

<b>Policy and Resources Committee</b>	
<b>Meeting Date</b>	18 October 2023
<b>Report Title</b>	Local Plan Review – Next Steps
<b>EMT Lead</b>	Emma Wiggins Director of Regeneration and Neighbourhoods
<b>SMT Lead</b>	Joanne Johnson Head of Regeneration, Economic Development and Property and Interim Head of Planning
<b>Lead Officer</b>	Jill Peet Planning Policy Manager
<b>Recommendation</b>	1. That Council defer a decision as to a timescale for the future stages of the Local Plan Review until such time as the national planning landscape is clearer, but independent of this process, proceed to develop the evidence base regarding local development need and potential, with this process to be wholly reflective of local circumstance rather than central targets.

## **1 Introduction**

- 1.1 The purpose of this report is to take stock of the options for moving forward with the Local Plan Review (LPR). An earlier version of this report has been presented to the Planning and Transportation Policy Working Group and a summary of their discussion is contained within section 5. Each of the identified options have pros and cons and these are set out in this report. Setting the direction of travel for the LPR is important to determine next steps and members of the Working Group were asked to indicate their preferred option so that a recommendation could be made to this committee.
- 1.2 The decision will form the basis for determining next steps for the LPR and whether a revised Local Development Scheme (LDS) should be prepared.
- 1.3 Officers sought to identify a full range of potential options for review, within the constraint that Local Plans, if they are to be given any weight in determining planning applications, must be prepared within the statutory and regulatory framework of the English planning system.

## **2 Background**

### ***Plan-led system***

- 2.1 Local Plans are part of the development plan for an area. The development plan is the system of statutory planning documents against which planning applications will be determined. The government sets out that Local Plans are the key to delivering sustainable development that reflects the vision and

aspirations of local communities. The Swale Borough Council LPR will be the most important planning document for the borough, setting out the vision and overall strategy for the area and how it will be achieved.

- 2.2 Local Plans are the main vehicle for delivering the spatial elements of a corporate plan and secure delivery of development needs, including the broad range of infrastructure with both a strategic and local nature. Some infrastructure provision sits outside of the planning system, e.g. the servicing of new homes with water, sewerage and power. The companies that provide these utilities are statutorily obliged to provide that infrastructure in their capacity as statutory undertakers. Direct arrangements are made by the developer with the providers under separate legislation.
- 2.3 Recent events have demonstrated the vulnerability of water supply and quality in the borough. Although the provision of safe, clean water is a matter for the relevant providers, the south east is an area of water stress and the Council is already engaged in doing all it can to ensure water infrastructure is fit to serve both existing and future communities. Along with Water Cycle Study evidence that will be prepared, the Council will continue to explore activities to secure the water quality and supply to meet local needs.
- 2.4 The current Local Plan for Swale is Bearing Fruits 2031, adopted in July 2017. It was resolved that the Council would start the LPR right away, with the expectation it would be adopted by July 2022. A change of political administration in May 2019 brought a change of direction for the LPR. Good progress has been made since this time with a series of formal consultation stages, and the evidence needed to support the LPR is largely up-to-date (i.e. less than 2 years old). Appendix I of this report contains a list of evidence completed and underway since July 2017.

### ***How local plans are prepared***

- 2.5 Local Plans can only be adopted if there is a minimum of 15 years of the plan period left to run. For this reason, the plan period for the LPR should be to 2040 because it is unlikely a plan could be progressed to examination stage and found sound and adopted before the end of 2025. 2022 is the base date because that is the fifth year from adoption of Bearing Fruits. Local plans should be reviewed every five years and they are deemed out-of-date once they hit the fifth anniversary of their adoption.
- 2.6 All Local Plans must have regard to national policy and guidance, and compliance with national policy is a key test of soundness for local plans. Applications for planning permissions must be determined in accordance with the development plan unless material considerations indicate otherwise. As such, planning law gives great importance to up-to-date adopted Local Plans because England has a plan-led system.
- 2.7 Despite having a plan-led system, it is notoriously complex and slow to progress a local plan to adoption. The average amount of time to prepare a local plan from

start to finish is seven years. Successive governments have tried to streamline and speed up the process. The current government are seeking to do this through the Levelling Up and Regeneration Bill and through changes to existing policy and regulation, for example the National Planning Policy Framework (NPPF).

2.8 The costs associated with the preparation of the Local Plan vary from year to year depending on the stage of the process. As a result, the Council commits an annual budget of £120,000. Any underspend is placed into the Local Plan reserve fund. If the Local Plan costs for that year exceed the annual budget, resources from the reserves can be drawn down to cover those costs. The costs of the specialist evidence needed does vary depending on the topic area covered and in some years the quantity of evidence that needs to be prepared would result in needing to increase the annual budget with funds from reserves. The Examination Stage is also a time of greater spend, with fees to cover the Planning Inspector typically costing £80,000.

2.9 The table below sets out the process and broad timelines for preparing a Local Plan. In practice, evidence gathering, and engagement tends to be ongoing throughout the process. Examination Stage begins once a plan is submitted to the Secretary of State. The Sustainability Appraisal (SA) sits alongside the plan, and both informs and assesses the content of the Local Plan.

<b>Evidence gathering and engagement</b>	→	<b>Issues and Options (Regulation 18)</b>	→	<b>Preferred Option/ Draft Plan (Regulation 19)</b>	→	<b>Examination</b>	→	<b>Adoption</b>
Ongoing and varies depending on the specifics of the evidence being prepared		No minimum statutory consultation period but usually 6 weeks		Statutory consultation period minimum 6 weeks		Approx. 12 months from submission of Plan to Secretary of State to receiving final inspector's report		If main modifications are required, further consultation (6 weeks minimum) is needed before the Council can adopt the Local Plan
		Including time needed to prepare documents for consultation, 4 to 5 months minimum		Including time needed to prepare documents for consultation and other key items, 9 months minimum		Examination formally starts on the day of submission. Depending on the issues, examination takes around 12 months		Depending on main modifications, 3 months minimum needed for this final stage.

2.10 Once the Planning Inspectorate (PINS) is satisfied a Local Plan has been prepared in accordance with the legal and procedural requirements, the submitted plan is assessed against the four soundness tests set out in paragraph 35 of the NPPF. These are:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

### ***Infrastructure Delivery Plan (IDP)***

- 2.11 A key component of a Local Plan is the Infrastructure Delivery Plan (IDP) although this is more of a 'living' document because of the need to draw in information from third parties such as the education authority and the Integrated Care Board. It also needs to be updated throughout the process to ensure the most up-to-date position is recorded. Through the development management process, the Council collects developer contributions for health, education, open space provision, libraries, social care, etc as well as for transport and travel improvements.
- 2.12 The IDP shows where the strategic infrastructure is needed and how, where and when it will be delivered. Using the example of school provision, the Local Plan enables new schools to be provided in the right locations with appropriate phasing to serve new (and existing) communities. Infrastructure delivery outside of the Local Plan is more likely to be piecemeal. As noted in 2.2 above, some infrastructure is delivered outside of the planning system.
- 2.13 Healthcare provision is the responsibility of the Integrated Care Board (ICB) and NHS England. Through a planning application, primary care health provision capacity is considered by the ICB and they will identify nearby projects. The developer contribution for that healthcare provision is then provided to the ICB to deliver that additional provision. In the same way as education, the planning system is an enabler to provision, but it is ultimately for the ICB and NHS England to ensure delivery. A collaborative and strategic approach through the LPR enables more robust delivery of healthcare facilities.

### ***Swale Borough Local Plan Review***

- 2.14 The Council resolved ([minute 44](#)) to commence a review of the adopted Local Plan (Bearing Fruits), in July 2017.
- 2.15 Work has been ongoing since that point with the last formal consultation taking place in October 2021 with a further [Regulation 18 consultation](#). A subsequent Regulation 19 consultation had been planned to take place in October - December 2022. In the lead up to this time, the future of planning policy, at national level, was being greatly debated, and in particular the much-anticipated NPPF consultation promised in the summer of 2022 had not been forthcoming. This created considerable uncertainty to the degree that there was a risk of abortive work and the Council missing out on being able to tap into emerging new policy that could be beneficial to Swale. As a result, the Council took stock and Policy and Resources Committee decided on 19 October 2022 that it would postpone formal consultation stages until after the NPPF consultation.

- 2.16 The NPPF consultation was eventually published in December 2022 for twelve weeks with the final version due to be published in “spring 2023”. At the time of writing this report, the revised NPPF is still not forthcoming. The proposed changes, if they are included within the final version, will have an impact on how the Council might consider identifying its target housing number. The final version may also include what might constitute “exceptional circumstances” for not meeting the full national government-set Local Housing Need (LHN) within an area. At the July 2023 LGA conference, Michael Gove confirmed that the NPPF would be published at the same time the Levelling-Up and Regeneration Bill (LURB) gains Royal Assent. There is no confirmed date for this, although estimates suggest November this year.
- 2.17 Should members decide to proceed with a Local Plan review, the Planning and Transportation Policy Working Group will be the vehicle that discusses and reviews relevant items and will make recommendations to Policy and Resources committee. Policy and Resources Committee will be the decision-making body.
- 2.18 Local Plan evidence prepared / in production is provided in Appendix I. The current focus is the Housing and Employment Land Availability Assessment (HELAA). This is a significant piece of work which involves both a high level and more detailed assessment of all available land promoted for development. Local Planning Authorities also have a duty to identify land and there are over 300 sites currently being assessed. This work will identify the deliverable capacity for development for the period to 2040. As with all evidence, officers will present reports to the Working Group who will have the opportunity to question and discuss the findings.

### ***Local Housing Need for Swale***

- 2.19 Applying the Standard Method to calculate Local Housing Need (LHN) results in an annual figure of 1,086 dwellings. The current standard method for calculating LHN includes an affordability uplift capped at 40%. As Swale figures now include the maximum affordability cap, the number of 1,086 is only likely to increase if the standard method itself is changed. The NPPF requires Local Plans to have a minimum of 15 years left to run from their adoption date. Depending on the steer from members, adoption would be likely in 2025. Consequently, it would be prudent to extend the plan period to 2040. The start date is already fixed at 2022 (since this was the designated end date of the current Local Plan). This means the LPR will cover 18 years and this timeframe will be used when reviewing and preparing evidence. Calculating the LHN is a different matter because we will be required to calculate for the remaining years of the plan period from when the plan is submitted for examination. This would mean a plan figure of approximately 17,376 dwellings (16 x 1,086). On top of that, LPAs are expected to apply a “buffer” usually between 10% to 20%. A 10% buffer would take that figure up to 19,114 dwellings. We would then subtract the number of unimplemented allocations within the adopted Local Plan along with unimplemented planning permissions where it can be demonstrated that these sites are deliverable. This is difficult to predict because the situation depends on planning activity over coming months and years.

- 2.20 If the council decides to progress with the LPR, it is likely to be under the Levelling Up and Regeneration Bill (LURB) transitional arrangements. This means that the LPR would progress under the current system but would need to address many of the new requirements set out in the awaited version of the NPPF. Where plans are prepared under transitional arrangements, these are usually set out in specific regulations.
- 2.21 Whilst the proposed changes in the consultation version of the NPPF may appear to give Swale Borough Council some flexibility to reduce the housing numbers, it is clear that any unmet need would remain our responsibility and we would need to demonstrate we had done everything possible to accommodate that need within the borough, and failing that, to get neighbouring authorities to take our unmet need. The mechanism for agreeing to share unmet need is through Duty to Cooperate (DtC). Demonstrating meaningful DtC on strategic and cross-boundary issues is a significant requirement and will be assessed in the initial stages of Examination. To date, there are no examples of sound plans where unmet need is not addressed by the local authority.

### ***Options for consideration***

- 2.22 Given the number of new members on Full Council, the change of administration and the situation with the Levelling-Up and Regeneration Bill (LURB), a discussion around options for the Local Plan Review is intended to reaffirm or to adjust the October 2022 decision. This report sets out options and the advantages and disadvantages of each.
- 2.23 Within the context of a plan-led system, and the need to work within that system, the options available are set out as follows:
- i. **Actively choose not to proceed with the Local Plan Review until such time as greater clarity is available regarding the national policy framework.** Many LPAs across the country have called time on or delayed their local plans. The planning reforms first set out in the Planning White Paper in August 2020 have been delayed repeatedly. A case could be made for not progressing with an LPR at Swale.
  - ii. **Choose not to proceed with any formal stages of the Local Plan Review until the government publishes a national policy framework members can support but continue to develop the evidence base.** Work on the LPR would continue in a technical sense but it would not be the main priority for the Planning Policy team, focussing on other areas such as supporting Development Management or producing a Design Code for the borough.
  - iii. **Actively proceed with the Local Plan Review, aiming to meet the Local Housing Need (LHN) figure in full.** Continue with preparations for the LPR aiming to meet the full housing needs quantum currently set by government.

- iv. **Actively proceed with the Local Plan Review, aiming to meet a lower, evidenced number.** An alternative but evidenced number could be lower than the government target. The rationale for a lower figure would need to be evidenced to make this a workable option in light of the legislative and regulatory framework within which local plans are prepared and adopted.
- v. **Explore options to produce a joint plan with neighbouring authority/ authorities.** This would be along similar lines to the structure plans produced by county councils until the late 1990s. The housing numbers would be the same but shared across the partner authority areas.

2.24 The table below identifies the pros and cons of each option within the context of the legislative and regulatory framework within which Local Plans are prepared and adopted.

Option	Advantages	Disadvantages
<p><b>i. Actively choose not to proceed with the Local Plan review until such time as greater clarity is available regarding the national policy framework</b></p>	<ul style="list-style-type: none"> <li>• Avoids costs associated with preparing and reviewing evidence</li> <li>• Avoids challenges around trying to create consensus, particularly in relation to housing numbers and locations for development</li> <li>• De-risks developing a Local Plan without being fully cognisant of the national policy context</li> <li>• Could focus resources to other areas such as producing Design Codes or assisting Development Management with cases.</li> <li>• Create more capacity within the policy team to assist colleagues with speculative planning applications and appeals</li> </ul>	<ul style="list-style-type: none"> <li>• A Local Plan is the statutory tool for assessing planning applications and without it, there is a policy void</li> <li>• Runs the risk of intervention whereby DLUHC will take over plan making duties for Swale</li> <li>• Invites speculative development because local policies such as settlement boundaries have no weight where the Local Plan is out of date</li> <li>• Potential reputational damage to the Council because it is not discharging its duties</li> <li>• Speculative development adds considerable pressure to officer resource (in terms of appeals, and places financial pressure on the authority in terms of related appeals costs).</li> <li>• Unplanned development delivers piecemeal infrastructure missing opportunities to deliver more comprehensive and strategic infrastructure provision.</li> </ul>



**ii. Choose not to proceed with any formal stages of the Local Plan Review until the government publishes a national policy framework we can support but continue to develop the evidence base**

- Reduces the risk of DLUHC intervention because work is continuing
- Avoids some costs associated with preparing evidence (as we could develop only the evidence we see as adding the most value rather than the full suite that would be needed to progress the LPR at full tilt)

- A Local Plan is the statutory tool for assessing planning applications and without it, there is a policy void
- Runs the risk of intervention whereby DLUHC will take over plan making duties for Swale
- Invites speculative development because local policies such as settlement boundaries have no weight where the local plan is out of date
- Potential reputational damage to the Council because it is not discharging its duties
- Speculative development adds considerable pressure to officer resource (in terms of appeals, and places financial pressure on the authority in terms of related appeals costs).
- Unplanned development delivers piecemeal infrastructure missing opportunities to deliver more comprehensive and strategic infrastructure provision.

<p><b>iii. Actively proceed with the Local Plan Review, aiming to meet the LHN figure in full</b></p>	<ul style="list-style-type: none"> <li>• Greatest potential for delivering a sound Local Plan as this aligns with central government expectations</li> <li>• As an up-to-date plan has primacy in determining planning applications, the Council would be in the strongest position to reject speculative development applications</li> <li>• Avoids the risk of abortive work around a lower housing target (if a change of government or policy reverses the potential increased discretion around local target-setting mooted in the LURB)</li> </ul>	<ul style="list-style-type: none"> <li>• National policy picture is a constantly moving feast. Recent consultations have been plentiful but the timescales for introducing final versions remain unknown. As such, there is uncertainty around how any changes would impact the LPR approach.</li> <li>• Considerable objection from our communities around the quantum of development</li> <li>• Concerns about the ability to deliver the required quantum of development and the negative impacts that will have on treasured assets</li> <li>• Viability issues and existing infrastructure deficits (particularly regarding health care infrastructure) means there is lack of confidence from our communities that new development will yield the infrastructure needed</li> </ul>
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<p><b>iv. Actively proceed with the LPR, aiming to meet a lower, evidenced number</b></p>	<ul style="list-style-type: none"> <li>• Existing infrastructure less likely to be further overstretched by a lower number at both the local level and regarding acute healthcare that is provided outside of the borough (e.g. hospital treatment and waiting times)</li> <li>• Potentially a more palatable housing number for our communities</li> <li>• Robust evidence that demonstrates an alternative number will provide certainty for communities and developers</li> <li>• Supports good placemaking by ensuring the LPR does not become ‘a numbers game’</li> <li>• The emerging HELAA could provide the robust evidence as it looks at development capacity within the Borough and could be a more appropriate starting point than the Standard Method for calculating Local Housing Needs</li> <li>• Offers an improved ability to reflect and deliver new Corporate Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>• Risks around abortive costs as lower targets will increase the risk of the plan being found ‘unsound’ – whilst the door is opened to lower targets, this would need to be stringently evidenced.</li> <li>• Risk of challenge from developer community, including judicial review</li> <li>• Any lower housing target would need to be stringently evidenced. (Officers could not be asked to develop a Local Plan which was not evidenced, as this would conflict with the RTP1 code of conduct)</li> <li>• Reduced ability to deliver significant infrastructure, with less evidence of a critical mass of demand</li> <li>• Would need to secure agreement with neighbouring authorities to take our unmet need (and this is likely to be challenging).</li> </ul>
<p><b>v. Explore options to produce a joint plan with neighbouring authority/ authorities</b></p>	<ul style="list-style-type: none"> <li>• Could deliver more cohesive development for the north Kent area</li> <li>• Potential to deliver significant local and sub-regional infrastructure</li> <li>• Could enable a reduction in Swale-specific housing target if neighbouring authorities can accommodate commensurate growth</li> </ul>	<ul style="list-style-type: none"> <li>• Appetite across Kent unlikely</li> <li>• Needs complete buy-in across all authorities involved</li> <li>• Political or circumstantial changes during Plan development could affect any interim agreements.</li> </ul>

### **3. Proposals**

- 3.1 Members of the Planning and Transportation Policy Working Group discussed the options set out above. The consensus of the group was to recommend to Policy and Resources Committee a hybrid work programme of options, deferring any decision as to a timescale for the future stages of the Local Plan Review until such time as the national planning landscape is clearer, but independent of this process, proceeding to develop the evidence base regarding local development need and potential, with this process to be wholly reflective of local circumstance rather than central targets.
- 3.2 This decision will form the basis for determining next steps for the LPR and whether a revised Local Development Scheme (LDS) should be prepared.

### **4 Alternative Options Considered and Rejected**

- 4.1 There are five options overall in relation to next steps for the LPR and these have been fully discussed by the PTPWG. The proposed option is considered a pragmatic approach most likely to deliver a sound Local Plan.

### **5 Consultation Undertaken or Proposed**

- 5.1 The Local Plan Review itself will continue to be subject to public consultation. The timescales for Local Plan production are a matter for the Local Development Scheme (LDS) which is prepared by officers and agreed by members before publication.
- 5.2 The Planning and Transportation Policy Working Group discussed an earlier version of this report and considered the options. Points raised include:
- Support progressing with the Local Plan Review because of the advantages an up-to-date local plan brings
  - Pro-active and ongoing engagement with infrastructure providers is necessary and supported, especially where this ensures the timely provision of utilities and other infrastructure as part of the work of the Infrastructure Delivery Plan (IDP) that is prepared alongside and is integral to the LPR
  - We should engage more fully with local communities to take them with us regarding potential allocations. Housing numbers and allocations (whatever they are) are unlikely to be embraced and there are difficult decisions to be made
  - Concerns that national policy goalposts will continue to move and the certainty needed will not be forthcoming
  - Intervention from DLUHC is unlikely given the number of delayed local plans across the country
  - Given the constraints within the planning system, the preferred options for now should be to actively progress with the LPR, aiming to meet an *evidenced* number.

- The Housing and Employment Land Availability Assessment (HELAA) will identify capacity for development in the borough and will be key to determining an evidenced housing number
- Option v (for a joint plan with neighbouring authorities) should be left on the table but is unlikely given where other LPAs are with their own plans
- Resources are tight in the planning policy team with vacancies and diversion of staff to support planning appeals

5.3 Members of the PTPWG concluded that a hybrid of options should be recommended to Policy and Resources Committee. The approach would defer any decisions as to a timescale for future stages of the Local Plan Review until such time as the national planning landscape is clearer, but independent of this process, proceeding to develop the evidence base regarding local development need and potential, with this process to be wholly reflective of local circumstance rather than central targets. The remaining options were unlikely to be in the best interests of the Borough or represent good value for money and so were discounted.

## 6. Implications

Issue	Implications
Corporate Plan	The LPR is responsible for delivering the spatial elements of the corporate plan, i.e. Objectives 1, 2 and 3.
Financial, Resource and Property	The LPR is prepared in line with existing resources
Legal, Statutory and Procurement	Preparation of a Local Plan is carried out under a national legislative and regulatory framework.
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
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.

Privacy and Data Protection	None identified at this stage.
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## 7. **Appendices**

7.1 Appendix I: Evidence for the LPR

## 8. **Background Papers**

8.1 None

## Appendix i: Evidence for the Local Plan Review

Doc ref	Document Title	Date	Purpose	Web link
039	Housing and Employment Land Availability Assessment	TBC	<ul style="list-style-type: none"> <li>Identify available land for development within the borough to meet future development needs</li> </ul>	
038	Whole Plan Viability Assessment	TBC	<ul style="list-style-type: none"> <li>Update of the 2020 Viability evidence to determine the value in land across the borough and determine the viability of policy options and choices for the LPR</li> </ul>	
037	Employment Land Review	TBC	<ul style="list-style-type: none"> <li>Update of 2018 study to determine the future economic land needs of the borough</li> </ul>	
036	GTAA	TBC	<ul style="list-style-type: none"> <li>Update of future Gypsy and Traveller accommodation needs and also needs of Travelling Show People</li> </ul>	
035	Water Cycle Study	TBC	<ul style="list-style-type: none"> <li>Assessment of sustainable water quality and resources across the borough</li> </ul>	
034	Strategic Housing Market Area Assessment	TBC	<ul style="list-style-type: none"> <li>Update of 2020 study to determine future housing needs for the borough in terms of type, size and tenure</li> </ul>	
033	Sustainability Appraisal (scoping report)	TBC	<ul style="list-style-type: none"> <li>Provide an update of the sustainability criteria against which the LPR should be measured</li> </ul>	

<b>Doc ref</b>	<b>Document Title</b>	<b>Date</b>	<b>Purpose</b>	<b>Web link</b>
032	Strategic Flood Risk Assessment	TBC	<ul style="list-style-type: none"> <li>Update of previous study to take into account latest data and information</li> </ul>	
031	Built Sports Facilities Study	TBC	<ul style="list-style-type: none"> <li>Update of the requirements of Built Sports Facilities in the future across the borough</li> </ul>	
030	Swale Retail & Leisure Needs Assessment - 2023 Retail Capacity Update	December 2022	<ul style="list-style-type: none"> <li>Update of retail needs assessment published in 2018/19</li> </ul>	<a href="#">Swale_Retail_Leisure_Needs_Assessment_2023_WEB.pdf</a>
029	Local Green Spaces	February 2021	<ul style="list-style-type: none"> <li>Assessment of proposed and designated LGS</li> </ul>	<a href="#">Local Green Spaces.pdf (swale.gov.uk)</a>
028	Sustainable Design and Construction Standards	January 2021	<ul style="list-style-type: none"> <li>Recommendations to inform policy to deliver sustainability standards in buildings and deliver zero carbon by 2030</li> </ul>	<a href="#">Square Gain Policy Recommendations table FINAL January 2021.pdf (swale.gov.uk)</a>
027	Swale Important Local Countryside Gap Study	January 2021	<ul style="list-style-type: none"> <li>Review of land around Faversham and Teynham to identify 'gap' designations to safeguard the open and undeveloped character and to guard against coalescence</li> </ul>	<a href="#">McAfee Web Gateway - Notification (swale.gov.uk)</a>
026	Local Plan viability study	December 2020	<ul style="list-style-type: none"> <li>To determine the value in land in the borough and the viability of development</li> <li>To set out the costs of policy choices in relation to viability for new developments and the</li> </ul>	<a href="#">180504 Report Template V24 (swale.gov.uk)</a>



Doc ref	Document Title	Date	Purpose	Web link
			delivery of new infrastructure such as affordable housing, BNG etc.	
025	Air Quality Monitoring Report	December 2020	<ul style="list-style-type: none"> <li>Assess impacts of potential local plan site allocations on air quality in the borough</li> </ul>	<a href="#">Final Air Quality Modelling Report for Swale LP December 2020.pdf</a>
024	Swale Biodiversity Baseline Report	October 2020	<ul style="list-style-type: none"> <li>Baseline assessment of the biodiversity in Swale in relation to meeting our duties under the Environment Act</li> </ul>	<a href="#">Biodiversity Baseline Study.pdf (swale.gov.uk)</a>
023	Swale Green and Blue Infrastructure Strategy	September 2020	<ul style="list-style-type: none"> <li>identify and guide opportunities for a greener, healthier, more biodiverse and prosperous Swale.</li> </ul>	<a href="#">Swale GBI Strategy</a>
022	Swale Borough Settlement Hierarchy	August 2020	<ul style="list-style-type: none"> <li>Analysis of the centres across the borough to identify their place in the settlement hierarchy</li> </ul>	<a href="#">Settlement Hierarchy Study 2020.pdf (swale.gov.uk)</a>
021	Sequential Test (flooding)	May 2020	<ul style="list-style-type: none"> <li>Analysis of sites that are at risk of flooding</li> <li>Ranking of sites in terms of flood risk</li> </ul>	<a href="#">Sequential Test 2020.pdf (swale.gov.uk)</a>
020	Swale Borough Local Plan Review: Transport Modelling Evidence	June 2020	<ul style="list-style-type: none"> <li>Assessment of development impacts on traffic and transport across the borough</li> </ul>	<a href="#">Appendix I Swale Local Plan Model Rerun Summary Report_draft .pdf</a>
019	Swale Housing Market	June 2020	<ul style="list-style-type: none"> <li>Analysis of housing needs in the borough and what future needs</li> </ul>	<a href="#">Housing Market Assessment for Swale.pdf</a>

Doc ref	Document Title	Date	Purpose	Web link
	Assessment (SHMA)		should be addressed in policies and proposals in the LPR	
018	Strategic Housing Land Availability Assessment (SHLAA)	May 2020	<ul style="list-style-type: none"> <li>Assessment of land availability within the borough to meet future development needs</li> </ul>	<a href="http://swale.gov.uk">McAfee Web Gateway - Notification (swale.gov.uk)</a>
017	Strategic Flood Risk Assessment	March 2020	<ul style="list-style-type: none"> <li>Assessment of flood risk from all sources across the borough</li> </ul>	<a href="http://swale.gov.uk">Planning and Regeneration – Strategic Flood Risk Assessment Completed (swale.gov.uk)</a>
016	Swale Heritage Strategy	January 2020	<ul style="list-style-type: none"> <li>Heritage Strategy to inform policies in the LPR</li> </ul>	<a href="http://swale.gov.uk">Heritage and landscape – Swale’s Heritage Strategy</a>
015	Swale Landscape Sensitivity	November 2019	<ul style="list-style-type: none"> <li>Analysis of land parcels most vulnerable to development pressure for their sensitivity to change in landscape terms</li> <li>Informs suitability of potential development sites in terms of the impact development would have on the landscape</li> </ul>	<a href="http://swale.gov.uk">Swale Landscape Sensitivity Assessment</a>
014	Open Space and Built Facilities Strategic Needs Report	February 2019 (reported November 2019)	<ul style="list-style-type: none"> <li>Specialist technical report to identify future needs for open space and built facilities at a strategic level</li> <li>Informs open space and built facilities standards to support future development (policy requirement)</li> </ul>	<a href="http://swale.gov.uk">ADD CLIENT ORGANISATION (swale.gov.uk)</a>
013	Strategic Flood Risk Assessment Level 1 (SFRA)	November 2019	<ul style="list-style-type: none"> <li>Specialist technical assessment of flood risk from all sources at a strategic level</li> </ul>	<a href="http://swale.gov.uk">JBA Consulting Report Template 2015 (swale.gov.uk)</a>

Doc ref	Document Title	Date	Purpose	Web link
			<ul style="list-style-type: none"> <li>• Informs whether or not more detailed flood risk assessment work is needed at a site specific level (sequential test)</li> </ul>	
012	New Garden Communities Assessment of Stage 2 submissions	October 2019	<ul style="list-style-type: none"> <li>• Specialist technical assessment of the risks, opportunities and uncertainties associated with the four submitted garden communities in Swale</li> <li>• Informs strategic development options and allocations to deliver sustainable development</li> </ul>	<a href="#">Appendix I – PBA REPORT 2<sup>nd</sup> stage assessment Sept 2019.pdf (swale.gov.uk)</a>
011	Swale Highway Model: Local Plan future testing scenario report	May 2019	<ul style="list-style-type: none"> <li>• Specialist technical report to assess the capacity within Swale of the road network and the potential impacts of new development.</li> <li>• Informs strategic development options and allocations to deliver sustainable development</li> </ul>	<a href="#">Appdx 1 Local Plan Scenario Testing 20may19.pdf (swale.gov.uk)</a> <a href="#">Appdx II Swale LMVR v9.14 4jul18.pdf</a>
010	New Garden Communities Assessment of Submissions	February 2019	<ul style="list-style-type: none"> <li>• Specialist technical report to assess the submissions received in response to a 'call for sites' for potential NGCs.</li> <li>• Informs strategic development options and allocations to deliver sustainable development.</li> </ul>	<a href="#">Meeting Title: (swale.gov.uk)</a>

<b>Doc ref</b>	<b>Document Title</b>	<b>Date</b>	<b>Purpose</b>	<b>Web link</b>
009	Strategic Future Needs Assessment	February 2019	<ul style="list-style-type: none"> <li>Assessment of future needs for open space and Built Leisure Facilities</li> </ul>	<a href="#">ADD CLIENT ORGANISATION (swale.gov.uk)</a>
008	Retail and Leisure Needs Assessment	December 2018	<ul style="list-style-type: none"> <li>Specialist technical report to identify future retail and commercial leisure needs</li> <li>Informs allocations and policy to support our town centres and to deliver retail and leisure floorspace needs and to deliver sustainable development.</li> </ul>	<a href="#">Microsoft Word – Retail Leisure Needs Assessment – Rev 3 – 01.03.19 (swale.gov.uk)</a> <a href="#">Retail Leisure Needs Assessment – Appendix 2- Final Issue 22.2.19 A.pdf (swale.gov.uk)</a>
007	Gypsy and Traveller and Travelling Show People Accommodation Needs Assessment	November 2018	<ul style="list-style-type: none"> <li>Specialist technical report to identify future accommodations needs for Gypsies, Travellers and Travelling Show People</li> <li>Informs allocations and policy to deliver this specialist accommodation, ensure statutory obligations are met and to deliver sustainable development</li> </ul>	<a href="#">Appendix I – Gypsy and Traveller Accommodation Assessment.pdf (swale.gov.uk)</a>
006	Open Space and Play Strategy (2018 – 2022)	2018	<ul style="list-style-type: none"> <li>Assessment of the future needs of the borough for open space and play to inform standards for future provision in LPR policies and proposals</li> </ul>	<a href="#">untitled (swale.gov.uk)</a> <a href="#">ADD CLIENT ORGANISATION (swale.gov.uk)</a>
005	Landscape Designation Review	November 2018	<ul style="list-style-type: none"> <li>Technical assessment of landscape across the borough to</li> </ul>	<a href="#">Swale Local Landscape Designations</a>

Doc ref	Document Title	Date	Purpose	Web link
			identify landscape of highest local value	
004	Employment Land Review	August 2018	<ul style="list-style-type: none"> <li>Specialist technical report identifying future needs for employment land in the borough</li> <li>Informs allocations for employment land and policies to deliver sustainable development and support job creation</li> </ul>	<a href="#">Swale ELR v3 28Aug18 format.pdf</a>
003	Scoping Report for the Swale Borough Local Plan Sustainability Appraisal	July 2018	<ul style="list-style-type: none"> <li>Suggested scope for the SA that considers and communicates likely effects of a draft plan and alternatives</li> <li>Provides the checks and balances to the whole process to ensure sustainable development is delivered</li> </ul>	<a href="#">Chris McNulty Report Sustainability Appraisal for the Swale Borough Local Plan 2018-05-31</a>
002	Strategic Development Options prospectus	Spring 2018	<ul style="list-style-type: none"> <li>Call for submission of strategic sites for consideration as a way to deliver the future development needs of the borough</li> </ul>	<a href="#">Local Plans - Strategic Development Options (formerly known as New Garden Communities) (swale.gov.uk)</a>
001	Swale Borough Council: Choices for Housing Growth	February 2018	<ul style="list-style-type: none"> <li>Report on high level strategic options for housing growth for Swale Local Plan Review.</li> <li>General evidence report to identify potential development options based on capacity</li> </ul>	<a href="#">Swale Borough Council Choices for housing growth</a>

