



Local Planning Draft Local Plan Review Regulation 18 Public Consultation

Bredgar Parishioners Update
14th November 2021

What is the Draft Local Plan?

- The Local Plan is the document that contains the policies for how the borough will change over the period up to 2022 to 2038.
- It identifies the amount of development that will take place, the areas and sites where development is expected to be accommodated and where it will be restricted.
- It sets out policies for how planning applications will be decided.
- The plan is scheduled to be adopted in 2023.

SBC have a second public consultation in progress now on the DLP called Regulation 18 open for comments until 29th November.

The Draft Local Plan proposals published in April this year are likely to change following this second consultation.

New Draft Local Plan (DLP) Regulation 18 consultation

Why is there a new DLP Reg 18 Public Consultation?

- Widespread support for the recent Reg 19 (draft plan) but not universal!
- Opportunity to improve the draft plan by undertaking a more targeted Reg 18 consultation
- Greater consideration of impacts from Covid pandemic
- Changes to the NPPF – 30 year vision now required

Swale Local Plan Review

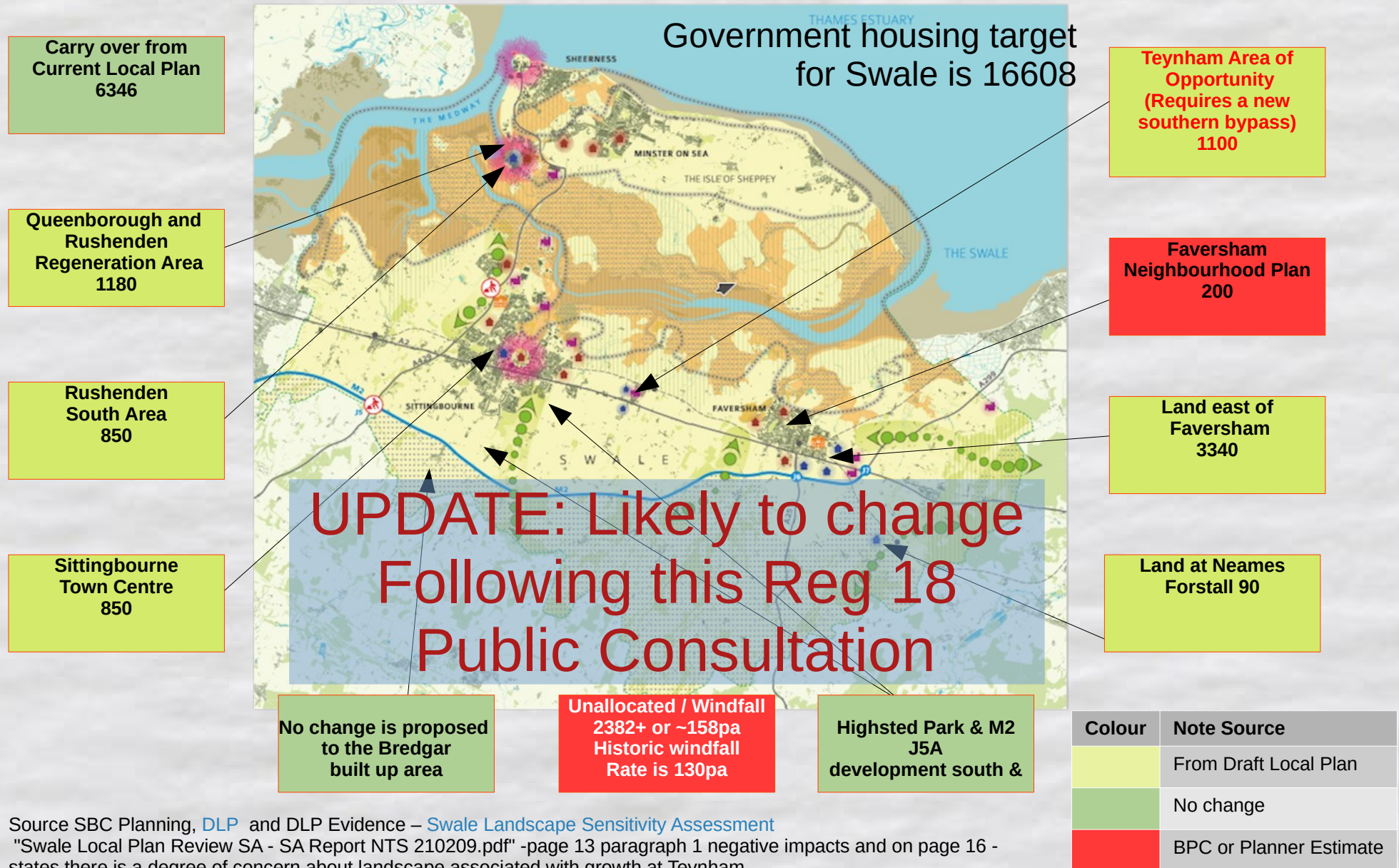
Key Stages and Revised Timings

Nov 2021

	Stage	Date
1	Local Plan Review Commenced (Council Minute 44)	July 2017
2	Scoping Issues Public Engagement (Reg 18)	27 April – 8 June 2018
3	SBC agree Publication Version of Local Plan for consultation	Nov 2020
4	Publication of Preferred Local Plan for public consultation (Reg 19)	Feb-April 30th 2021
4A	Second Public Engagement Consultation (Reg 18)	Nov 2021
4B	Publication of Revised Local Plan for public consultation (Reg 19)	? 2022
5	Submission of Plan for Examination (Reg 22)	? 2022
6	Examination in Public of the Local Plan 1	? 2022
7	Inspector's Interim Findings – at this stage of the process	? 2022
8	Main Modifications which arise from the Inspector's Interim Findings.	? 2022
9	Examination in Public 2	? 2022
10	Inspectors Final Report	? 2023
11	Adoption of the Local Plan Review by Swale Borough Council	? 2023

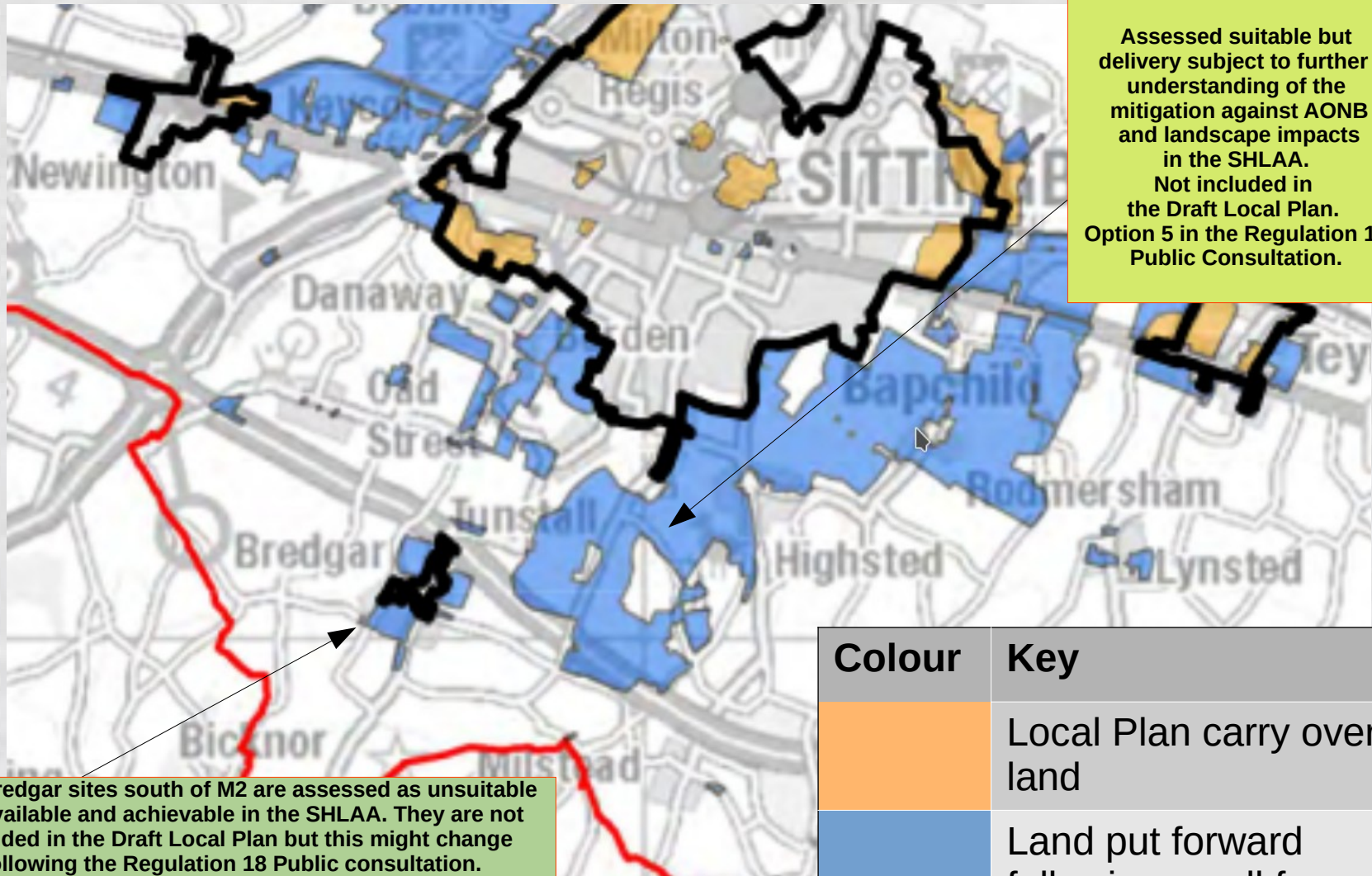
Draft Local Plan as published April 2021

Housing Developments



Source SBC Planning, [DLP](#) and DLP Evidence – [Swale Landscape Sensitivity Assessment](#)
 "Swale Local Plan Review SA - SA Report NTS 210209.pdf" -page 13 paragraph 1 negative impacts and on page 16 - states there is a degree of concern about landscape associated with growth at Teynham.

Bredgar Sites in the Strategic Housing Land Availability Assessment (SHLAA)



Strategic Housing Land Availability Assessment in Bredgar

Reference	SHLAA Site Name	Area ha	Residence Yield	Sub Total
SLA18/048	Land Opposite Rookery Close, Primrose Lane, Borden/Tunstall	1.7	25	730
SLA18/049	Firs Farm, Deans Hill Road, Bredgar	0.4	7	
SLA18/066	Land at Parsonage Farm, The Street, Bredgar	0.4	7	
SLA18/073	Land West of The Street, Bredgar	11	320	
SLA18/074	Land North of Bexon Lane, Bredgar	0.56	16	
SLA18/084	Land at Gibbens Farm, The Street, Bredgar	6.49	180	
SLA18/110	Land West of Bredgar, Wrens Road, Bredgar	9.63	150	
SLA18/117	Land Adjacent Westfield, Swanton Street, Bredgar	1.59	25	
SLA18/146	Lime Kiln Shaw, Lime Kiln Road, Bredgar	0.29	7	7
SLA18/225	South East Sittingbourne Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead & Bredgar	800.7	9250	9250

SBC Planning have assessed all sites except SLA18/225 as unsuitable.

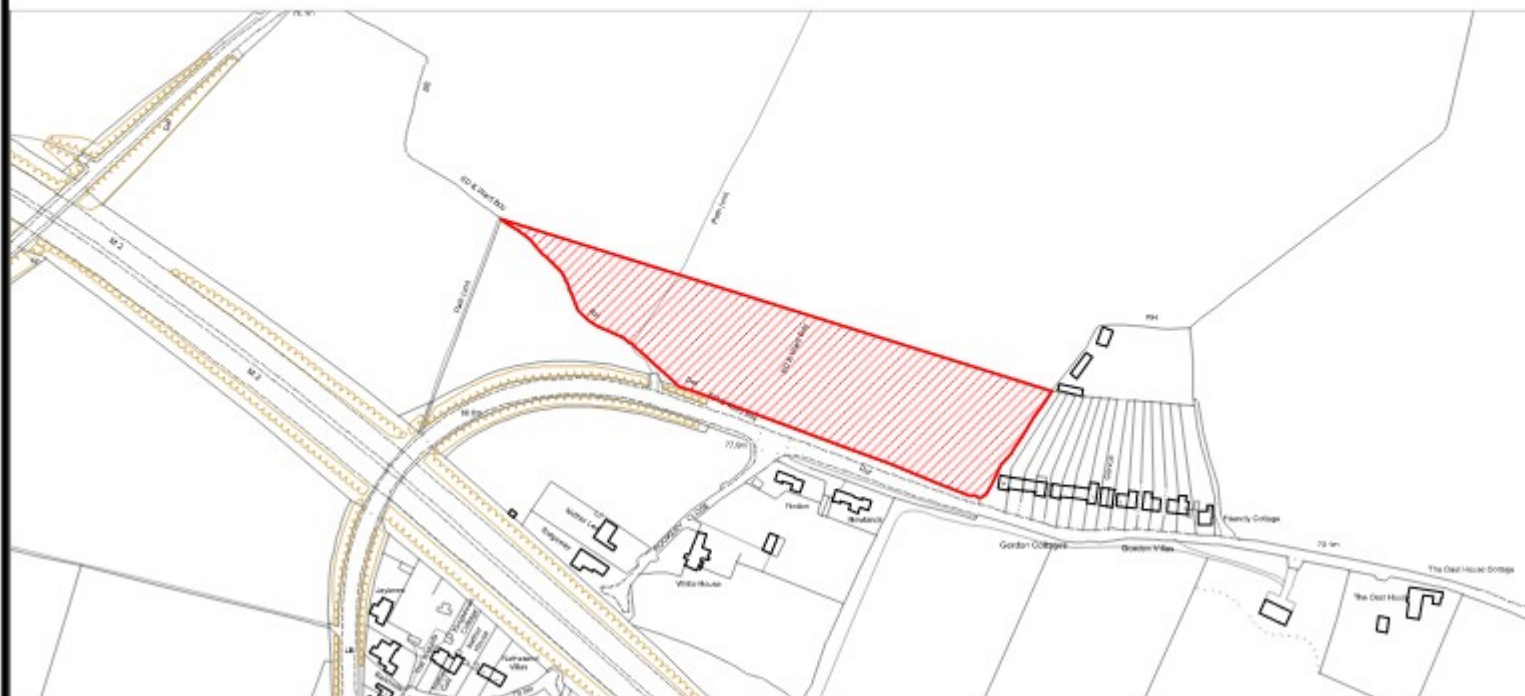
SLA18/225 is assessed suitable but delivery subject to further understanding of the mitigation against AONB and landscape impacts.

How to see and respond to the DLP Reg 18 Public Consultation

- Formal consultation starts 29 October and ends 29 November and responses must be made in writing by
 - The online system – see <https://swale-consult.objective.co.uk/kse/event/36546>
 - Email to Lpcomments@swale.gov.uk
 - Paper copies of the questionnaire
- Documents are available online and in local libraries

Backup Slides

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/048	Land opposite Rookery Close, Primrose Lane	Borden/Tunstall



SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/049	Firs Farm, Deans Hill Road	Bredgar

The map displays the location of Firs Farm, Deans Hill Road, Bredgar. The site is highlighted with a red hatched area. The map includes labels for Deans Hill Road, Silver Street, Silver Street Farm, The Pits, The Pits Farm, and Firs Farm Bungalow. A scale bar indicates 100.5m.

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/066	Land at Parsonage Farm, The Street	Bredgar

[illegible]

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/074	Land North of Bexon Lane	Bredgar

The map illustrates the local context of the site. Key features include:

- Streets:** THE STREET, BEXON LANE, and a Track.
- Buildings and Landmarks:** St John the Baptist's Church, Bredgar C of E Primary School, Gibbens Farm, Bredgar Hall, Sun Inn (PH), and various residential properties like Chasey House, Brewen House, and The Hall.
- Site Location:** The site is a large rectangular plot (55.0m) situated north of Bexon Lane and east of The Street.
- Other Labels:** Rosebery, Sparrow, Cherrylee, Ham House, Parsonage Cottages, Barn Orchard, and a Path (cont).

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/084	Land at Gibbens Farm, The Street	Bredgar

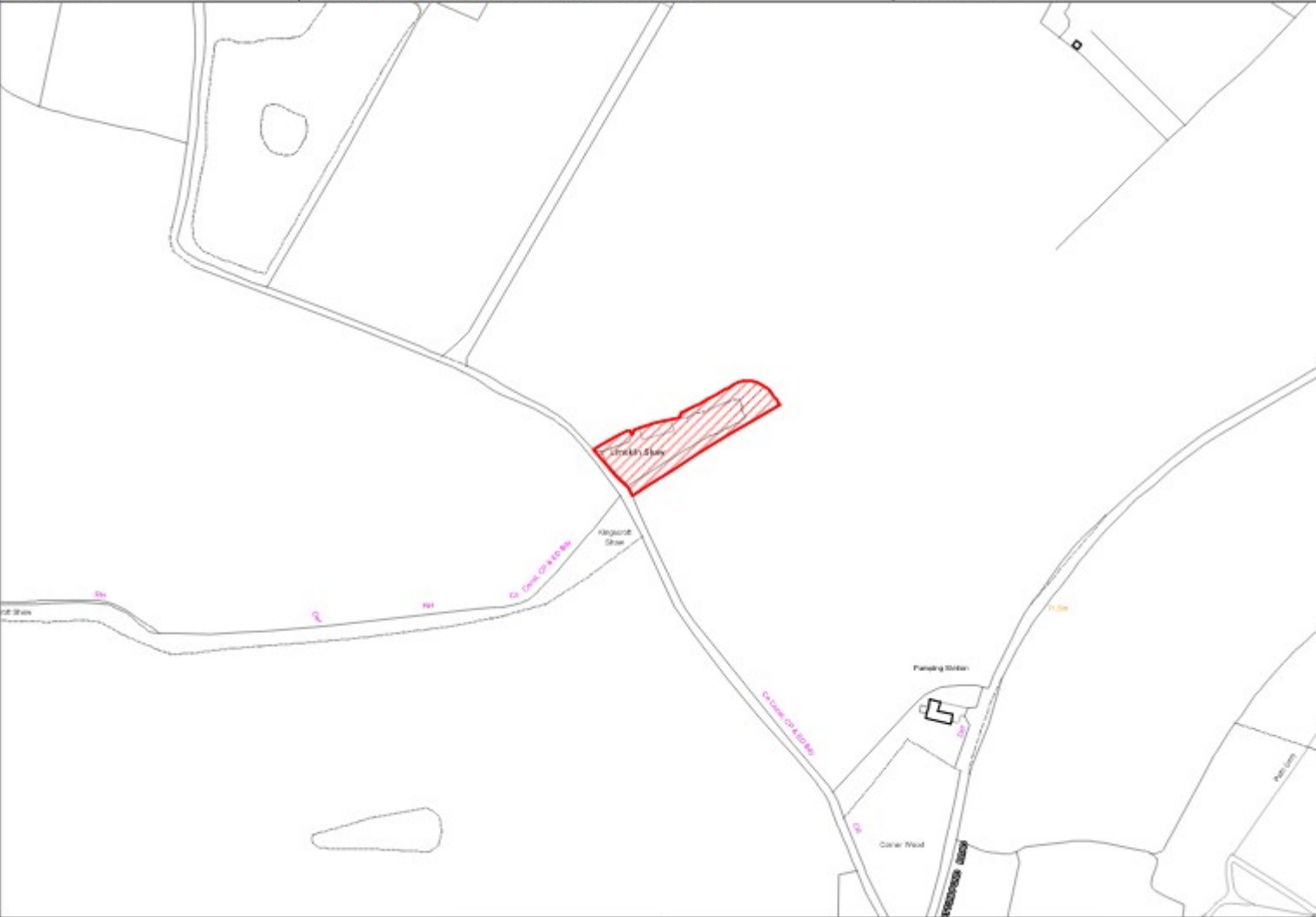
The map shows a residential area with a large red-hatched site. The site is located on the right side of the map, adjacent to a road. The map includes labels for 'Bredgar', 'St. John the Baptist's Church', 'Recreation Ground', and 'The Street'. The red-hatched area is a large, irregular plot of land.

18/117

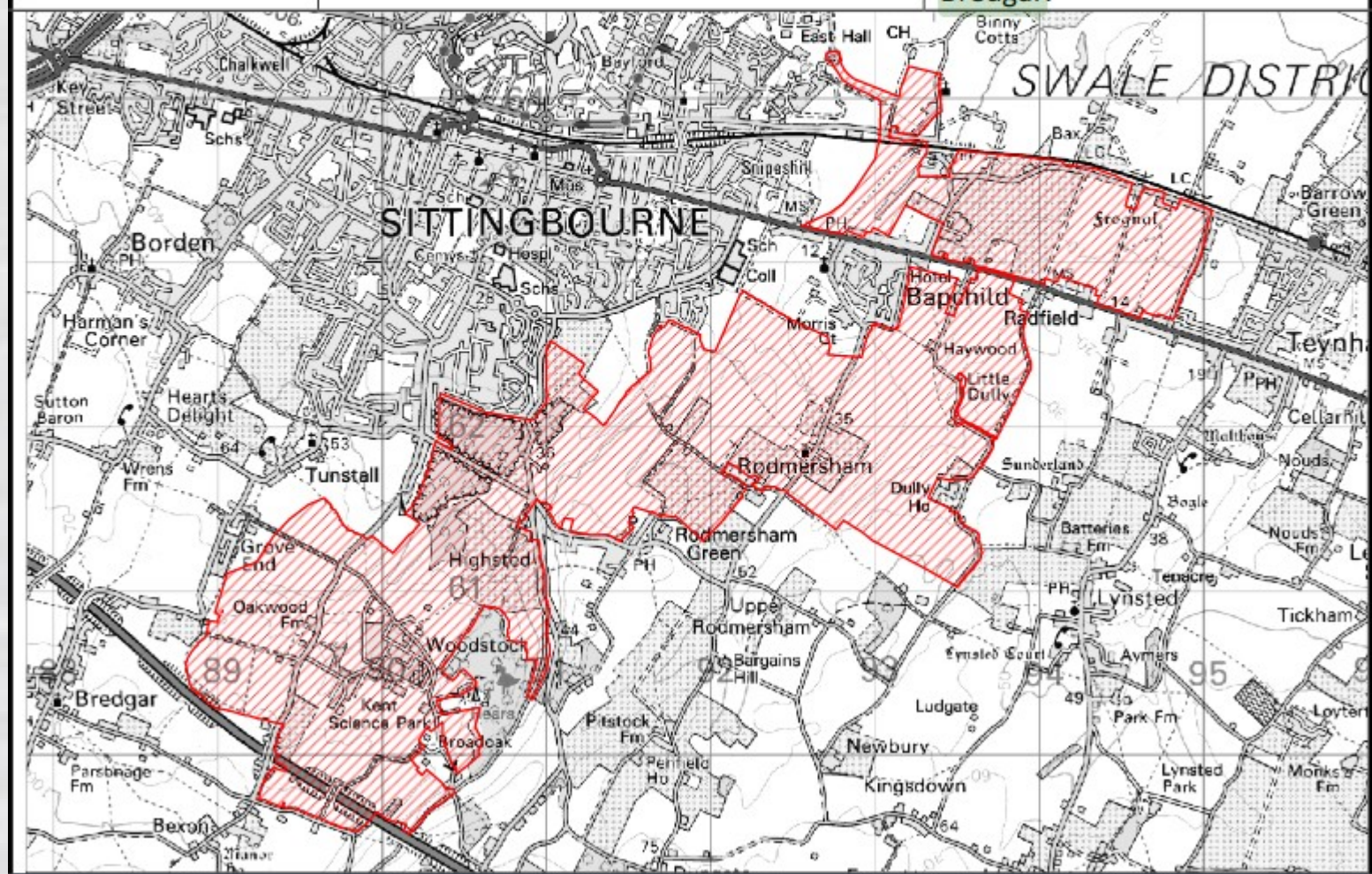
Land adjacent Westfield, Swanton Street

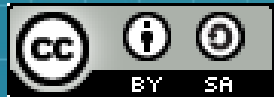
Bredgar



SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/146	Lime Kiln Shaw, Lime Kiln Road	Bredgar
		
Site Assessment		

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/225	South East Sittingbourne	The site spans a number of parishes: Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead and Bredgar.





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