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Swale BC**

# Why are we here?

- We're starting work on a new Local Plan.
- We have two new publications:
  - *Looking Ahead* – a consultation
  - *The New Garden Communities Prospectus* – an invitation for submissions

# What I'm going to cover

- Why a new Local Plan so soon?
- Housing (and some other challenges)
- Our new publications
- Next steps
- Questions

# Why a new Local Plan so soon?

- Must revisit every five years by July 2022.
- New housing targets on the way.
- New national policy & guidance.
- The 'A2' question.
- New plan will cover period 2022-2038.

# Why a new Local Plan so soon?

- Our timetable:
  - Consultation 27<sup>th</sup> April – 8<sup>th</sup> June
  - Issues and Options (inc. initial preferred option) Summer 2019
  - The Submission draft (Preferred option) Spring 2020
  - Submission Autumn/Winter 2020
  - Examination Spring/Summer 2021
  - Main Modifications Autumn 2021
  - Further Examination Winter 2021/22
  - Inspector's report Summer 2022
  - Adoption Summer/Autumn 2022

## Housing (and some other challenges)

- Up 35% to 1,054 per annum post 2022 (16,880)
  - 9,800 'to find', the majority on greenfield
  - Shortfalls to 2022
  - Pressures from other areas
- How will it be delivered?
  - New delivery tests
- Will it be affordable?
- The A2 'problem' - can it be solved?
- What about employment?
- What about infrastructure?

## Housing (and some other challenges)

- Where will it all go?
  - Can strategy of past continue?
    - Share between Sittingbourne/Sheppey and Faversham
  - What future role for the villages?
    - Parish input
- What about new settlements?
  - Should they be shortlisted?

# Looking Ahead

- What should the local plan cover?
- Poses questions :
  - The ‘big’ and ‘local’ challenges
  - The current strategy
  - Where to build?
  - How radical should we be?
- Detailed questions and priority setting questionnaire.
- Consultation closes 8 June.

Looking Ahead April 2017: A local plan consultation and engagement document 13

**Looking Ahead**

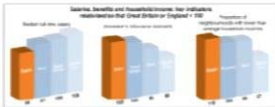


Figure 7.2.2 Comparisons of Swale key indicators with Kent, SE and GB (Nomis, SBC 2016)

7.2.10 Notwithstanding forecasts indicating future improved levels of prosperity for us, the challenge will be ensuring that deprivation does not widen still further, especially in the face of radical changes in the economy, such as from the complete automation of manufacturing, storage and distribution sectors.

**Question 7**  
**Making our communities more resilient**  
What will Swale need to do to make its most deprived communities more resilient in the face of future economic change?


**Existing strategic employment locations**

7.2.11 The adopted local plan contains a number of strategic employment locations that include our town centres and main business parks, but also locations such as the Port of Sheerness and Kent Science Park.

7.2.12 In the case of our town centres, our biggest priority will be ensuring that Sittingbourne's regeneration is delivered, but once in place, it will raise questions as to the role of the existing High Street shopping area, indeed future retail changes will challenge all of our high streets.

7.2.13 Traditionally, we strongly defended our town centre retail shopping frontages from non-retail proposals which were seen as diluting their vitality and viability. Increasingly, non-retail uses such as restaurants are establishing in our centres and these and changing shopping habits are bringing challenges to established policies. In the case of Sittingbourne, a reconfiguration of its overall shopping layout also means that the time is right to pose the question across all of our centres as to how viable in future they will be for supporting large extents of retail floorspace?

7.2.14 For Sittingbourne, has the time come for a contraction of the retail core of the centre away from East Street, West Street and the lower part of the High Street and to encourage other uses, such as new housing and dining, that can bring life into the centre?



Picture 7.2.2 Sittingbourne town centre regeneration

7.2.15 Some proposals for retail and leisure development outside of town centres require assessments to determine their impacts on the centre. Should we set a floorspace threshold (lower than the current threshold of 2,500 sq m) for triggering the preparation of such an assessment?

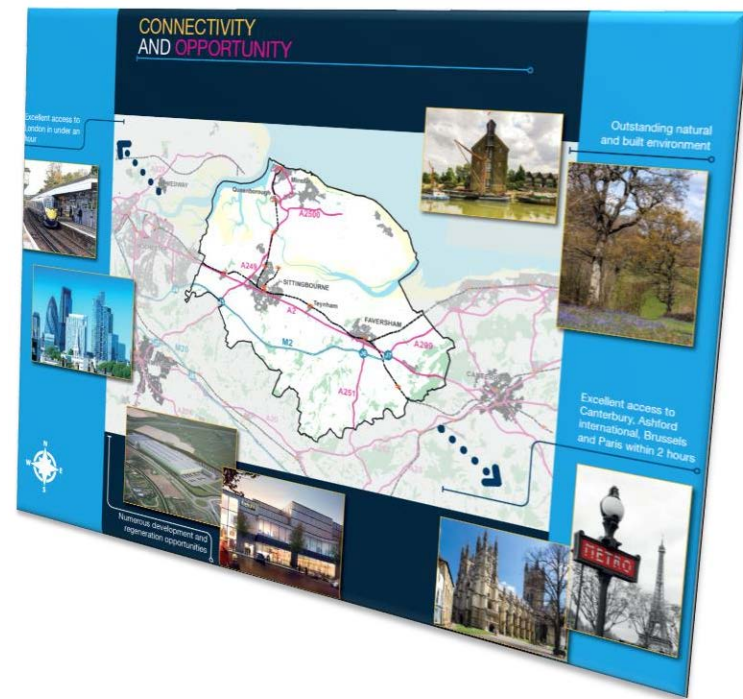
**Question 8**  
**Our town centres**  
What do you think the future planning policy should be toward our town centres, in particular, how can we ensure that the areas beyond the core retail areas remain vibrant and how can we ensure the vitality and viability of our centres as a whole?

7.2.16 Outside of the town centres, our existing strategic employment locations include: Richham, Kembley, Eurolink and the Kent Science Park at Sittingbourne; Neatscourt and the Port of Sheerness on the Isle of Sheppey; and the north west industrial area and brewery complex at Faversham. At these locations, our existing adopted planning policies seek to support the existing employment activities, whilst allowing for some expansion where existing transport and environmental constraints allow.

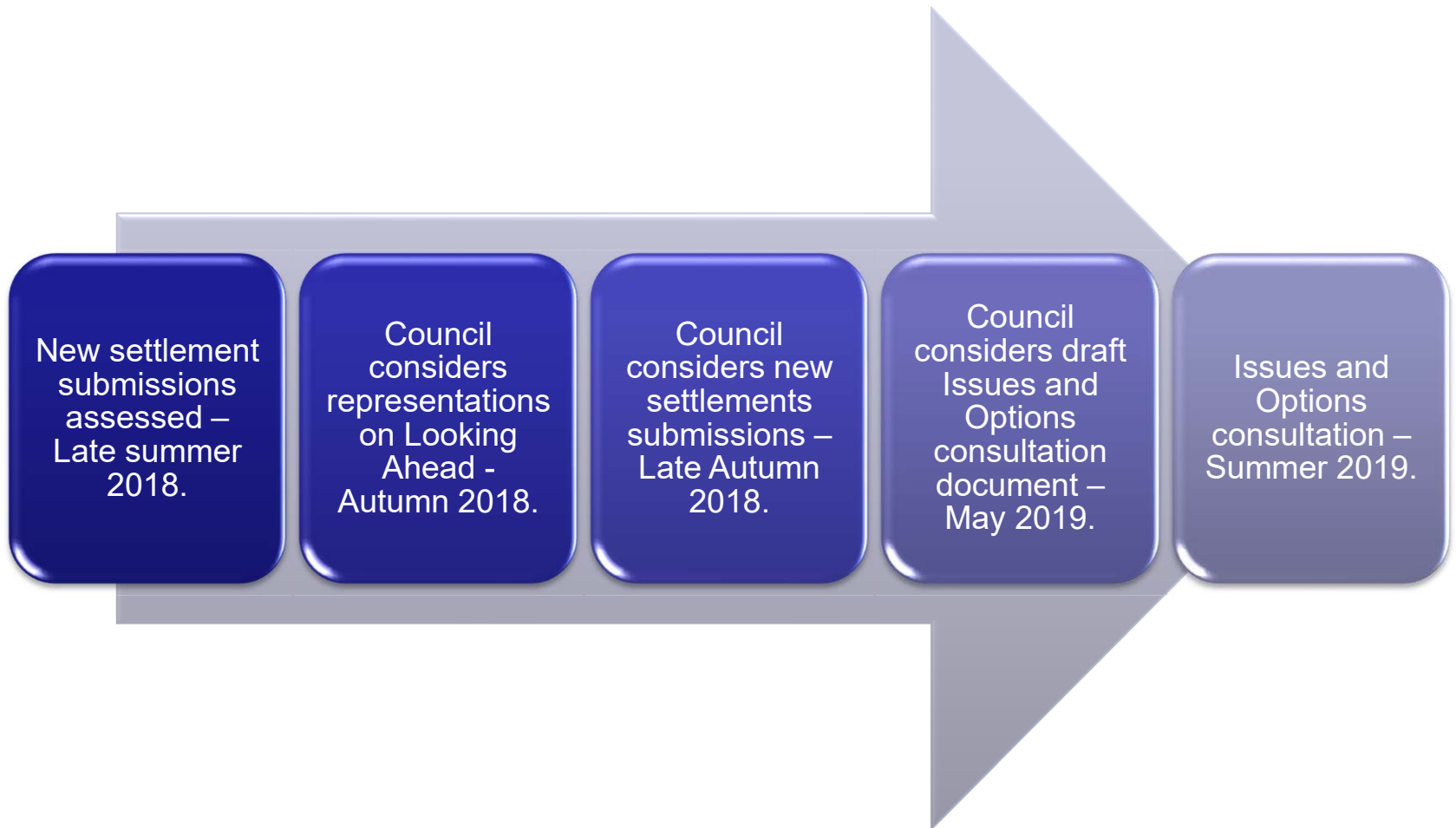


# *The New Garden Communities Prospectus*

- Tests appetite for new communities
- All options on the table with nothing decided
- Submissions assessed
- Council decides whether to shortlist new settlements



# Next steps



# Questions