity' at the south east corner	
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