



AGENDA

LOCAL PLAN PANEL MEETING

Date: Wednesday, 8 September 2021

Time: 7.00 pm

Venue: Swale House, East Street, Sittingbourne, Kent, ME10 3HT

Membership:

Councillors Mike Baldock (Chairman), Monique Bonney (Vice-Chairman), Alastair Gould, James Hunt, Carole Jackson, Elliott Jayes, Peter Marchington, Richard Palmer, Eddie Thomas and Ghlin Whelan.

Quorum = 3

Pages

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1. Apologies for Absence and Confirmation of Substitutes

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The Chairman will inform the meeting whether there is a planned evacuation drill due to take place, what the alarm sounds like (i.e. ringing bells), where the closest emergency exit route is, and where the second closest emergency exit route is, in the event that the closest exit or route is blocked.

The Chairman will inform the meeting that:

(a) in the event of the alarm sounding, everybody must leave the building via the nearest safe available exit and gather at the Assembly points at the far side of the Car Park. Nobody must leave the assembly point until everybody can be accounted for and nobody must return to the building until the Chairman has informed them that it is safe to do so; and

(b) the lifts must not be used in the event of an evacuation.

Any officers present at the meeting will aid with the evacuation.

It is important that the Chairman is informed of any person attending who is disabled or unable to use the stairs, so that suitable arrangements may be made in the event of an emergency.

2. Minutes

To approve the [Minutes](#) of the Meeting held on 8 July 2021 (Minute Nos. 140 - 143) as a correct record.

3. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves or their spouse, civil partner or person with whom they are living with as a spouse or civil partner. They must declare and resolve any interests and relationships.

The Chairman will ask Members if they have any interests to declare in respect of items on this agenda, under the following headings:

(a) Disclosable Pecuniary Interests (DPI) under the Localism Act 2011. The nature as well as the existence of any such interest must be declared. After declaring a DPI, the Member must leave the meeting and not take part in the discussion or vote. This applies even if there is provision for public speaking.

(b) Disclosable Non Pecuniary Interests (DNPI) under the Code of Conduct adopted by the Council in May 2012. The nature as well as the existence of any such interest must be declared. After declaring a DNPI interest, the Member may stay, speak and vote on the matter.

(c) Where it is possible that a fair-minded and informed observer, having considered the facts would conclude that there was a real possibility that the Member might be predetermined or biased the Member should declare their predetermination or bias and then leave the meeting while that item is considered.

Advice to Members: If any Councillor has any doubt about the existence or nature of any DPI or DNPI which he/she may have in any item on this agenda, he/she should seek advice from the Monitoring Officer, the Head of Legal or from other Solicitors in Legal Services as early as possible, and in advance of the Meeting.

Part A Reports for Recommendation to Cabinet

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| 4. | Summaries of Main Issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation | 5 - 24 |
| 5. | Local Development Scheme | 25 - 38 |
| 6. | Swale Local Heritage List Listing Criteria | 39 - 52 |

Issued on Tuesday, 31 August 2021

The reports included in Part I of this agenda can be made available in **alternative formats**. For further information about this service, or to arrange for special facilities to be provided at the meeting, **please contact DEMOCRATIC SERVICES on 01795 417330**. To find out more about the work of the Cabinet, please visit www.swale.gov.uk

**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

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| Local Plan Panel Meeting | |
| Meeting Date | 08 September 2021 |
| Report Title | Summaries of main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation. |
| Cabinet Member | Cllr Mike Baldock, Cabinet Member for Planning |
| SMT Lead | Emma Wiggins |
| Head of Service | James Freeman |
| Lead Officer | Jill Peet |
| Key Decision | No |
| Classification | Open |
| Recommendations | It is recommended that Members note the summaries of main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation. |

1 Purpose of Report and Executive Summary

1.1 Following the Regulation 19 Pre-submission Consultation carried out in Winter/Spring 2021, summaries of the main issues raised by the contributors have been prepared. At Appendix I, the summaries outline the headline issues made by all contributors set out by chapter, policy, or piece of evidence. At Appendix II, representations made by statutory consultees and neighbouring authorities have been summarised in more detail.

2 Background

2.1 The pre-submission version of the Local Plan Review, including its supporting evidence, was published for consultation in February 2021, as required by Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation took place between 08 February and 30 April 2021, following an extension to the originally planned end date of 23 March 2021.

2.2 Members of the public, town and parish councils, statutory consultees and other interested parties were invited to comment on the “soundness” of the document in relation to the tests set out in the National Planning Policy Framework. In total, 568 separate contributors made 2550 representations.

2.3 These representations have been read and summaries of the main issues raised have been prepared. It is noted that the term ‘main issues’ is not defined within the Regulations, and that contributors will, on the whole, consider their representations to be ‘main’. Nevertheless, the tables at Appendices I and II aim to draw out the more ‘headline’ issues raised.

2.4 The summaries represent Officers' best efforts to identify these 'headline' issues accurately and clearly. However, they are intended to act as guides only, and the full and comprehensive set of all duly made representations can be accessed via the Council's consultation portal. They will all be considered accordingly in any re-drafting and modification.

3 Proposals

3.1 The proposal is that Members note the content of the summaries of main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation.

4 Alternative Options

4.1 None – this is an information item only.

5 Consultation Undertaken or Proposed

5.1 The consultation took place for 12 weeks between 08 February and 30 April 2021, following an extension to the originally planned 6 weeks. This was to take account of the impact of Covid-19. Furthermore, virtual meetings were held with a number of parish and town councils in which presentations were given, and question and answer sessions held. A video explaining what the consultation was for and how to respond was also published on the Council's website.

5.2 The proposed amendment to the Local Development Scheme, also being considered by this Panel in a separate report, sets out the timeline for any further consultation.

6 Implications

| Issue | Implications |
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| Corporate Plan | <p>The Local Plan Review has been prepared with the aim of delivering the spatial aims and objectives of the Corporate Plan. In particular, it supports:</p> <p>Priority 1: Building the right homes in the right places and supporting quality jobs for all.</p> <p>Priority 2: Investing in our environment and responding positively to global challenges.</p> <p>Priority 3: Tackling deprivation and creating equal opportunities for everyone.</p> |
| Financial, Resource and Property | <p>The preparation of the local plan is a statutory function of local planning authorities and the Local Plan Review has been prepared within budget.</p> |
| Legal, Statutory and Procurement | <p>The preparation of the local plan is a statutory requirement and is to be prepared within a legal, regulatory and national policy framework.</p> |

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| | All work procured has been undertaken within the Council's own procurement framework. |
| Crime and Disorder | The Local Plan Review includes policies relating to design that aim to reduce crime and disorder. |
| Environment and Climate/Ecological Emergency | The Local Plan Review seeks to deliver sustainable development and has been subject to a Sustainability Appraisal and Habitats Regulations Assessment. |
| Health and Wellbeing | The Local Plan Review includes policies and proposals that seek to improve the health and wellbeing of Swale's communities. This includes a strategic policy on health and wellbeing as well as policies on related matters such as increasing and improving open space. |
| Risk Management and Health and Safety | Risk management of the Local Plan Review process has been undertaken as part of the Council's wider risk register and risk management policies, procedures and practices. |
| Equality and Diversity | An Equalities Impact Assessment will be undertaken and presented as part of the suite of supporting documents when the plan is submitted to the Secretary of State. The need to address equality and diversity in the Local Plan Review has been a main consideration throughout its development. |
| Privacy and Data Protection | The preparation of the Local Plan Review (including associated evidence) has complied with privacy and data protection laws and regulations as required. |

7 Appendices

- 7.1 The following documents are to be published with this report and form part of it:
- Appendix I: Summary of main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation.
 - Appendix II: Summary of the main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation: statutory consultees and neighbouring authorities.

8 Background Papers

- 8.1 The Swale Borough Local Plan Review (Regulation 19) Pre-submission document:

[https://services.swale.gov.uk/assets/Planning%20Policy%202019/FINAL%20Reg%2019%20\(RGB\)%20119MB.pdf](https://services.swale.gov.uk/assets/Planning%20Policy%202019/FINAL%20Reg%2019%20(RGB)%20119MB.pdf).

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Appendix I – Summaries of main issues raised in respect of the Swale Borough Council Local Plan Review (Regulation 19) Pre-submission Consultation

The summaries below aim to draw out the ‘headline’ issues raised during the Swale Borough Council Local Plan Review (Regulation 19) Pre-submission Consultation, which took place between 08 February and 30 April 2021. The representations received expressing support for the Local Plan Review have, on the whole, not been listed here.

Table 1 – Summary of main issues in document order.

| Chapter/Policy | Main Issues |
|---|--|
| Chapter 1 – Introduction | <ul style="list-style-type: none"> • Some residents did not understand, and/or did not support the reasons for the review and the extended plan period, although there was an acknowledged frustration with the planning system as a whole. • A number of developers and residents felt dissatisfied by the lack of an Issues and Options and Draft Preferred Option consultation, which was considered to have been a legitimate expectation by various people. • The consultation process was sometimes thought to have been too short, given the current circumstances (Covid-19), with a hard to use consultation system and an incomplete document lacking in some evidence. |
| Chapter 2 – Our vision, challenges and strategic objectives | <ul style="list-style-type: none"> • The principles of the vision were well received, but it has been said that they could be even more ambitious, particularly with reference to the environment, health and wellbeing and transport. • The strategic objectives, for some, were felt to be somewhat generic and repetitive of national policy rather than specific to Swale. • Various consultees considered that there is limited evidence demonstrating how key allocations meet, or will deliver, the objectives, in particular those relating to sustainability, climate change and infrastructure. • A proportion of residents thought there to be a contradiction with certain key principles in that almost all proposed allocations comprise greenfield rather than brownfield land. |
| Chapter 3 – Local Plan strategy for Swale | <p>The Local Plan Review strategy received objections, particularly from residents living close to proposed allocations, as well as from developers promoting alternative sites. Issues referred to include:</p> <ul style="list-style-type: none"> • the justification given to, and the size of, the proposals at Teynham and Faversham • the comparatively small housing number proposed for Sittingbourne • the size of the proposed Rushenden South allocation given the historically slow delivery of the Queenborough and Rushenden Masterplan • the sustainability of the proposed Neames Forstal allocation; and |

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| | <ul style="list-style-type: none"> the small number of large allocations proposed, with further consideration of smaller development sites within, or on the edges of, other settlements wanted. |
| Chapter 4 – Strategic Policies | |
| ST 1 – Development needs for the Borough | <p>The most common issue here was the housing need figure, as follows:</p> <ul style="list-style-type: none"> residents and town/parish councils considered the figure to be too high and would like the Council to explore justifications for meeting this figure, including the possibility of seeking assistance from neighbouring authorities; however on the contrary, landowners and developers took the view that the Local Plan Review strategy would not sufficiently meet the development needs for the Borough, and they promoted several alternative development sites. |
| ST 2 – Swale Settlement Strategy | <ul style="list-style-type: none"> A high number of residents, and some of the statutory consultees, are concerned about the amount of development proposed on greenfield land, particularly agricultural land. A range of developers questioned why the strategy does not follow the settlement hierarchy, surmising that it misses the opportunities posed by potential development sites closer to transport corridors and higher tier settlements. |
| ST 3 – Delivering sustainable development in Swale | <ul style="list-style-type: none"> The sustainability ambitions of the policy have been well received but there is a concern that the development strategy proposed, and indeed any with the housing figure stated, will make them hard to achieve. Highways England considers that more emphasis could be given to transport’s contribution to sustainable development. |
| ST 4 – Building a strong, competitive economy | <p>The biggest issue raised here was Covid-19 and the uncertain impacts upon future working patterns and office space requirements, acknowledging how difficult it is to plan for at this stage. Other headlines related to:</p> <ul style="list-style-type: none"> giving more support to expanding existing employment locations supporting start-ups and entrepreneurs; and linking green and blue infrastructure to the employment strategy. |
| ST 5 – Delivering a wide choice of high-quality homes | <ul style="list-style-type: none"> The most common issues raised by residents on this topic was the need for more social and affordable housing, as well as housing types for specific groups of people, such as the elderly. Some landowners felt that all settlements, including villages, should have a role in widening the choice of homes, and that this is lacking in the development strategy. The role of, and need for, self-build and custom housebuilding was also highlighted. |
| ST 6 – Good design | <p>This policy was generally well received, with some suggestions for further enhancements such as environmental standards and masterplanning, and dementia friendly design.</p> |

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| ST 7 – Health and wellbeing | <p>A topic which residents and NHS response were passionate about, there was some good support for this policy, but significant concerns remained as follows:</p> <ul style="list-style-type: none"> • the provision of health infrastructure and Swale’s poor GP to patient ratio • the need for health infrastructure to be considered on a par with education and transport when it comes to receiving funding; and • the need to safeguard existing services and facilities and allow flexibility within the NHS estate. |
| ST 8 – Planning for infrastructure | <p>Infrastructure more generally was also an area of significant concern for residents, including:</p> <ul style="list-style-type: none"> • the provision and quality of the full range of infrastructure, the most common being health, education, water and wastewater and transport • commitments/obligations made by, or given to, developers which are then relaxed or removed at later dates • the quality of the viability report supporting the strategy, and whether infrastructure requirements allow the plan to be deliverable; and • specific road issues such as the M2 (Junctions 5 and 7), the Bobbing junction of the A249 as well as the A249 and A2 corridors as a whole. |
| ST 9 – Promoting sustainable transport and active travel | <ul style="list-style-type: none"> • Some residents and agencies were concerned that the proposed development allocations will result in car dependant developments, contrary to this policy. Suggestions made included giving more consideration to railway station parking/access, cycling provision and park and ride schemes. • A number of residents and developers questioned the adequacy of the supporting transport modelling and strategy. |
| ST 10 – Conserving and enhancing the natural environment | <ul style="list-style-type: none"> • Residents, parish/town councils, and environmental agencies were all very supportive of this policy and the principle of achieving 20% biodiversity net gain. • Conversely, landowners and developers were of the view that the 20% principle is too high, unjustified and contrary to the forthcoming Environment Bill. |
| ST 11 – Conserving and enhancing the historic environment | <p>Some developers considered that the policy elevates heritage matters to a point that it would prevent development and frustrate delivery of the Local Plan Review strategy, explaining that there will be cases where the relative importance of heritage will need to be weighed up in the planning balance.</p> |
| Chapter 5 – Land allocations for new development | |
| A 1 – Saved allocations for housing and mixed-use | <p>Residents in areas with current and proposed future development were concerned about the cumulative impacts and whether this was taken into account when considering infrastructure requirements.</p> |
| A 1a – Allocations on sites within existing settlements | <p>Local concern was raised about the addition of the proposed Garden Hotel allocation in Boughton.</p> |

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| A 2 – Kent Science Park | Residents living close to Kent Science Park were concerned that further development here may enable, and be a precursor to, future residential development in a sensitive location (in terms of landscape and the environment specifically). |
| A 3(a-g) – Existing committed employment allocations | No significant issues raised. |
| MU 1 – East of Faversham Expansion | <p>Objections were received from local residents (100+), as well as from a few developers promoting alternative development sites to this proposed allocation, the most common issues being:</p> <ul style="list-style-type: none"> • the volume of housing proposed, particularly in comparison to the rest of the Borough – the justification given for this was queried • similarly, the fact that Faversham would receive the highest level of development despite not being the Borough’s Tier 1 settlement. • the potential harm to the character of Faversham, in particular its heritage and market town status • insufficient infrastructure of all types, but particularly health (with no new facilities proposed) and transport (Brenley Corner) and; • harm to the natural environment (including the amount of best and most versatile agricultural land that would be lost). |
| AO 1 – Teynham Area of Opportunity | <p>Objections were received from local residents (200+), as well as from a few developers promoting alternative development sites to this proposed area of opportunity, the most common issues being:</p> <ul style="list-style-type: none"> • the process through which the policy has emerged and a perceived lack of compliance with the Council’s Statement of Community Involvement and earlier intention to carry out more consultation. • a considered lack of complete evidence such as air quality and transport modelling to support matters such as the southern link route and air quality • insufficient infrastructure across the board • harm to the natural and built environment; and • the lack of clarity without defined sites and boundaries. |
| A 4 – Land at Neames Forstal, Selling | <p>Objections were received from local residents (100+), as well as from a few developers promoting alternative development sites to this proposed allocation, the most common issues being:</p> <ul style="list-style-type: none"> • the sustainability of the sites (lack of general infrastructure) • the justification perceived to be relying on the presence of a train station which is not well serviced • the infringement upon the Area of Outstanding Natural Beauty • traffic issues, particularly around the safety of the rural lanes • Increased surface flooding issues; and |

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| | <ul style="list-style-type: none"> • harm to biodiversity. |
| A 5 – Lambergurst Farm, Yorkletts | <p>Environmental agencies, some residents and developers promoting alternative employment laid raised issues such as:</p> <ul style="list-style-type: none"> • the sustainability of the site for both employment and potential future housing, • the transport impacts, particularly with regards to Brenley Corner; and • the potential for harm to the natural environment, with particular reference to Victory Wood. |
| Regen 1 – The Port of Sheerness Regeneration Area | No significant issues raised. |
| Regen 2 – Sittingbourne Town Centre | Landowners and developers promoting alternative development sites considered the potential loss of employment land to 850 town centre dwellings with doubt that this is a deliverable policy due to a lack of specified sites and their timeframes. |
| Regen 3a – Queenborough and Rushenden Regeneration Area | No significant issues raised. |
| Regen 3b – Rushenden South Regeneration Area | <p>This proposed allocation received fewer objections than others, but concern was still raised by residents, agencies and the town council regarding:</p> <ul style="list-style-type: none"> • the flood risk of the site and lack of evidence demonstrating its safety and resilience • the deliverability of the site, given the slow delivery of the existing allocations in the area • the provision of services, facilities and infrastructure; and • harm to the natural environment and lack of evidence demonstrating avoidance, mitigation and enhancement – particularly with relation to biodiversity and the adjacent SSSI and SPA designations. |
| Chapter 6 – Neighbourhood plans | |
| NP 1 – Faversham Creek Neighbourhood Plan | No significant issues raised. |
| Chapter 7 – Development Management policies | |
| DM 1-44 | <p>Development Management policies, which emerge from Strategic Policies, do not generally receive the same level of concern. However, those that have relate specifically to:</p> <ul style="list-style-type: none"> • DM 1 General Development Criteria – considered to be repetitive, unnecessary, and unclear • DM 7 Loss of employment floorspace and land – considered to need reviewing in light of Covid-19 • DM 18 Park Homes – considered to be potentially harmful to the Isle of Sheppey’s tourism industry |

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| | <ul style="list-style-type: none"> • DM 19 Accommodation for Gypsies, Travellers and Travelling Showpeople – considered to require specific site allocations • DM 28 Local Green Spaces – many proposed designations were objected to by landowners; and • DM 29 Woodlands, orchards, trees and hedgerows – environmental agencies felt that the policy wording has diminished protection for ancient woodland and other irreplaceable habitats. |
| Chapter 8 – Implementation and monitoring arrangements | No significant issues raised. |
| Chapter 9 – Glossary of terms | No significant issues raised. |
| Chapter 10 – Appendices | No significant issues raised. |

Table 2 – Summary of main issues raised on key pieces of evidence

| Evidence | Main Issues |
|----------------------------------|---|
| Sustainability Appraisal (SA) | <p>Mainly developers, but some local residents made the following comments about the SA:</p> <ul style="list-style-type: none"> • the scoring of growth scenarios is flawed, inconsistent, retrofitted and unjustified • it requires updating once the full suite of evidence is available • it fails to identify appropriate reasonable alternatives and justify them; and • it acknowledges risks identified for the chosen Local Plan Review strategy. |
| Habitat Regulations Assessment | Environment agencies felt that there is insufficient evidence to rule out likely significant effects in Faversham and Rushenden, with no imperative or over-riding public interests given to justify the proposed allocation of these sites. |
| Transport Modelling/Strategy | Developers promoting alternative development sites, and some agencies and local residents considered that the incomplete transport modelling does not allow for a full assessment of the proposed development strategy to be made, and a comprehensive transport strategy to be implemented. |
| Strategic Flood Risk Assessments | Developers promoting alternative development sites and flooding agencies note that there is missing evidence in relation to the proposed Rushenden South allocation and an Exceptions Test demonstrating that the site has over-riding opportunities and that it can be made safe over its lifetime. |

Appendix II – Summaries of main issues raised in respect of the Swale Borough Council Local Plan Review (Regulation 19) Pre-submission Consultation: statutory consultees and neighbouring authorities

The summaries below aim to draw out the ‘headline’ issues raised during the Swale Borough Council Local Plan Review (Regulation 19) Pre-submission Consultation, which took place between 08 February and 30 April 2021. The representations received expressing support for the Local Plan Review have, on the whole, not been listed here.

Table 1 – Summary of main issues raised by key consultees.

| Consultee | Main Issues |
|-------------------------|--|
| Environment Agency (EA) | The EA made no comments against the proposed development allocations, however minor amendments were suggested regarding the amplification/clarification of Policy DM 34 – Pollution and Land Stability, DM 37 – Sustainable Drainage and Policy ST10 – Conserving and Enhancing the Natural Environment. |
| Historic England (HE) | <p>HE raised concern about the impact of the proposed Faversham allocation and Teynham Area of Opportunity on heritage assets and suggested additional wording to protect and enhance them, including farmstead and field patterns in the sounding areas. Amended wording was also suggested for various policies to reduce or remove the risk to Swale’s designated heritage assets and require greater consideration of development impacts.</p> <p>HE was of the view that a masterplan should be prepared for the Port of Sheerness and wider Sheerness area to support the regeneration of heritage assets at risk. The masterplan of 2014 should be updated if Peel Ports do not intend to complete it. It was also considered that there should be a specific policy to support and drive the regeneration of Sheerness Town.</p> |
| Natural England (NE) | For the development strategy as a whole, NE highlighted opportunities for green and blue infrastructure, nature recovery networks and gave advice for considering impacts on international and national designations. It was considered that housing development should be provided in less sensitive areas of the Borough or in neighbouring borough’s under the Duty to Co-operate. It should be evidenced that options brought forward can demonstrate the least environmental impact and comply with the mitigation hierarchy and any large settlements should include substantive means of improving and providing sustainable transport. |

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| | <p>In terms of specific allocations, the following issues were raised:</p> <ul style="list-style-type: none"> • the proposed Rushenden South allocation includes considerable development directly adjacent to and including The Medway Estuary and Marshes Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar site and it was considered that the supporting evidence is inadequate to conclude that the development will not have an adverse impact on the integrity of these designations • the proposed Teynham Area of Opportunity should reference and take full account of the North Kent Strategic Access and Management Strategy; and • considered that, in relation to the proposed Neames Forstal allocation, allocations in, and adjacent to, the AONB should be a last resort and that further consideration should be given to the impact of proposals affecting it – this should include looking at alternative options for higher densities and different development sites elsewhere. |
| Highways England (HE) | <p>HE noted that they will be concerned with plans proposals that have the potential to impact the safe and efficient operation of the SRN, in this case, particularly the M2 J5, J6 and J7 (Brenley Corner), and the A249, Key Street, A249 Bobbing and Grovehurst Junctions. It was also noted that impacts arising from growth and development in Swale will be felt much further afield; for example, the M2 towards and beyond Medway, the A2 towards and beyond Canterbury and the A249 corridor to Maidstone and the M20. Development proposals that would impact the SRN network would need to be robustly assessed and mitigated via the appropriate channels. The local junctions were referenced as follows:</p> <p>M2J5</p> <p>Assuming the upgrade proceeds, the M2J5 will have capacity to support the delivery of the current adopted Local Plan level of housing growth. As yet, no assessment has been agreed regarding how much further growth could be accommodated. The Council will need to lead capacity assessments and, as necessary, further mitigation.</p> <p>M2J6</p> |

M2J6 currently has some spare capacity. However, HE are commenting on applications which impact on the KCC A2/A251 because of the risk of queues blocking back to M2J6. The Local Plan Review may need to bring forward mitigation over and above the currently under construction KCC A2/A251 junction improvement.

M2J7

M2J7 (Brenley Corner) is currently operating at capacity level and experiences regular peak hour congestion. There is no current improvement scheme to mitigate the known issues. There are some KCC led funding/designs for minor improvements in the local roads approaching the junction. The junction was listed within RIS2 for study and possible action and has delegated to the RIS3 Pipeline. Until proposals are promoted and consented, the Council should not rely on RIS to mitigate Local Plan development, and funding is not yet committed. As such, developers will be required to self-mitigate and/or collectively mitigate.

A249 Key Street, Bobbing and Grovehurst Junctions

The Key Street A249/(KCC) A2 junction has been operating at capacity and requires mitigation. Phase 1 of a HIF/development contributions funded scheme was implemented in 2020. KCC carried out a consultation of Phase 2 proposals between December 2020 to January 2021. HE continues to work with Swale and KCC regarding working up the details so that the modelling demonstrates what mitigation is required and the design of that mitigation complies with the Design manual for Roads and Bridges. The design will also be influenced by the recently permitted Wises Lane (MUX1) development.

The KCC A2 remains a major route though Swale connecting several key settlements. However, in doing so, in many areas it is heavily congested and heavily constrained, such that any major improvements are unlikely to be deliverable. This in turn places additional pressures on the ASR for east – west movements and at the junctions between the A2 and the SRN. The Local Plan Review evidence base will need to consider this matter and potentially bring forward means to reduce or mitigate the impacts.

While historically the Bobbing junction has not been congested, recent and planned development in the B2006 corridor and increases in traffic using the corridor as an alternative to the A2 have meant that capacity is being used up and mitigation is necessary. The North West Sittingbourne allocation will be delivering a mitigation

scheme for the junction, but the Local Plan Review evidence base will need to assess what further mitigations may be required by the end of the plan period.

The A249 Grovehurst junction was subject to the same recent KCC consultation on emerging designs and is also funded by HIF/development contributions. HE continue to work with KCC to work up the designs.

Until the Key Street and Grovehurst improvements are completed, it is necessary to consider using Grampian conditions to manage the rate of residential and/or commercial occupations to ensure the junctions maintain the required level of safety, reliability and operational efficiency.

Notwithstanding these various SRN improvements, HE strongly advises that the emphasis within the Local Plan Review should be placed upon reducing the need to travel and, where travel is necessary, to use more sustainable modes rather than relying on improvements being in place.

Any necessary further improvements required because of proposed development would need to be identified, designed, managed, and fully funded via the individual proposals or via a Local Plan mechanism.

Teynham Area of Opportunity

The Local Plan Review and any subsequent master-planning work will need to assess the impacts of this growth on the SRN and, as necessary, mitigate it.

Faversham

Key strategic issues relating to transport is the capacity of M2J6 and M2J7 to be able to cope within the increase in growth. Funding will be required to provide improvements to M2J7, and HE has identified that this will be required to come from developers. Increasing bus linkages into Sittingbourne and Canterbury as well as improvements to active travel linkages to the surrounding area will benefit Faversham in reducing overall trips.

The Local Plan Review states that development would need to be sensitive to the impacts upon the SRN network and a phased approach, supported by masterplanning in the area, would ensure that sufficient mitigation is in

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| | <p>place prior to occupation and to allow Faversham to grow sustainably in tandem with Policy DM 10 and Policy ST 1.</p> <p>HE supports the proposed holistic strategy for transport around Faversham to reduce the impact of private vehicles, including:</p> <ul style="list-style-type: none"> • the improvement of pedestrian and cycling facilities and infrastructure • the '20's plenty' speed limit reductions • the speed reduction or restricted routing for vehicles along rural lanes – to improve pedestrian/cycling links and environment; and • the improvements of the rights of way network within the area. <p>Transport will be expected to contribute to the overall development at Faversham through developer funding or provision of the following:</p> <ul style="list-style-type: none"> • mitigation of the A2 (including junction improvements and us prioritisation) based upon modelling assessments • air quality mitigation • cycle/pedestrian network between Sittingbourne/Faversham • M2J6 capacity improvements over and above those currently planned in the KCC's A2/A251 scheme; and • M2J7 capacity improvements (via developer funding). <p>HE will continue to work with all parties to assess and agree robustly produced evidence in support of particular allocations and the overall future of the Faversham area.</p> |
| Kent County Council (KCC) | <p>KCC was concerned that the consultation was missing critical highway evidence to the justify the Local Plan Review strategy and that, as a consequence, it is currently supported by an inaccurate evidence base. There were fundamental changes from the modelling used as evidence for the Local Plan Review, and the housing proposals within it. Specifically:</p> <ul style="list-style-type: none"> • the housing numbers are higher in the Teynham area |

- there are greater levels of employment land; and
- the design solution given for Brenley Corner cannot be relied upon at this stage.

KCC committed to working further with the Council to carry out further transport modelling that accurately reflects the development proposals before making fully informed comments.

Teynham Area of Opportunity

KCC expected a second Regulation 18 consultation which would have offered further opportunity to shape the Local Plan Review. By moving straight to Regulation 19, with a new strategic proposal at Teynham, there has been a lack of continuity and limited opportunity for residents to influence the type and scale of growth here.

A link road for through traffic would facilitate increased flows of vehicular traffic along the A2 corridor. In turn, this would be expected to have considerable detrimental impacts on congestion and air quality, particularly for the communities of Bapchild and Ospringe, two of the A2's other AQMAs. The evidence presented in the submitted Air Quality document demonstrates that the AQMAs with the most detrimental impact for both NO₂ and PM₁₀ are at Ospringe, Teynham and East Street. The air quality modelling report uses the 1054 transport model that would appear to have considerably less housing allocated in the village of Teynham than was proposed within Regulation 19 consultation. As such, it can only be assumed that the air quality data is not providing a true reflection of the traffic related air quality levels for the strategic housing strategy proposed.

The proposals in this chapter appeared to promote private vehicular use and overall, are in contrast to policies ST 7, 4 and 9 in respect of promoting active travel, public transport and addressing air quality concerns.

Education


KCC confirmed the identified education provision/needs as discussed during the preparation of the Local Plan Review. Additional housing development will have to provide both sites and contributions towards new primary schools, particularly in Teynham and Faversham.

The position in Sittingbourne from a secondary provision perspective was noted as being serious. The site for the all-through school to the north of the A249 is still not due to transfer until 2023. Original plans to meet current demand were through the transfer of this site by 2019 allowing the opening of a new school for 2021 or 2022. It is likely that 2025 will be the earliest that this new school will be able to open. By 2023, there will be more students requiring secondary school places than places available in Sittingbourne and Isle of Sheppey schools. Temporary measures will have to be put into place until the new school can be brought forward but these put additional pressure on the schools and on the road network around the schools. Current proposals do not enable a re-balance between secondary education provision in Sittingbourne and on the Isle of Sheppey. There are more secondary age pupils on the Isle of Sheppey than there are secondary school places, and KCC has more secondary school places in Sittingbourne than resident children. The result of this is that children travel off the Isle of Sheppey and into Sittingbourne in large numbers. A site for a secondary school on the Isle of Sheppey would provide the opportunity to re-balance the school travel flows and provide more sustainable future secondary provision for Swale.

It was noted that there is no current available capacity for special education requirements for any of the proposed new housing developments. Financial contributions and a new site of two hectares will be required to accommodate the additional special education need pupils arising from these proposals.

Waste Management

KCC noted that additional capacity at both its Sittingbourne Waste Transfer Station (WTS) and three Household Waste Recycling Centre (HWRC) facilities across the Borough is urgently needed. Without expansion of these facilities the growth proposed by the Local Plan Review is not sustainable. Current pressures are such that operational delays are the norm and these will significantly deteriorate over the duration of the Local Plan Review. Further consideration of how this essential infrastructure can be provided to ensure a sustainable service in the future needs to be made a high priority. An infrastructure first approach was highlighted.

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| | <p>Support was stated for the provision of overnight lorry parking and suggested the location shown below.</p>  |
| Tunbridge Wells Borough Council (TWBC) | <p>TWBC were supportive of Swale's intention to meet its own housing requirements and noted that the development strategy presented within the consultation document sought to provide for an increased housing need of 6,290 dwellings. Based on the presented strategy and the location and distribution of development, it was considered there would be no significant or direct strategic impact on Tunbridge Wells Borough, including on the A228.</p> |
| Medway Council | <p>Medway Council were supportive of Swale's intention to meet its own housing requirements and recognised the pressure on the authority which is shared across Kent. The Council noted that the Port of Sheerness Regeneration Area aims to maintain and enhance the Port of Sheerness as a gateway port to Europe and that the priority will be to safeguard its function and to encourage investment in infrastructure that supports water and rail freight connections. Medway Council's own policy position in respect of Medway Ports will be detailed by its emerging Local Plan and the Council therefore welcomed further engagement to ensure a strategic approach to planning for port facilities and uses across the area.</p> |
| Ashford Borough Council (ABC) | <p>ABC had no comments to make.</p> |

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| Canterbury City Council (CCC) | CCC were supportive of Swale's focus on improving Brenley Corner over the period of the Local Plan Review and recognised that interim improvements are sought to ensure that capacity issues are not exacerbated through development in the meantime. This approach was noted as being consistent with Canterbury's emerging Statement of Common Ground. |
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| Local Plan Panel Meeting | |
| Meeting Date | 8 September 2021 |
| Report Title | Swale Local Development Scheme |
| Cabinet Member | Cllr Mike Baldock, Cabinet Member for Planning |
| SMT Lead | Emma Wiggins |
| Head of Service | James Freeman |
| Lead Officer | Jill Peet |
| Key Decision | No |
| Classification | Open |
| Recommendations | 1. The Local Development Scheme (LDS) at Appendix I to this item be recommended to Cabinet for adoption as the current programme for the Swale Borough Local Plan Review |

1 Purpose of Report and Executive Summary

- 1.1 The Council has been working to the timetable for delivering the Local Plan Review (LPR) that is set out in the Local Development Scheme of 2020. It has recently undertaken Regulation 19 consultation that concluded in the spring.
- 1.2 As promised, the Council has been reviewing the comments made in response to the Regulation 19 consultation on the draft submission LPR document. It is using this as an opportunity to take stock, before deciding whether to submit it to the Planning Inspectorate for independent examination.
- 1.3 Whilst there is considerable support for the Local Plan Review (LPR) in its form as presented under Regulation 19, there is criticism from some communities that they have not had an adequate opportunity to participate in the process and a view that some of the information presented to support the plan is not detailed enough. In addition, the government has published a revision to the NPPF, that will need to be taken into account in any plan making.
- 1.4 The Council is committed to preparing a local plan review in as fair and transparent a way as possible. It believes this has been done but it is faced with a choice. On balance, a further Regulation 18 Issues and Options consultation could be carried out to take account of the revised NPPF, consider the potential repercussions of the covid pandemic and provide an additional opportunity for participation. This would then need to be followed by a further Regulation 19 stage prior to submission to the Secretary of State. This approach allows the Council to respond proactively to the representations made earlier in the year on the February 2021 version of the LPR and to address other factors that are beyond the control of the Council, that could in themselves cause delay to the plan's progress.

- 1.5 This report sets out a revised programme for the LPR in light of these factors to support the continued preparation of a sound plan.

2 Background

- 2.1 The Council is required by Section 15 of the Planning and Compulsory Purchase Act (2004) (as amended) to maintain an up to date Local Development Scheme (LDS). The current LDS was approved in 2020. The revised LDS is attached in appendix I and sets out a new programme for the LPR that now includes a further Regulation 18 Issues & Options consultation in the autumn of 2021 and a further Regulation 19 consultation on the draft submission plan in early 2022.
- 2.2 The programme set out in the 2020 LDS sought for the Council to proceed to submission in August 2021, following the Regulation 19 stage earlier in the year. As part of the discussion that took place around the recent Regulation 19 consultation, it was confirmed a ‘take stock’ exercise would be undertaken once the representations had been reviewed in the light of what has been said and of any other relevant circumstances that may have arisen in the meantime. The summary of the main issues raised are set out in a separate report to this meeting.
- 2.3 On 20 July 2021, the government published a revised National Planning Policy Framework (NPPF). These revisions apply to the consideration of the LPR. The transitional provisions only enable plans that have already been submitted for examination to continue to proceed without doing so. The new timetable set out in the proposed LDS will allow the opportunity to take into consideration these revised elements of the new NPPF and to ensure the plan is compliant. The changes to the NPPF are largely around design standards and design codes. They also add greater detail regarding how to address the impacts of climate change and a reference to the impacts of flooding from all sources, and the need for further sustainable transport measures aimed at encouraging modal shift to reduce congestion and air pollution.
- 2.4 Of particular concern is the new requirement to look at a longer timescale when new larger-scale developments are being considered. Paragraph 22 of the new NPPF states “*strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery*”. It is understood that the Government will be publishing further planning policy guidance shortly to clarify what they expect from local planning authorities to demonstrate they have undertaken this task appropriately, and this can be taken into account in the new Regulation 18 consultation and in drafting the further Regulation 19 LPR document. The plan period for the LPR has been looking currently at 2022 to 2038. As a result of this new paragraph in the NPPF, the vision for the LPR will

have to be reviewed, as regards larger scale developments, and it will be required to extend to at least 2052.

- 2.5 A developer with an interest in developing a strategic site in the borough has submitted a Judicial Review against the Council concerning the approach set out in the 2020 LDS (Quinn Estate Limited, case ref CO/977/2021). Permission to proceed has been granted by the Planning Court and a hearing date has now been set for the end of November. The Claimant is challenging the decision not to carry out a further round of regulation 18 consultation before proceeding to the regulation 19 stage this year, as well as the quality of some of the evidence published in support of the draft submission plan document. Whilst the Council is confident that it has a strong case to quash the JR, it is sensible to consider the impacts on the LPR programme should that decision not go in our favour. Ultimately, it would result in a greater delay and risk to the LPR programme than proceeding to undertake a Regulation 18 Issues and Options as part of a new programme that can be undertaken now.
- 2.6 The impacts of the coronavirus pandemic are beginning to bed down. There is no doubt it has had a significant impact on town centres and the retail and leisure sectors in particular, as well as certain employment sectors and the office market. A further Regulation 18 consultation would allow the opportunity to present ideas and invite suggestions on how the LPR can respond to these unique challenges.
- 2.7 Members may be interested to note that within the wider Kent context, local plan progress is challenging. Two local plans in west Kent have failed at examination while other plans are facing delay as they grapple with challenges that impact on their timetables. In taking stock of where we are and learning lessons from our neighbours and from local planning authorities further afield, the proposed programme is recommended as a way to reduce risks to the soundness of the LPR and to address concerns raised at the recent consultation without having too significant an impact on the programme.

3 Proposals

- 3.1 The proposed new LDS and the programme to achieve the delivery of the LPR is set out in appendix I. The Panel are asked to recommend to Cabinet that it be adopted for the purposes of guiding and monitoring progress on the Local Plan Review. The date it becomes effective will be the date of the relevant Cabinet decision and Minute to adopt it.
- 3.2 The revised programme puts forward a timeline for the consultation on Issues & Options (with a preferred option) in October/November 2021 and draft Local Plan (Reg 19) in early 2022. Examination would commence on submission to the Secretary of State in May 2022. Adoption is anticipated to be in early 2023 although the examination timescales are beyond the control of the Council.
- 3.3 In addition, the revised LDS includes references to three Supplementary Planning Documents which are intended to support the LPR:

- Sittingbourne Town Centre SPD
- Sustainable Design and Constructions SPD
- Housing SPD

As they are SPDs, they are not development plan documents that must be set out as part of the official LDS programme. The indicative programme for the production of these SPDs is included in appendix (ii) of the LDS for information.

4 Alternative Options

- 4.1 Production and maintenance of an up to date LDS is a statutory requirement and compliance with it is a measure of a local plan’s legal compliance and soundness at examination. Without it, the LPR will fail. The other option is to keep the LDS as it is, and to proceed with the regulation 19 version of the LPR that was the subject of the consultation earlier this year. For the reasons set out above, this is not considered to be a realistic alternative.

5 Consultation Undertaken or Proposed

- 5.1 The Local Plan itself is subject to public engagement or consultation at several points in the process. The LDS programme indicates when these are expected to take place. There is no requirement for the LDS itself to be subject to consultation. However, it is reasonable to take account of the consultation responses that have been received so far, as part of the LPR process to date, as part of the consideration of what the LDS programme should be.

6 Implications

| Issue | Implications |
|--|---|
| Corporate Plan | This Local Plan supports the priority of the Council to build the right homes in the right places and supporting quality jobs for all. |
| Financial, Resource and Property | The costs for the production of the Local Plan can be met from existing budgets |
| Legal, Statutory and Procurement | A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and a Council minute confirming its adoption will be needed. |
| Crime and Disorder | None identified at this stage |
| Environment and Climate/Ecological Emergency | The Local Plan will be supported by its own Sustainability Appraisal and Habitats Regulation Assessment at each key stage in decision making. |

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| Health and Wellbeing | None identified at this stage |
| Safeguarding of Children, Young People and Vulnerable Adults | None identified at this stage |
| Risk Management and Health and Safety | None identified at this stage |
| Equality and Diversity | None identified at this stage, although the Local Plan Review itself will be subject to equality impact assessments at key stages as advised by the policy team. |
| Privacy and Data Protection | None identified at this stage |

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Swale Borough Local Development Scheme September 2021

8 Background Papers

LPP Report: Summary of main issues raised in respect of the Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation. 8th September 2021.

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1. Introduction

1.1 Swale Borough Council is required to prepare and maintain a Local Development Scheme (LDS) in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

1.2 This LDS will come into effect upon agreement by the Council's Cabinet on 22 September 2021. As set out in the Planning and Compulsory Purchase Act 2004 (Section 15) the LDS must specify:

- The local development documents which are to be development plan documents;
- The subject matter and geographical areas to which each development plan document is to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority has agreed (or propose to agree) the constitution of a joint committee under section 29;
- The timetable for the preparation and revision of the development plan documents.

1.3 The LDS is a project plan which sets out the timetable for the production of new or revised development plan documents which will form the Council's Local Development Plan. This LDS sets out a work programme for the Council's Local Plan Review over the period to Spring 2024 and anticipated adoption of the review. Progress against this LDS will be reviewed annually through the Authority Monitoring Report.

2. Background

2.1 The Council produced its first LDS in 2005, followed by subsequent revisions in 2008, 2010, 2015, and 2016. These related to the former Local Plan (Adopted Feb 2008); and the current adopted Local Plan 'Bearing Fruits' (Adopted July 2017).

2.2 Work on the Local Plan Review (LPR) began once Bearing Fruits was adopted and the first LDS was published in 2018. A revised LDS was published in March 2020 to refresh this version and expedite the local plan review process by going straight to Regulation 19 consultation following the conclusion of Regulation 18 consultation "Looking Ahead". The Council undertook that Regulation 19 pre-submission consultation earlier this year. The Council has considered the main issues raised and, as promised, has taken stock of its position in light of those comments and of other relevant circumstances. The government published a revised National Planning Policy Framework on 20 July 2021, after the conclusion of the Regulation 19 consultation. Amongst other matters, it now requires the Council to extend the timeframe of the local plan's vision because "where larger scale developments such as new settlements or significant extensions to existing villages and town form part of the strategy for the area, policies should be set within a vision that looks further

ahead (at least 30 years), to take into account the likely timescale for delivery” (paragraph 22).

- 2.3 Whilst the Council remains committed to having an up-to-date local plan and recognises the need to progress with the LPR, these factors, combined with the impacts of Covid mean that, on balance, the most appropriate route forward would be for a further Regulation 18 (Issues & Options with Preferred Option) consultation to allow engagement on how the Council could address these new challenges in the Local Plan Review document. The Council will then take into account these representations in producing the revised submission draft of the Local Plan Review, which will itself need to be the subject of its own public consultation (pursuant to Regulation 19) before it can be submitted for examination. As a result, the LDS has needed to be updated to reflect this approach.
- 2.4 This new LDS reflects the statutory stages of the plan process and the Statutory Regulations and will supersede the LDS (2020) programme for Local Plan Review.

3. The current adopted development plan for Swale

- 3.1 The current statutory adopted elements of the development plan for Swale Borough are:
- Bearing Fruits 2031: The Swale Borough Local Plan (adopted July 2017)
 - Faversham Creek Neighbourhood Plan (adopted June 2017)
 - Kent Minerals and Waste Local Plan 2013 – 2030 (adopted June 2017)

4. Current Supplementary Planning Documents (SPD)

- 4.1 The Local Plan is supported by a number of existing and proposed Supplementary Planning Documents and Supplementary Planning Guidance and Technical Advice Notes which set out the details for implementing local plan policies. All of these documents were subject to public consultation. These can be viewed at [Publications - Planning and Planning Policy \(swale.gov.uk\)](https://www.swale.gov.uk/publications-planning-and-planning-policy)
- 4.2 Currently adopted SPDs for the Borough are:
- Developer Contributions SPD (adopted, November 2009)
 - Swale Landscape Character and Biodiversity Appraisal SPD (2011)
 - Stones Farm Development Brief SPD (May 2011)
 - Queenborough and Rushenden Masterplan SPD (November 2010)
 - Sittingbourne Town Centre and Milton Creek Masterplan SPD (September 2010)
 - Parking Standards SPD (May 2020)
- 4.3 Supplementary Planning Guidance (SPG) documents are:
- The Conversion of Buildings into Flats and Houses in Multiple Occupation
 - Listed Buildings – A Guide for Owners and Occupiers
 - The Conservation of Traditional Farm Buildings

APPENDIX I: Swale Local Development Scheme (September 2021)

- The Design of Shop Fronts, Signs and Advertisements
- Designing an Extension – A Guide for Householders
- Planting on New Developments – A Guide for Developers
- The Erection of Stables and Keeping of Horses
- Conservation Areas
- Lynsted Parish Design Statement
- Abbott Laboratories Ltd. – Development Brief

4.4 Technical Guidance Notes (TGN) documents are:

- Air Quality

4.5 Additionally, part of the Kent Downs Area of Outstanding Natural Beauty falls within Swale and has a management plan that is adopted by all local authorities within their area. This is used as a material consideration for planning applications and can be viewed at [Planning and the Management Plan - Kent Downs](#)

5. Other Relevant Documents

5.1 Statement of Community Involvement (SCI)

The Swale Statement of Community Involvement (February 2018) sets out the Council's approach to public and key stakeholder participation in all planning matters, including the preparation of the local plan, supplementary planning documents and arrangements for consultations on planning applications. The Council prepared and agreed an addendum to the SCI in February 2021 to reflect the impacts of the pandemic and lockdowns. This will be kept under review as the situation evolves and the SCI will be updated if necessary.

5.2 Sustainability Appraisal

The Council will meet the requirements of sustainability appraisal through the local plan preparation process, which will involve carrying out iterative appraisals of the sustainability of the options, proposals and draft policies in the local plan and prepare reports on the findings. These will be carried out at the key stages of plan preparation and will inform progress on the Plan. The sustainability appraisals carried out at the key stages of plan preparation will also accompany consultation drafts of the plan for public comment.

5.3 Swale Borough Council Corporate Plan (2020 – 2023)

The corporate plan sets out the Council's priorities and the local plan is responsible for delivering those of a spatial nature. Priority 1: *to building the right homes in the right places and supporting quality jobs for all*; Priority 2: *Investing in our environment and responding positively to global challenges*; and Priority 3: *Tackling deprivation and creating equal opportunities for everyone* must be addressed in the LPR.

5.4 Authority Monitoring Report

The Council publishes monitoring information on its website on an annual basis relating to the previous monitoring year (running from 1 April to 31 March). This will provide updates on the status of the LDS timetable; progress on the Local Plan Review; reports on public consultations; duty to co-operate statements; neighbourhood planning and borough wide statistics on planning topics such as housing, employment, environment and transport.

5.5 Policies Map

The Council is required to produce a Policies Map which shows the location of development proposals in all current, adopted development plan documents on an ordnance survey base map. For Swale, this is the Proposals Map which accompanies the Bearing Fruits Local Plan (2017). The area annotated as Policy NP1 denotes the area covered by the adopted Faversham Creek Neighbourhood Plan.

6. Emerging Development Plans for Swale

Swale Borough Local Plan Review 2022 – 2038

6.1 The Local Plan Review (LPR) will set the framework for the development needs for the whole of the Swale Borough area from 2022 – 2038. This will include addressing revisions to the National Planning Policy Framework and associated Practice Guidance (2021); addressing the future development needs of the Borough including housing needs, the local economy, environmental considerations and community infrastructure needs and transport. The plan will include strategic policies to address these matters and put forward a development strategy for the Borough. It will also include site specific allocations to meet identified need and retain, update or include new detailed topic development management policies to guide determination of planning applications. Where applicable, the policies for any larger scale developments, such as new settlements or significant extensions to existing villages and towns, will be set within a vision that looks further ahead (at least 30 years). This will take into account the likely timescale for their delivery.

6.2 Work began on the LPR as a result of Council Minute 44 (July 2017), with early scoping and evidence gathering, within the context of major review of national planning policy and government policy to significantly boost housing delivery. The key stages of the process are set out at appendix A.

6.3 The Council continues to undertake Duty to Cooperate duties with neighbouring planning authorities and on the London Plan, to identify and discuss potential cross boundary issues (which will result in Statements of Common Ground). No scope or intention for joint plan making has been identified at this point in time.

6.4 Community Infrastructure Levy (CIL)

CIL is a mechanism introduced under the Planning Act 2008 with the intention of providing a consistent approach to determining financial contributions from new development towards local infrastructure provision. Further revisions to national policy and regulation on CIL in 2018 and the approach to viability assessments affecting plan making, meaning that at this early stage in the LPR process, it is unclear whether implementing a CIL charge would be beneficial to Swale. This issue is further complicated by measures proposed as part of wider planning reforms to replace both CIL and Section 106 planning obligation agreements with a new infrastructure levy. Nevertheless, the Council will review this issue as part of the LPR and, if required, will be included in a future review of this LDS.

6.5 Neighbourhood Plans

As at September 2021, the following areas have designated Neighbourhood Plan areas:

- Boughton and Dunkirk (designated in February 2014 and under preparation)

- Minster (designated in 2014)
- Hernhill (designated in 2017 and under preparation)
- Faversham (designated in 2020 and under preparation)
- Borden (designated in 2021 and under preparation)

Neighbourhood plans, once adopted, form part of the development plan but are not programmed by the local planning authority and are therefore, not included within this LDS timetable. They must be in general conformity with the strategic policies of the adopted local plan and have regard to any emerging local plans.

More details for Swale neighbourhood plans can be found at [Local Plans - Neighbourhood planning \(swale.gov.uk\)](https://www.swale.gov.uk/local-plans-neighbourhood-planning)

6.6 Supplementary Planning Documents

The Council is intending to prepare the following documents to support the LPR:

- Sittingbourne Town Centre SPD
- Sustainable Design and Constructions SPD
- Housing SPD

As SPDs are not development plan documents (they provide an amplification of development plan policy), they are not required to be part of the official LDS programme. For information, appendix B provides an indicative programme for the production of these SPDs.

7. Resources and Project Management

7.1 Swale Borough Council has a strong corporate commitment to the preparation and adoption of a Local Plan Review. The Swale Local Plan Review will be produced by the Council's Planning Services, and led by the Planning Policy Team. The importance of the work is recognised and supported across the authority with input and expertise from other teams across the Council and the use of outside specialist consultants (where appropriate) along with engagement with stakeholders, organisations and the public to help inform and develop the plan.

7.2 The Council has established management and reporting structure to support delivery of the local plan review. This is primarily the Local Plan Panel cross party Members group that make recommendations to Cabinet for decision. In addition, briefings for senior managers and Members on key pieces of research or new national policy are used.

Appendix A: Swale Local Plan Review Project Plan and Key Stages

| Document Project Plan | |
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| Subject/Content | Matters to be reviewed include: A vision for the Borough up to 2052 A review of development needs for housing, employment and other uses Identification of a development strategy that will meet identified development needs Allocation of land to deliver development needs and maintain supply The need for further sustainable transport measures aimed at encouraging modal shift to reduce congestion and air pollution How great design and good placemaking can be achieved How best to respond to the challenges of the climate and ecological emergency |
| Status | Local Plan |
| Coverage | Borough-wide |
| Conformity with national policy | Central government policy and guidance, including the National Planning Policy Framework, National Planning Practice Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012. |
| Conformity with local policy | Regard to the Council's Plans and Strategies, including the corporate Plan, Economic Development Strategy and Housing Strategy. Also have regard to the Climate Change and Ecological Emergency Strategy and Action Plan. The LPR will need to take into account the policies within neighbourhood plans and have regard to other local strategies such as SELEP and KCC |
| Policies map | To be amended to reflect the policy content of the Local Plan Review |
| Timetable | |
| Local plan review commenced (Council Minute 44) | July 2017 |
| Sustainability Appraisal | Relevant appraisals and assessment will be carried out throughout the review of the Swale Borough Local Plan |
| Evidence gathering | July 2017 – January 2022 |
| Regulation 18 consultation (Looking Ahead) | 27 April – 8 June 2018 |
| Regulation 19 consultation on the LPR | February – 30 April 2021 |
| Publication of further Issues & Options (with Preferred Option) consultation document (Reg 18) | October – November 2021 |
| Local Plan Panel / Full Council cycle agree Publication Version of Local Plan for consultation | January 2022 |
| Publication of submission draft local plan review for public Consultation (Reg 19) | February – April 2022 |
| Submission of Plan for Examination (with results of the public consultation) Reg 22 | May 2022 |
| Examination hearing sessions (Reg 24) | August 2022 |
| Main modifications consultation | November 2022 |

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| Adoption, full Council (Regulation 26) | February 2023 |
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Appendix B: Indicative Supplementary Planning Document Timetables

Swale Sustainable Design and construction Supplementary Planning Document

| Event | Date |
|--------------------------------|--------------------|
| Initial evidence gathering | Summer 2022 |
| Member workshops | Autumn 2022 |
| Drafting | Autumn/winter 2022 |
| Consultation on Draft SPD | Spring 2023 |
| Finalise Changes and Adopt SPD | Summer 2023 |

Swale Housing Supplementary Planning Document

| Event | Date |
|--|--------------------|
| Initial evidence gathering and Member workshops (subject to appointment of suitable consultants) | Summer 2022 |
| Member workshops | Autumn 2022 |
| Drafting | Autumn/winter 2022 |
| Consultation on Draft SPD | Spring 2023 |
| Finalise Changes and Adopt SPD | Summer 2023 |

Sittingbourne Town Centre SPD

| Event | Date |
|--------------------------------|-------------|
| Initial evidence gathering | Completed |
| Member workshops | Completed |
| Drafting | Completed |
| Consultation on Draft SPD | Autumn 2021 |
| Finalise Changes and Adopt SPD | Spring 2023 |

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| Local Plan Panel | Agenda Item: 6 |
| Meeting Date | 8 th September 2021 |
| Report Title | Swale Local Heritage List Listing Criteria |
| Cabinet Member | Cllr. Mike Baldock - Cabinet Member for Planning |
| SMT Lead | James Freeman – Head of Planning |
| Head of Service | James Freeman – Head of Planning |
| Lead Officer | Jhilmil Kishore – Senior Conservation & Design Officer (Projects) |
| Key Decision | Yes |
| Classification | Open |
| Recommendations | 1. To provide feedback to assist the Council’s Cabinet in agreeing the final version of the Local Heritage List listing criteria for adoption and publication. |

1 Purpose of Report and Executive Summary

1.1 The purpose of this report is to outline the content of the Local Heritage List listing criteria in order that the Local Plan Panel can form a view on whether the document, as set out, would provide a robust basis on which to develop the planned Borough Wide Local Heritage List, also to give consideration to whether in the long run, the proposed criteria would properly support the current adopted and emerging replacement local plan in providing a positive strategy for the conservation and enjoyment of the Borough’s historic environment, recognising that heritage assets are an irreplaceable resource and thus seeking to conserve them in a manner appropriate to their significance.

1.2 Feedback from the Local Plan Panel on this key requirement of the National Planning Policy, reflected under the current adopted Heritage Strategy (which commits the Council to the production of a Local Heritage List as part of its Action Plan 1 covering the time period of 2021-2023) is therefore sought as a key component of the consultation on the draft Local Heritage List listing criteria. Feedback from the Local Plan Panel (and from any other source, including the Strategic Management Team) will be reported back to Cabinet in the form of a consultation report and will assist Cabinet in deciding whether to formally adopt the listing criteria (as recommended with any changes arising from the consultation, or otherwise).

2 Background

2.1 The Swale Heritage Strategy and associated Action Plan 1 for the next three years was adopted in April 2020. Developing a Borough wide Local Heritage List is part of Action Plan 1 of the adopted Heritage Strategy.

2.2 As set out within the broad parameters of Heritage Strategy AP 1, public consultation commenced on Friday the 25th May 2021 and ran for a period of 6 weeks until Friday the 9th July 2021. Consultation letters were sent out to all the Parish and Town councils and local heritage groups on first day of consultation, inviting their input.

2.3 The main purpose of the proposed Swale Borough Local Heritage List is:

- I. To raise awareness of the borough's local heritage assets and their importance to local distinctiveness.
- II. To inform developers, owners, council officers and members about buildings within the borough boundary that are desirable to retain and protect.
- III. To help inform guidance and specialist advice to owners in the objective of protecting the character and setting of those buildings, structures, sites and landscapes.
- IV. To help the council in its decision making when developing local plan policy and site allocations, and in determining planning applications.
- V. To record the nature of the local historic environment more accurately.

2.4 A total of 14 responses were received from 13 different respondents. Two separate responses were sent by Bobbing Parish Council. The makeup of responses was as follows:

Local amenity groups/societies: 5

Parish/Town Councils: 7

Kent County Council and other local advisory and regulatory bodies, including adjoining local authorities: 1

2.6 The range of issues raised have a common recurring theme. Whilst the majority of respondents welcomed and expressed encouraging support for developing a Borough wide Local Heritage List and supported the listing criteria, very few actually responded to the listing criteria per se. The key themes which can be picked up from a review of the responses are as follows:

1. A particular desire to see the references made to Swale's natural environment (including trees) in the listing criteria.
2. Specific references to be made to building typology that emerged from Swale's industrial and agricultural heritage.

2.7 In conclusion, it is therefore proposed to adopt the listing criteria with essentially the same high-level vision but at the same time, absorbing much of the constructive feedback provided, which will strengthen the listing criteria and add value to it in the widest sense, as shown in track changed Listing Criteria document attached as Appendix B.

3 Proposal

- 3.1 That the extent and range of consultation responses received in relation to the public consultation for the Borough wide local heritage listing criteria be noted.
- 3.2 To recommend to the Council's Cabinet that the final version of the listing criteria for adoption and publication should be based on the background information and conclusion set out above at paragraph 2.7.

4 Alternative Options

4.1 With all the responses being very positive and encouraging for the proposed local heritage list project but providing limited constructive feedback in respect of suggested changes to the local list criteria, the scope for alternative options is at best very limited.. Therefore, it is recommended that:

- 1. Leaving the Listing Criteria as it stands without any further changes would be acceptable given the limited, but generally positive feedback provided. However, it is considered on balance that it would be beneficial to re-draft the Listing Criteria document to take on board the limited constructive feedback, particularly if it assists in strengthening wider community support for the listing criteria to represent Swale's Heritage for a long time to come.

5 Consultation Undertaken or Proposed

5.1 This is as set out in section 2 of this report with the resultant feedback set out in the consultation response table at **Appendix A**.

6 Implications

| Issue | Implications |
|----------------------------------|---|
| Corporate Plan | Supports the aim for a Borough to be Proud of by protecting and improving the built and natural environment. |
| Financial, Resource and Property | There are no financial implications at the present time, the updating of listing criteria document can be undertaken within available resources. However, the nomination process will be resource intensive (reliant on volunteers from parish councils, amenity society, heritage groups and the general public). This process would warrant an efficient programming of nomination, review, record and shortlist. For final selection of nominated assets, a selection committee is proposed to include representatives from Historic England, Kent County Council, Swale Borough Council and Cabinet members. Adequate liaison would be needed with the Swale BC GIS team. |
| Legal, Statutory and Procurement | There is a statutory obligation on LPA's to consider the preservation and enhancement of conservation areas, listed buildings and designated heritage assets in determining development proposals |
| Crime and Disorder | The Borough Council is a founding member of Heritage Watch, which is an affiliation of heritage focussed organisations set up in liaison with the |

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| | police force to tackle and reduce the growing problem of heritage crime (e.g. theft of priceless artefacts and lead roof sheeting from churches). This issue is covered in the Heritage Strategy document. A Borough wide Local Heritage List will further support this initiative. |
| Environment and Climate/Ecological Emergency | One of the three dimensions of sustainable development is its environmental role: contributing to protecting and enhancing our natural, built and historic environment. The other two dimensions are a strong economy and a healthy and socially vibrant community |
| Health and Wellbeing | The health and wellbeing aspects of interaction with heritage assets and heritage related projects are referenced in the Heritage Strategy. |
| Safeguarding of Children, Young People and Vulnerable Adults | None identified at this stage. |
| Risk Management and Health and Safety | None identified at this stage. |
| Equality and Diversity | None identified at this stage. |
| Privacy and Data Protection | None identified at this stage. |

7 Appendices

The following documents are to be published with this report and form part of the report

- Appendix A: Consultation Response Table
- Appendix B: Track changed Listing Criteria document
- Appendix C: Flow chart to show way forward after the listing criteria for Borough wide Local Heritage List is adopted

8 Background Papers

None.

Consultation Draft version of Borough wide Local heritage List listing criteria – 2020 to 2023: Table of consultation responses

| Consultation Response Type | Summary of issues raised | Summary of SBC Response |
|----------------------------|--|--|
| Parish and Town Councils | <p>1. Hartlip Parish Council No comments on the proposed listing criteria, general support offered.</p> <p>2. Bobbing Parish Council – Recommendation to refer to HER list published and maintained by KCC.</p> <p>However, in addition to the heritage categories in the Swale BC document, which appear to be predominantly building related Bobbing PC would like to suggest Swale BC also consider.</p> <ul style="list-style-type: none"> • Local views (Swale has downland/coastal views which when developed will be lost forever) • Character trees (Singular or cluster of trees can contribute significantly to an area both urban and rural. Also memorial trees) • Blossom Areas (some residential areas have ornamental trees. Rural orchards could have blossom walks through the orchards) • Blue badge buildings (where are these plaques for local/national notable persons) • Agricultural buildings (Swale is rural, many barns are older their industrial counterparts. Consider farms and barns.) • Clusters of buildings (would they be changed by new/intrusive development which could change a small cluster) • The interaction and relationship of small group of buildings <p>However, given that the character of an area may change over the years (eg', new road schemes, hedgerows removed, landscape changes in agriculture trends eg different crops, more stables and more frontage parking). Then perhaps these local area assessments could be time limited or related. For example every Local Plan review or for a 10 year period then reconsider the contribution it is making to the local area.</p> <p>3. Lynsted with Kingsdown Parish Council – Query on types of heritage to be included and clarification sought. Recommendation to make data user friendly, accessible and easy to navigate.</p> <p>4. Minster on Sea Parish Council – General support and recommendation to include for 'undiscovered' heritage.</p> | <p>Response for 1-7: Overall support for local heritage list initiative is welcomed. The nominations provided will need to be assessed against the listing criteria, a number of recommended assets are already statutory listed, therefore those will not be included in the Local Heritage List. Recommendation to include character trees, memorial trees, orchards and blossom areas will not be considered for Local Heritage List, because they are already covered either by Tree Preservation Order (TPO) or Landscape Characterisation Appraisal. Recommendation to include the local views or similar will need to be further assessed as and when an example comes up for nomination, if it stands the significance test for</p> <ul style="list-style-type: none"> a. Rarity b. Representative c. Architectural Interest d. Town/Landscape value e. Group value f. Artistic value g. Historical association h. Archaeological interests |

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| | <p>5. Newington Parish Council - No comments on listing criteria, generally supportive of the listing criteria document, submitted a list of buildings/structures for nomination.</p> <p>6. Iwade Parish Council – No comments on listing criteria, generally supportive of the listing criteria document, submitted three possible candidates for nomination.</p> <p>7. Tunstall Parish Council – No comments on listing criteria, support offered for help with nominations.</p> | |
| <p>Consultation Response Type</p> <p>Local heritage attractions and local amenity groups & societies</p> | <p>8. Friends of Milton Regis Court Hall - No comments on listing criteria, support offered for help with nominations.</p> <p>9. Sheppey Local History Society - No comments on listing criteria, support offered for help with nominations.</p> <p>10. Sittingbourne Heritage Museum – Support for Council’s initiative . Recommendation to include a principal distinction between the statutory list and a local one is that the latter should take account of the context of historic buildings -their current or former function in relation to the daily life of the local community. Further recommendation to consider listing historic buildings in the following categories, whether or not they are still in use for that purpose:</p> <ul style="list-style-type: none"> • public houses – “Roadhouses” built between the World Wars –when the motor-car was becoming popular, leading to the construction of bypasses & “arterial” roads • village accommodation once reserved for paupers -Poor Houses • buildings that were erected more than a century ago and were prominent in the life of the community such as: <ul style="list-style-type: none"> • village halls • forges • post-offices • schools • oasts • sail-lofts • other historic buildings which used to be devoted to local industry • residences of priests & other religious leaders • places of worship <p>11. Dolphin Sailing Barge Museum – Request for the Museum to be added to the local heritage list.</p> | <p>Response for 8-12: Overall support for local heritage list initiative is welcomed. The nominations provided will need to be assessed against the listing criteria, a number of recommended assets are already statutory listed, therefore those will not be included in the local heritage list.</p> <p>Recommendation to consider listing historic buildings in categories/ building types specific to Swale will be duly considered in terms of organising the final list and its accessibility.</p> |

12. The Historical Research Group of Sittingbourne (HRGS) – General support and offer to contribute towards nominations. Recommendation to include following criteria:

- a. Rarity
- b. Representative
- c. Architectural Interest
- d. Town/Landscape value
- e. Group value
- f. Artistic value
- g. Historical association
- h. Archaeological interests

A list of nominations was also included in the response.

13. Kent Historic Buildings Committee – Overall support for developing a Borough wide local heritage list with the following recommendations:

In the category of Architectural Interest we would suggest substituting the word “setting” for the word “townscape” so as to embrace heritage assets in more rural surroundings.

In your numbered list under the heading Architectural Interest, we would suggest that the draft document is lacking in local flavour. We feel it would be helpful to list the kind of things that would be particularly ‘Swale-like’, an association with which would stimulate an assessor’s interest.

Such a list could include:

- Shipbuilding and the barge trade
- Brick making
- Paper making
- Military installations, including gunpowder production
- Brewing
- Fruit and hop culture – eg with reference to oasts

Perhaps these could be included by cross-reference to your very sound Heritage Strategy where appropriate?

Other points: Is ‘unique to the local area’ too restrictive if interpreted literally?

Would ‘special to..’ or ‘peculiar to..’ be more appropriate? ‘Contribution to Townscape’ again needs expanding to include rural areas. ‘Streetscape’ is an alternative that would include village settings and we would suggest adding ‘landscape’ to both the title and criterion 17.

We suggest that a principal distinction between the statutory list and a local one is that the latter should take more account of the context of historic buildings - their current or former function in relation to the daily life of the local community. We recommend that the council should consider listing historic buildings in the following categories, whether or not they are still in use for that purpose:

Response for 13: The suggested recommendations are taken on board and reflected in the track changed Listing Criteria document, included as Appendix B. The officers have already been consulting the HER list and the old ‘Green Back’ books, and so far approximately 210 assets have been identified that could possibly be included in the local heritage list.

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| | <ul style="list-style-type: none"> • public houses – including “Roadhouses” built between the World Wars – when the motor-car was becoming popular • village accommodation once reserved for paupers - Poor Houses • buildings that were erected more than a century ago and were prominent in the life of the community such as: <ul style="list-style-type: none"> • village halls • forges • post-offices • schools • oasts • sail-lofts • other historic buildings which used to be devoted to local industry • residences of priests & other religious leaders • places of worship <p>Further recommendation to review the old ‘Green Back’ books and HER list maintained by KCC.</p> | |
|--|---|--|

APPENDIX B – TRACK CHANGED LISTING CRITERIA BASED ON RECEIVED RESPONSES.

Proposed Listing Criteria for Local Heritage List

‘Local Heritage Lists are a means for stakeholders, the community, and a local planning authority to jointly identify heritage assets that are valued as distinctive elements of the local heritage/identity of a place. It provides clarity on the location of assets and what it is about them that is significant. It can also play a key part in promoting the cultural identity of a place for various purposes, including investment and tourism.’ Local Heritage Listing Toolkit, Civic Voice

What is the purpose of a Local Heritage List?

- To raise awareness of an area’s local heritage assets and their importance to local distinctiveness.
- To inform developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect.
- To provide guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes.
- To help the council in its decision making when discussing proposals and determining planning applications.
- To record the nature of the local historic environment more accurately.

Selection Criteria

The designation of ‘local interest’ shall apply to a building that meets one or more of the criteria given below provided that its historic form and qualities have not been eroded by unsympathetic alteration or extension. The selection criteria is based on those set out in the Good Practice Guide for Local Heritage Listing by English Heritage in 2012 and reflected in the 2016 edition by Historic England. Heritage assets designated by Historic England and featured on the National Heritage list will not be considered for inclusion on this list.

Types of Heritage in Swale

1. Buildings or structures of local significance
2. Green spaces/ landscapes of local significance
3. Landscape historically associated with war time use – for eg: a WW1 shooting range
4. Industrial heritage - unique to Swale and its history
5. Local views (Swale has downland/coastal views)
6. Unlisted Blue plaque buildings
7. Agricultural buildings (Swale is rural, many barns are older than their industrial counterparts. Consider farms and barns.)
8. Clusters of buildings (would they be changed by new/intrusive development which could change a small cluster)
9. The interaction and relationship of small group of buildings – Significant contribution to the townscape or streetscape
10. Archaeological Heritage

Criteria for local listing

The criteria have been developed using national guidance in an attempt to recognise those heritage assets of local importance. The criteria are subject to public consultation before formally adopted.

Heritage assets should be of architectural or historical interest, or both.

They should then fit into one or more of the following General Principles of Selection:

- Age and rarity
- Aesthetic Interest
- Group value
- Archaeological / and or Archival Interest
- Landmark qualities
- Intactness (state of originality)
- Designed Landscape interest
- Social and communal value

Swale Borough Council is proposing to adopt the following criteria for Local Heritage List within the borough – any one of which may in isolation be considered sufficient:

- Historic interest – buildings/structures/spaces that are of special social, cultural or economic interest to Swale, and/or have proven affiliation with important local people or events, or other community associations.
- Architectural interest – buildings/structures/spaces that are of special architectural interest to Swale for reasons of their vernacular, aesthetic, type, form, style, plan technology, townscape, unity, or association with important architects.
- Age or rarity – buildings/structures/spaces that are: legibly pre-1700 in interest; of appreciable interest from between 1700–1840; of a high level of interest post-1840; of an outstanding interest and less than 30 years old.

Architectural Interest

1. If the building was built before 1840, does it survive in anything like its original external condition?
2. If it was built between 1840-1899 (Victorian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period locally?
3. If it was built between 1900-1919 (early 20th century), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period locally?
4. If it was built between 1920-1938, is it an outstanding example of the style of the period?
5. If it was built between 1939-1945, is it a rare surviving example of a wartime structure?
6. If it was built after 1945, is it a building of exceptional quality and design? Does it represent a specific type of building type design from that period.
7. Was the building or structure designed by an architect/craftsperson of national or local importance?
8. Has the building received a national award or recognition?
9. Is it an example of a style of building that is special to Swale?
 - Shipbuilding and the barge trade
 - Brick making
 - Paper making

- Military installations, including gunpowder production
- Brewing
- Fruit and hop culture – eg with reference to oasts

10. Is it a group of buildings that together are a good surviving example of an historic architectural style, particularly one associated with Kent?

- public houses – including “Roadhouses” built between the World Wars – when the motorcar was becoming popular
- village accommodation once reserved for paupers - Alms Houses
- buildings that were erected more than a century ago and were prominent in the life of the community such as:
 - village halls
 - forges
 - post-offices
 - schools
 - oasts
 - sail-lofts
 - other historic buildings which used to be devoted to local industry
 - residences of priests & other religious leaders
 - places of worship

11. Does the building or structure exhibit important characteristics of design, decoration, or craftsmanship? For example, a mural, or clock or decorative tile work on an otherwise undistinguished building.

12. Is it a good early example of a particular technological innovation in building type and technique?

Historic Interest

13. Is the building or structure associated with an important national or local historic figure or event?

14. Is it a building, structure or item of street furniture which has an important association with the development of the town or its social or cultural history? For example, schools, churches, public buildings, mileposts, boundary markers and old letter boxes.

15. Is it a building, structure or item of street furniture which has an important association with the history of the area’s local economic development? For example, agricultural, industrial, commercial or transport buildings and structures.

16. If a structure such as a wall, terracing or garden building, is it associated with a historic landscape or is it of identifiable importance to the historic design or development of the area?

Contribution to townscape

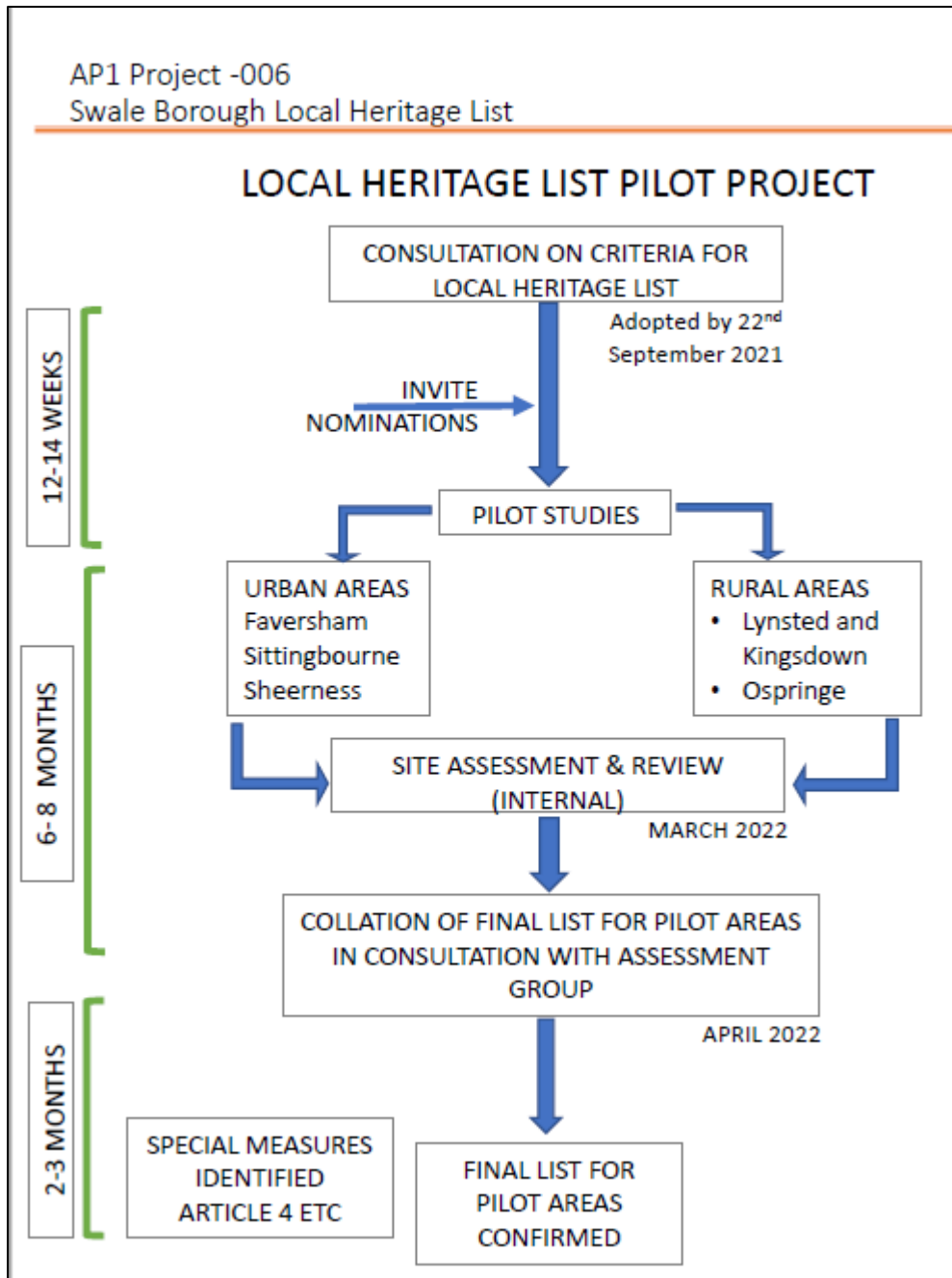
17. Is it a significant landmark building, folly or curiosity that makes a positive contribution to the streetscape?

18. Does the building or group of buildings contribute significantly to the townscape, street scene or appearance of the area?

19. Is it a rare surviving example of street furniture that contributes positively to the local area?

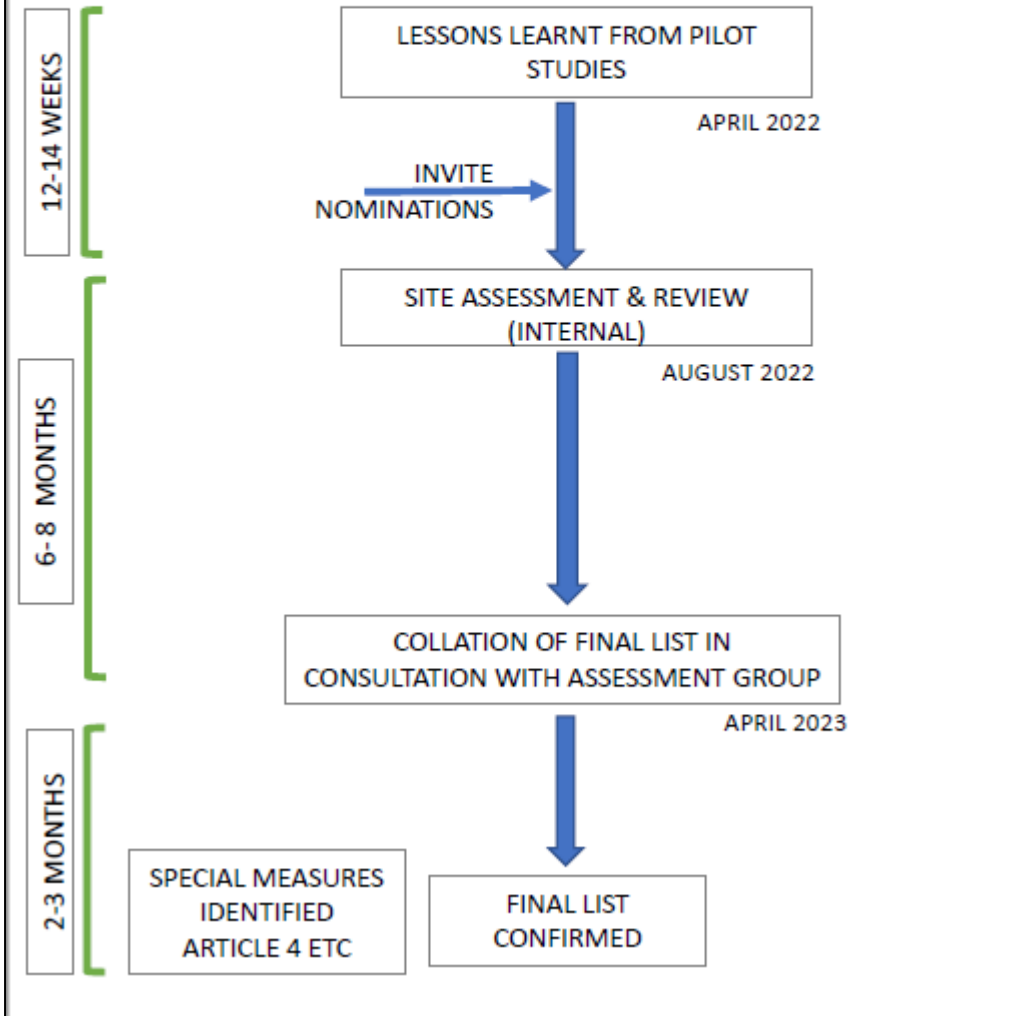
APPENDIX C – WAY FORWARD ONCE LISTING CRITERIA IS ADOPTED

Flowchart 1 shows the overall programme for suggested pilot studies of three urban areas and two rural areas, on completion of the pilot studies, a borough wide identification of assets for Local Heritage List will be collated with a view to be completed by September 2023, as shown in Flowchart 2.



FLOW CHART 1 – PILOT STUDIES

LOCAL HERITAGE LIST PROJECT (Borough wide – after Pilot studies)



FLOWCHART 2 – BOROUGH WIDE LISTING

Ongoing review of and nominations for the Local Heritage List

The nomination for Local Heritage List can be submitted anytime on an ongoing basis via the council website, however the review for any additions/ amendments will be undertaken every three years in tandem with the Action Plan timetable of the adopted Heritage Strategy.