



# Local Planning

Bredgar Parish Meeting  
10<sup>th</sup> March 2021

# Agenda

- Local Planning – presentation by Brian Clarke
- Parishioners issues or questions

# Current Active Planning Processes

- **Draft Local Plan Review**

- 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.

- **Higsted Park Development**

- Is a major development of up to 9250 residential dwellings, 34.2 Ha of commercial floorspace/land and significant new infrastructure, including new junctions on the A2 – M2 with link roads.
- It is located south and east of Sittingbourne and is not included in the Draft Local Plan.
- The developers are progressing this major project through the formal planning process and their own communication events.

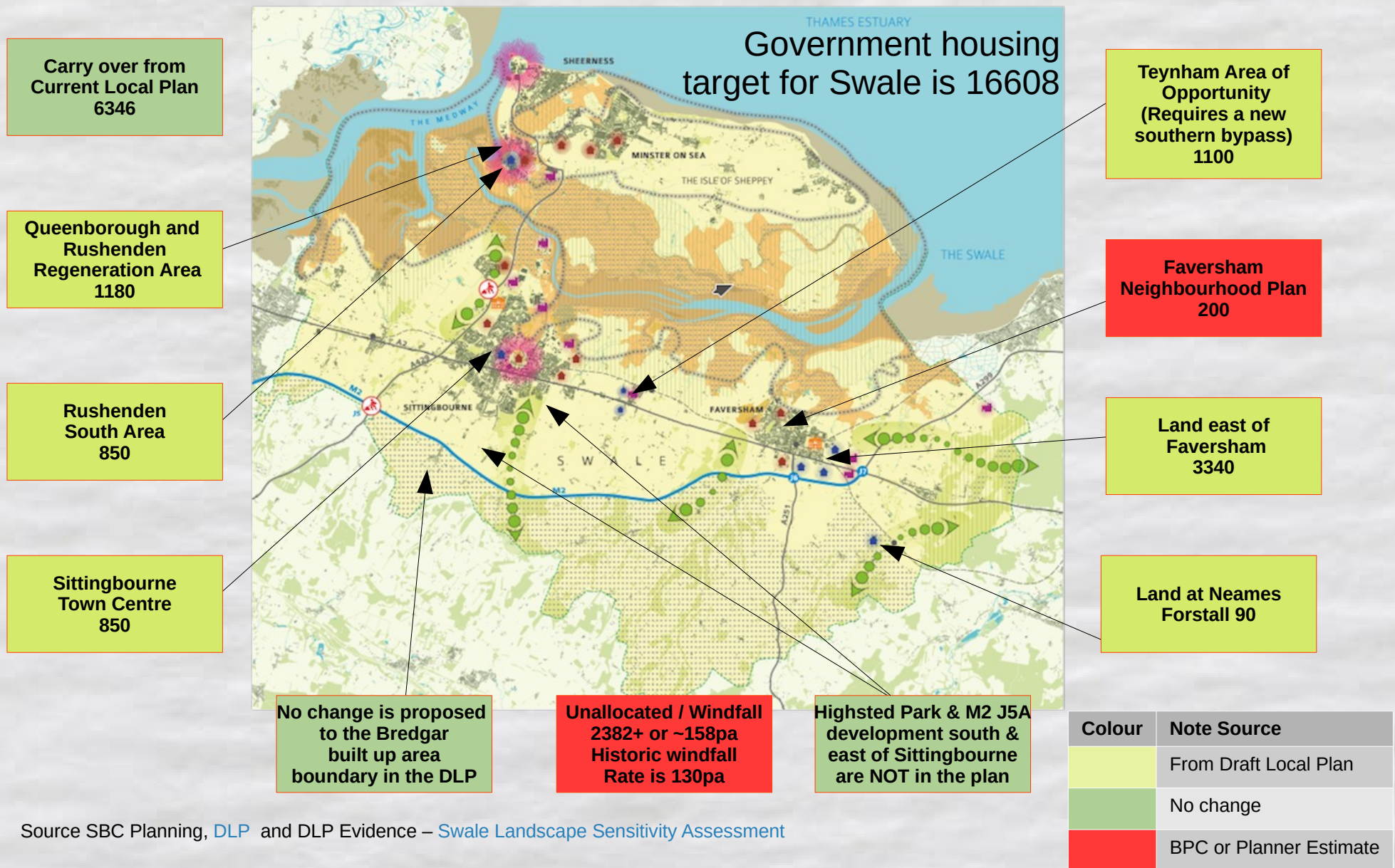
# Swale Local Plan Review

## Key Stages and Timing

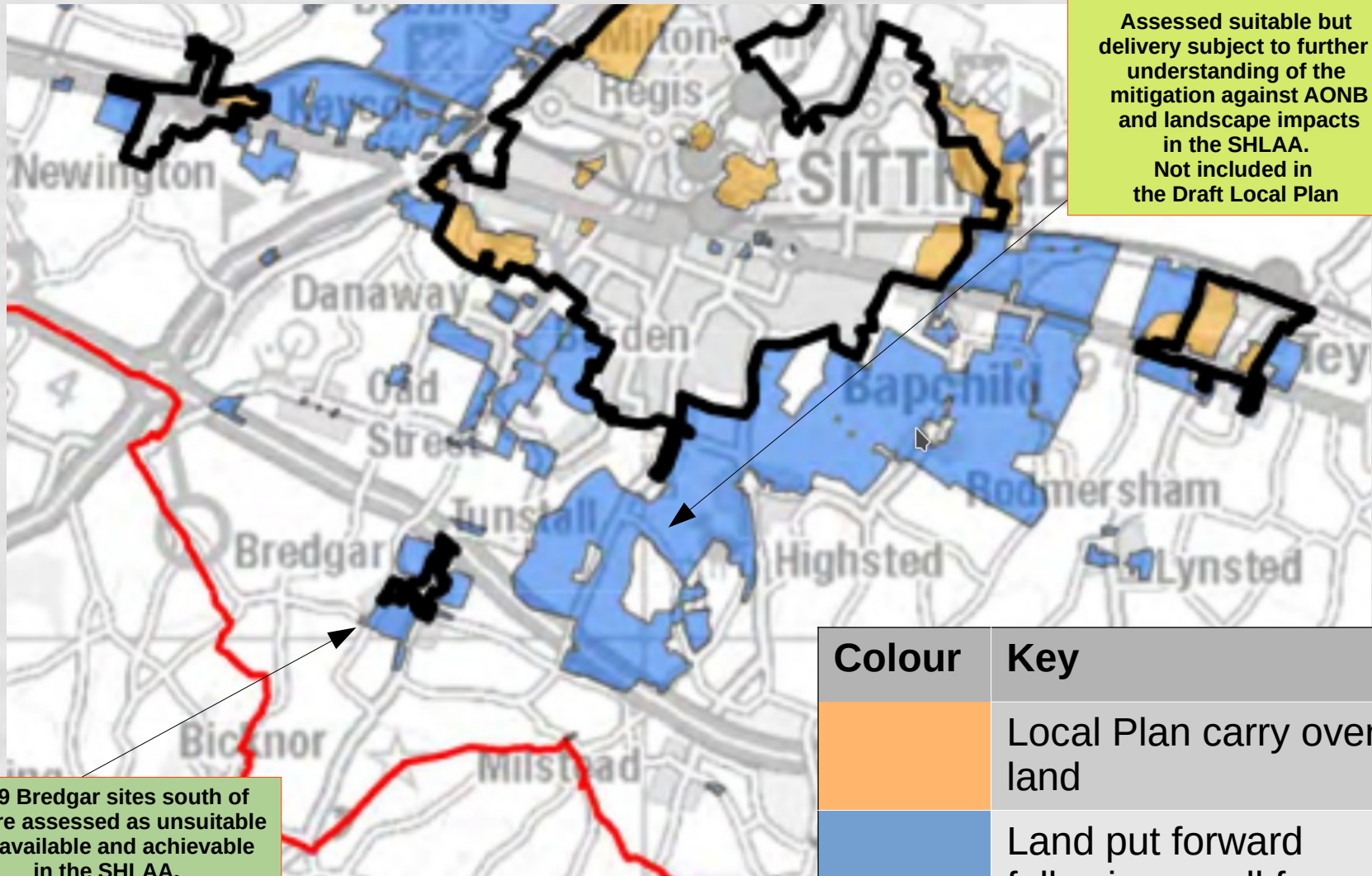
	Stage	Date
1	Local Plan Review Commenced (Council Minute 44)	July 2017
2	Scoping Issues Public Engagement (Reg 18)	27 April – 8 June 2018
3	SBC agree Publication Version of Local Plan for consultation	Nov 2020
4	Publication of Preferred Local Plan for public consultation (Reg 19)	Feb-April 30th 2021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



# Draft Local Plan Housing Development



# Strategic Housing Land Availability Assessment (SHLAA)





# Draft Local Plan BPC Response

- Councillors are working together to assess the Draft Local Plan and BPC will submit a response just before the 30<sup>th</sup> April deadline.
  - Environment / Climate Change (support DLP objectives)
    - Ambitious climate change mitigation
    - 20% bio-diversity net-gain target for new developments
  - Landscape (assessment, AONB, countryside gap)
  - Heritage (conservation area review)
  - Housing (16608 / needs / dispersed)
  - Employment (DLP includes 41ha / 15 ha office)
  - Highways
  - Infrastructure (healthcare services)

# Your Draft Local Plan Consultation Response

To have your views about the Draft Local Plan taken into account you need to respond to the consultation before it closes on 30<sup>th</sup> April

Or

Inform any Parish Councillor about views you wish to be considered for inclusion in the BPC response

For full details about the Swale Draft Local Plan Consultation see

<https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review/public-consultation>

Or the Bredgar Parish Council website

<http://www.bredgarpc.org.uk/community/bredgar-parish-council-12636/noticeboard/>

Or search for “Swale Local Plan Consultation” online.



# Highsted Park

- Launch of latest initiative development south and east of Sittingbourne
- Up to 9250 houses in 3 'Garden Villages' Highsted Park, Oakwood Village and West Teynham
- KSP expansion and privately funded M2 J5A
- New Southern Relief Road – dualled section near M2.
- Completion of Northern Relief Road
- Green gaps to Tunstall, Rodmersham Green
- Bypass for Bapchild
- Green routes / designed in
- Claims to address air pollution issue
- Planning application likely to be submitted in 2021



**For more details see <https://www.highstedpark.co.uk/>**

# 5 Stages of the Environmental Impact Assessment required for major developments

	Stage	Description
1	Screening	Deciding if an EIA is required
2	Scoping	Determining what needs to be assessed
3	Preparing an Environmental Statement	Applicant prepares and publishes the assessment
4	Making a planning application and consultation	The opportunity for the statutory bodies and the public to give their views.
5	Decision making	Consent or rejection by the planning authority or Secretary of State

# Highsted Park Response

- Councillors are about to submit the Parish Council response identifying important factors that Bredgar consider should be assessed, in response to the current Scoping application (due by 12 March)
- Look out for the stage 4, Planning Application and Consultation, which may happen later in 2021

# Backup Slides



# Highsted Park - Masterplan



Source: Quinn Estates Highsted Park Prospectus / Webinar

# Strategic Housing Land Availability Assessment in Bredgar

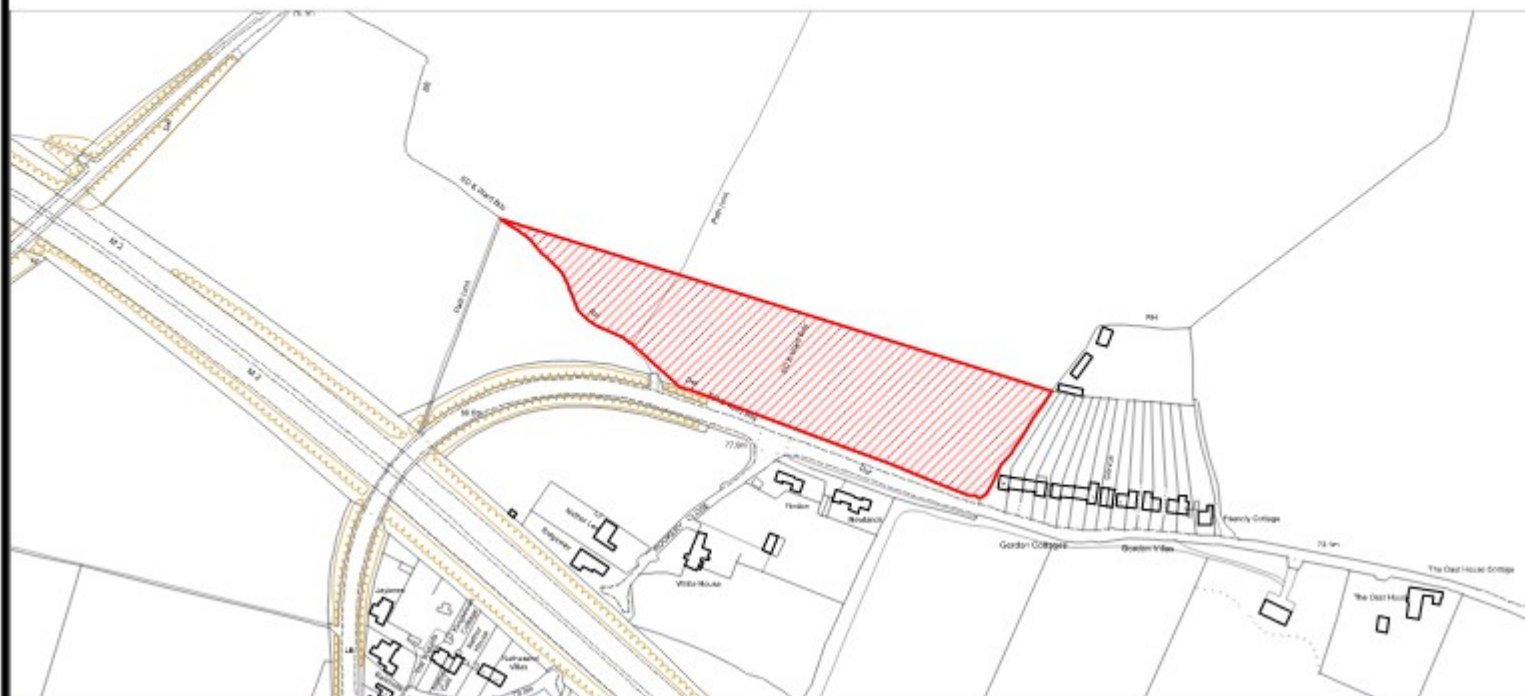
Reference	SHLAA Site Name
SLA18/048	Land Opposite Rookery Close, Primrose Lane, Borden/Tunstall
SLA18/049	Firs Farm, Deans Hill Road, Bredgar
SLA18/066	Land at Parsonage Farm, The Street, Bredgar
SLA18/073	Land West of The Street, Bredgar
SLA18/074	Land North of Bexon Lane, Bredgar
SLA18/084	Land at Gibbens Farm, The Street, Bredgar
SLA18/110	Land West of Bredgar, Wrens Road, Bredgar
SLA18/117	Land Adjacent Westfield, Swanton Street, Bredgar
SLA18/146	Lime Kiln Shaw, Lime Kiln Road, Bredgar
SLA18/225	South East Sittingbourne Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead & Bredgar

**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.



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
<p>The map displays a rural landscape with several buildings. A red hatched area highlights a specific site. Labels include: High View, Deans Hill Road, The Firs, Silver Street Farm, Firs Farm, Firs Farm Bungalow, and Silver Street. A scale bar indicates 100.5m.</p>		



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

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/073	Land West of The Street	Bredgar

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

The map illustrates the site location within the Bredgar parish. The highlighted site is situated north of Bexon Lane and east of The Street. Key features include:

- Streets:** THE STREET, BEXON LANE, and a Path (cont).
- Buildings and Landmarks:** St John the Baptist's Church, Bredgar C of E Primary School, Gibbens Farm, Hall, Rosebery, Sparrow, Cherrylee, Sun Inn (PH), and various residential houses and cottages.
- Site Dimensions:** The highlighted site is labeled with a length of 55.0m.



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

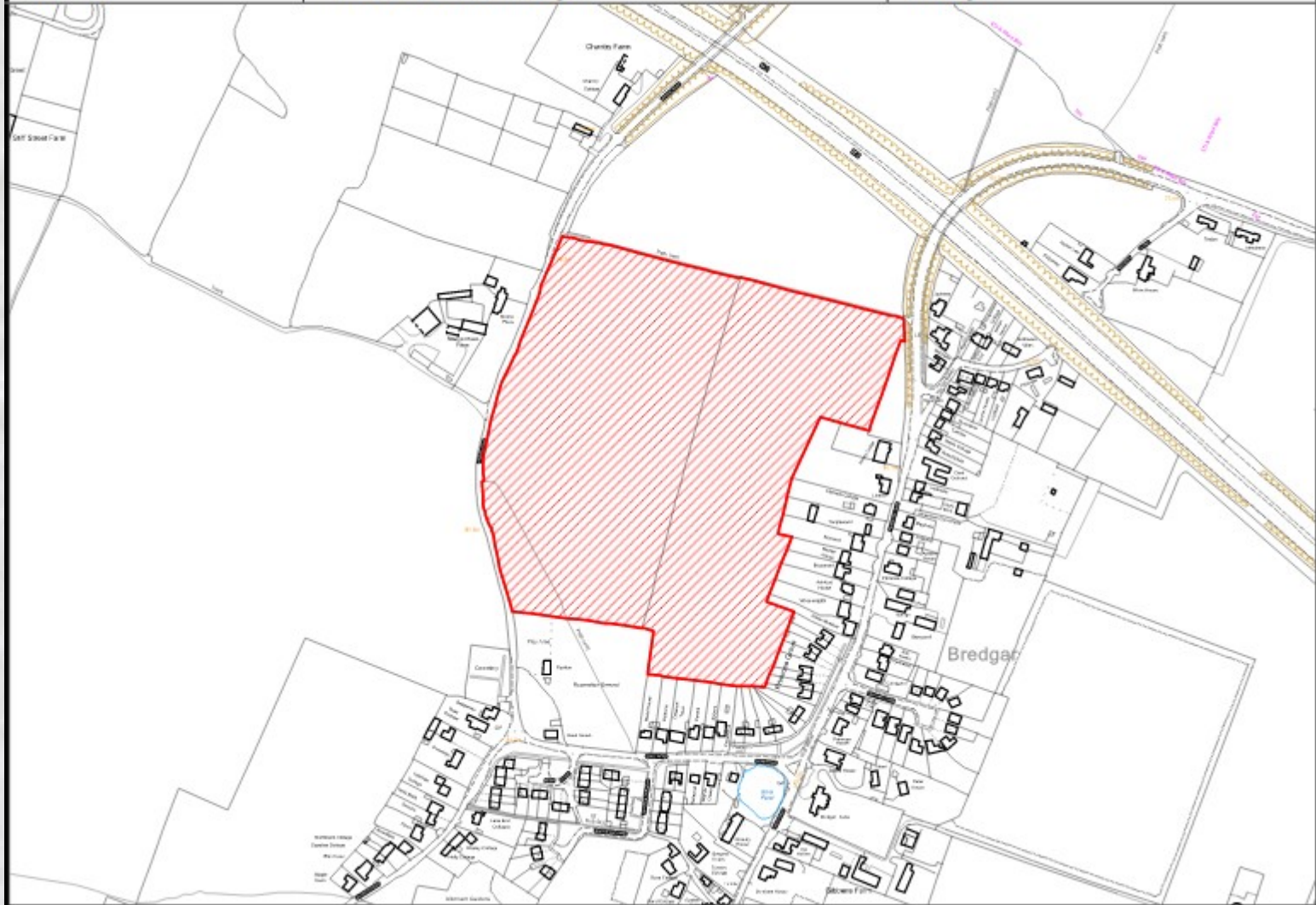
The map displays the Bredgar settlement with a large red-hatched area indicating the site at Gibbens Farm. The site is situated on the right side of the map, adjacent to a road. Surrounding features include a play area, recreation ground, and a church labeled 'St. John the Baptist's Church'. The map also shows various other buildings and green spaces.



18/110

Land West of Bredgar

Bredgar

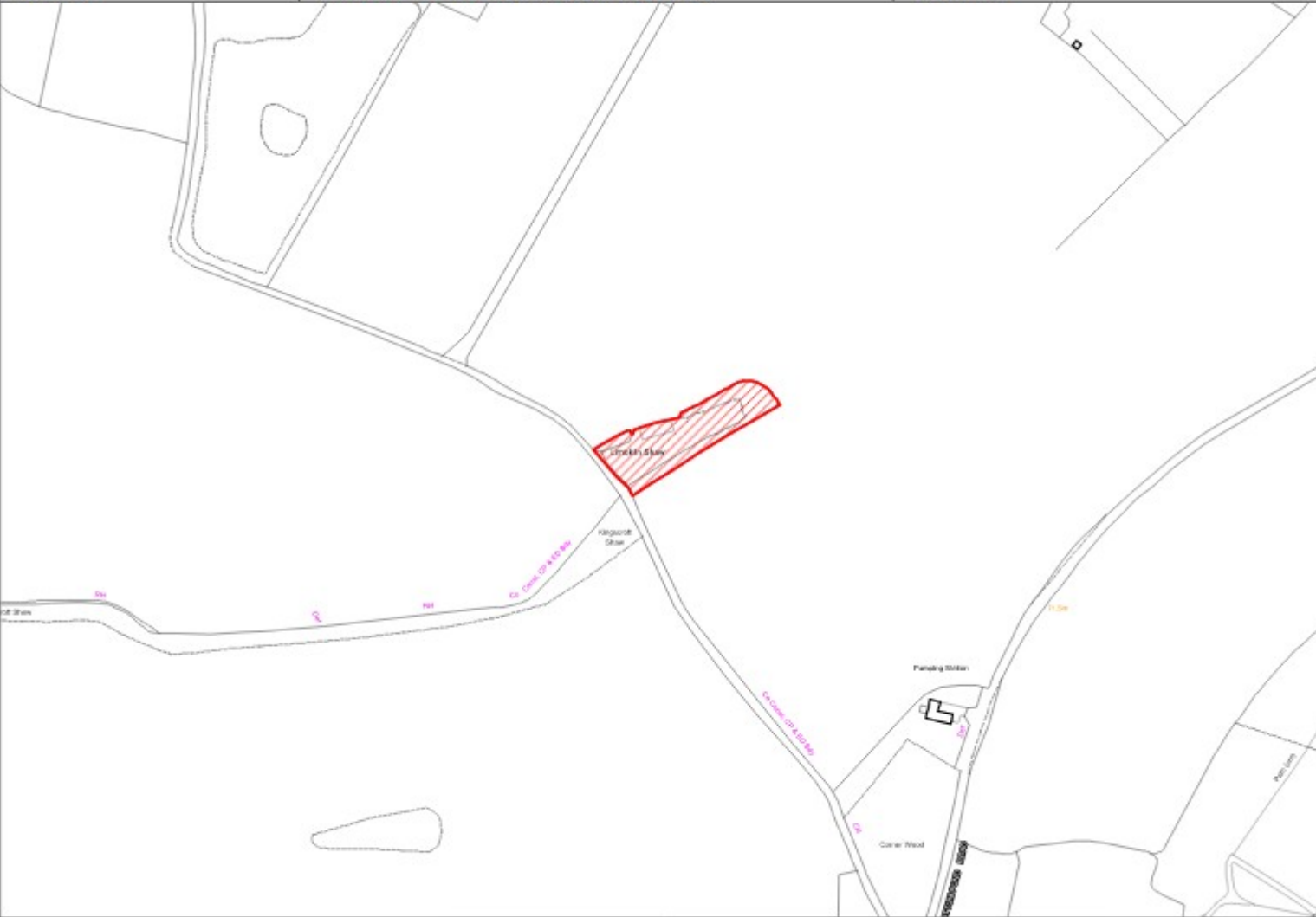


18/117

Land adjacent Westfield, Swanton Street

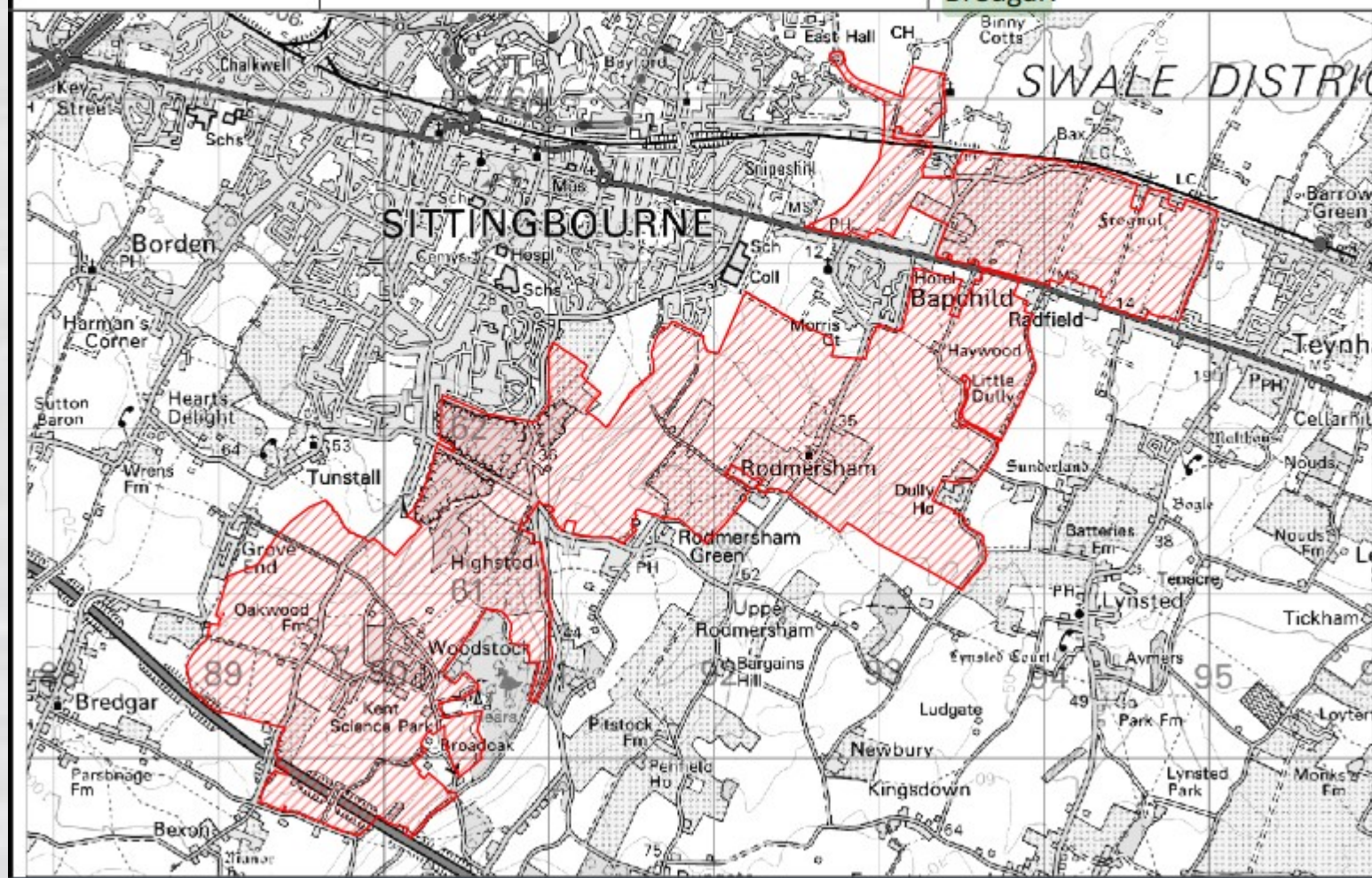
Bredgar



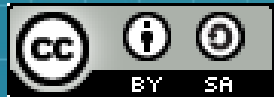
SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/146	Lime Kiln Shaw, Lime Kiln Road	Bredgar
		
Site Assessment		



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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