

Swale Local Plan Review 2027 – 2042

Statement of Consultation (Regulation 17)

August 2026

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1. Introduction

Purpose

- 1.1. This Consultation Statement sets out how Swale Borough Council (the Council) has involved the community and stakeholders in preparing the Councils Local Plan Review (LPR).
- 1.2 This statement meets the requirements of Regulation 17 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) ¹ (the Regulations) and also demonstrates how consultation has been undertaken in accordance with the [Statement of Community Involvement \(SCI\) \(adopted 2025\)](#)². The SCI sets out how the Council will consult and involve the public and statutory consultees in planning matters.
- 1.3 The Council also need to demonstrate that it has discharged the Duty to Cooperate in terms of cooperation with neighbouring local authorities and other prescribed bodies on strategic matters. A separate Duty to Cooperate Statement of Compliance has been prepared and published on the Council's website, which provides details on how the Council has discharged the Duty.

¹ <https://www.legislation.gov.uk/ukxi/2012/767/regulation/17>

² <https://swale.gov.uk/planning-and-regeneration/local-plans/sci>

Background

- 1.4 In early 2018, the Council began a review of the [adopted Local Plan \(Bearing Fruits\)](#)³, which had been adopted in July 2017. This fulfilled the Council's commitment in Bearing Fruits to undertake an early review of the Local Plan to address local transport issues.
- 1.5 The Swale LPR will replace Bearing Fruits, although it is intended that a number of the housing and employment allocations made through Bearing Fruits where they are found to still be suitable for Plan making will be included as part of the LPR. The LPR sets out a vision, objectives, a development strategy and strategic and development management policies to guide future development in the Borough. The LPR sets a Local Plan period to 2042 and identifies areas where new housing, employment and other types of development should take place.
- 1.6 Consultation under Regulation 18⁴ took place through the publication of the 'Looking Ahead' document in 2018⁵ with a [Pre-Submission Regulation 19 Local Plan](#)⁶ being published in February 2021. It was intended, following the Regulation 19 consultation, to submit the LPR for examination. However, for a number of reasons, the Council decided to undertake further consultation under Regulation 18, with a consultation on [Issues and Preferred Options taking place in October and November 2021](#)⁷. Due to uncertainties regarding delays to the NPPF that was published in December 2023 and the change in government in 2024 the Council took the opportunity to review elements of the LPR including further works identifying sites that could be considered. This cumulated in a [Regulation 18 consultation in January 2026](#)⁸ that presented updated vision, objectives and development management policies.
- 1.7 The Council is now about to undertake a Regulation 19 consultation from the 10th August to 21st September. This consultation document is a comprehensive Local Plan containing a development strategy and accompanying sites for allocation and strategic and development management policies. This is a new Regulation 19 document for consultation reflecting all the work undertaken since 2021.

³ <https://services.swale.gov.uk/media/files/localplan/adoptedlocalplanfinalwebversion.pdf>

⁴ of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁵ <https://services.swale.gov.uk/assets/Planning-General/Planning-Policy/Looking-Ahead/Looking-Ahead-SBC-Web-PDF-24.4.pdf>

⁶ [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)

⁷ [https://services.swale.gov.uk/assets/Planning%20Policy%202019/Reg%2018%20October%202021/FINAL%20SBLP%20\(Oct%202021\)%20Issues%20and%20Options.pdf](https://services.swale.gov.uk/assets/Planning%20Policy%202019/Reg%2018%20October%202021/FINAL%20SBLP%20(Oct%202021)%20Issues%20and%20Options.pdf)

⁸ https://services.swale.gov.uk/assets/Planning%20Policy%202025/Local_Plan_Review_Regulation_18_January_2026.pdf

Statement Structure

- 1.8 This Statement provides information on the following:
- Plan production timeline;
 - An overview of the engagement undertaken during the stages of plan making;
 - Which individuals, groups and stakeholders were invited to make representations and how;
 - A summary of the main issues raised in the representations received and how those main issues have been addressed in preparing the LPR;
 - Consultation on an updated Sustainability Appraisal Scoping Report;
 - Call for sites consultations undertaken as part of plan preparation; and
 - Next steps.

2. Plan Production Timeline

- 2.1 The Councils Local Plan Review has been through a number of thorough and robust stages of consultation. This Councils approach has enabled early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to the needs of the district in terms of strategy and the policies required.
- 2.2 The timetable below set out when the main consultation stages of the emerging Local Plan have been carried and the project plan up to the scheduled submission of the Local Plan to the Planning Inspectorate in December 2026. The timetable goes on to set out an indicative timetable of the Plans examination and adoption. Further detail on the Local Plan timetable can be found in the Councils [Local Development Scheme July 2025](#)⁹. Detail of the consultations undertaken are contained in sections 3 to 6 below.

Consultation undertaken	
Regulation 18 - Looking Ahead Introduced the need to produce a new Local Plan and sought views on where new homes and other development could be located, including the use of new garden communities.	April to June 2018
Regulation 19 Pre-Submission Local Plan (2021)	February to April 2021

⁹ <https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review/local-plan-review#h2>

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Regulation 18 Issues and Preferred Options	October to November 2021
Regulation 18 Local Plan vision, objectives and development management policies	January to February 2026
Project Plan going forward	
Regulation 19 Pre-Submission Local Plan (2026)	July to September 2026
Submission of Plan for Examination (with results of the public consultation) Reg 22	October to December 2026
Project Plan – subject to Planning Inspectorate availability	
Examination hearing sessions (Reg 24)	April to June 2027
Main modifications consultation	July to September 2027
Adoption, full Council (Regulation 26)	October to December 2027

3. Consultation April – June 2018 (Regulation 18 - Looking Ahead)

- 3.1 Following a recommendation from the Council's Local Development Framework Panel, the Cabinet on the 12 July 2017 resolved to agree to the principle of an early review. The decision to commence a review immediately following the adoption of the Local Plan (Bearing Fruits) was in response to one of the Inspector's key modifications that an early review be undertaken to allow for transport modelling and to agree mitigation schemes to address the effect of the planned development beyond 2022 on the strategic road network and local highway network.
- 3.2 The '[Looking Ahead](#)'¹⁰ consultation took place between the 27 April and 11 June 2018 under Regulation 18. This introduced the need to produce a new Local Plan and sought views on where new homes and other development could be located, including the use of new garden communities¹¹ and where they could be located. To establish community priorities across a range of planning matters, the consultation also sought feedback on a number of issues ranging from the national and local challenges facing the Borough's economy, housing provision, infrastructure, climate change, transport and the environment and the potential policy approaches to address them.

¹⁰ <https://swale-consult.objective.co.uk/kse/event/32636/section/>

¹¹ These were later called strategic development options

- 3.3 A total of 3,308 individual responses to the ‘Looking Ahead’ consultation document were received from 283 different consultees. In addition, 481 respondents returned a Quick Questionnaire, including 30 responses from schools. A further 1,781 free text comments were submitted via the Quick Questionnaire.
- 3.4 All the responses to the ‘Looking Ahead’ document can be viewed on the Council’s planning policy consultation portal at:
<https://swale-consult.objective.co.uk/kse/event/32636/peoplesubmissions/section/>.
- 3.5 Appendix 1 sets out details of which bodies and persons were invited to make representations and how, a summary of the main issues raised and how those issues have been taken into account.
- 3.6 The following is a concise summary of the key issues raised:
- Diversification of the economy with a choice of employment sites and a more flexible approach to town centre uses;
 - There were mixed views on the housing figure the Local Plan should provide for with those arguing for the standard method or a higher housing figure generally being representatives of the development industry. Conversely residents of the Borough commented that a lower housing number should be sought and/or that other areas should take some or all of the Borough’s growth;
 - Responses on development locations, including a new settlement approach, were often governed by the desire to promote a particular location or avoid development in a particular town or village;
 - Housing sites should be more widespread across the Borough with a greater range of development site sizes/types to appeal to different markets. The development of brownfield sites should be given preference;
 - Support for the delivery of affordable housing to support rural communities and for a higher percentage of provision on greenfield sites;
 - There was no clear consensus on the opportunity a new settlement might provide. Although there was some support that they should be given further consideration others, particularly those from the development industry, expressed the view that a new settlement should not be relied on to deliver housing in the early/mid part of the plan period and that a choice of sites should be provided for;
 - There was generally support for a mix of housing to be sought on developments and the application of accessibility standards;
 - Respondents were concerned over the capacity of infrastructure to support future development, with particular reference to the road network, schools and health provision, and the timing of infrastructure delivery;
 - There were mixed view on the use of density standards with some respondents supporting minimum standards whilst others supported the idea of density being design led; and

- There was support for the inclusion of policies on sustainable construction and biodiversity net gain

4. Consultation February – April 2021 (First Regulation 19 - Pre-Submission Local Plan)

- 4.1 In early 2020, the Council reviewed its approach to the plan making process. The Council considered that the 'Looking Ahead' feedback and the further evidence studies and assessments undertaken to inform the development of the Local Plan, provided a sound basis to move towards a Regulation 19 Local Plan. The changes to the LPR programme were published in an updated Local Development Scheme (LDS), which was published in March 2020.
- 4.2 A Pre-Submission Local Plan was published under Regulation 19 Local Plan on the 8 February 2021 together with supporting and evidence base documents. The consultation period was due to end on the 23 March, however, due to the Coronavirus pandemic and the restrictions in place at the time, it was considered that additional time should be allowed for responses to be made, and the period was extended to 12 weeks, closing on the 30 April 2021.
- 4.3 There were 2,514 duly made representations from 559 respondents to this version of the Pre-Submission Local Plan. A further 36 representations from 9 respondents were submitted after the deadline for submission of representations and were accepted by the Council. It should be noted that had the LPR been submitted for examination, these late representations would not have been considered duly made and considered by the Council in its assessment of the main issues (although in practice they did not raise any main issues not already covered by the duly made representations).
- 4.4 All of the representations to the Pre-Submission Local Plan can be viewed on the online consultation portal at:
<https://swale-consult.objective.co.uk/kse/event/36020/peoplesubmissions/section/>.
- 4.5 Appendix 2 provides details of which bodies and persons were invited to make representations and how, a summary of the main issues raised in those representations and how they have been addressed.
- 4.6 The following is a concise summary of the main issues raised:
- A number of respondents raised issues over compliance with the LDS and SCI in terms of the adequacy of consultation undertaken during the course of preparing the LPR. Respondents made specific reference to the failure to undertake the further consultation under Regulation 18 that the 'Looking Ahead' consultation had indicated as being planned;

- The Vision could be more ambitious particularly with reference to the environment, health and wellbeing and transport and that the objectives could be amended to strengthen the wording or provide clarification of the intent of particular objectives and to make them more Swale specific;
- Local residents and town and parish councils objected to the local housing need figure as being too high, suggesting that the Council should have explored some of the need being met by neighbouring authorities through the duty to cooperate;
- There was criticism from the development sector that there was an over reliance on windfall sites to meet the housing need rather than through the allocation of sites, the allocations made did not support a rolling deliverable five year housing supply over the plan period and the lack of flexibility built into the plan to deal with potential delays to sites coming forward was considered a risk given the reliance on a number of large allocations;
- Some respondents commented that the development strategy should allow for small scale development within or on the edge of smaller settlements with several Parish Councils suggesting that limited development in villages should be permitted to enable local people to remain in their communities. Respondents from the development industry commented that consideration should be given to the allocation of medium/smaller sites across the Borough to reduce the over emphasis and reliance on strategic sites;
- The majority of individuals and respondents representing local communities were opposed to both the scale of development and individual site allocations proposed in Faversham, Teynham and Neames Forstal on the grounds of the scale of previous development that had already taken place or was permitted, the disproportionate scale of development compared to the existing population, the lack of supporting infrastructure and environmental impacts of the proposed growth locations;
- Some respondents questioned the classification of a particular settlements in the settlement hierarchy and/or objected to the scale of housing allocation proposed as being too great or, in some cases, not being sufficient to reflect the NPPF requirement to boost housing supply. Respondents also commented that the opportunities posed by potential development sites closer to transport corridors and higher tier settlements was missed;
- A number of policies received representations that the policy purposes were unclear, criteria were ambiguous and unnecessary, there was repetition between policies, no evidential justification for standards (particular reference was made to Policy ST10), policies were inflexible and did not reflect viability issues; and
- Comments were also made in respect of the Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA). In particular, comments were made over how the growth scenarios to be tested as reasonable alternatives were chosen and whether the approach to the scoring of those alternatives was logical, consistent or justified. For the HRA issues were raised over the adequacy of the

HRA in respect of individual site allocations and the conclusions reached on significant effects.

5. Consultation October - November 2021 (Regulation 18 – Issues and Preferred Options)

- 5.1 Rather than move to the submission of the LPR for examination the Council decided to undertake further consultation under Regulation 18 on changes to the Plan that may be needed following revisions to the NPPF (in July 2021), and how the Local Plan could contribute to the recovery of the local economy post the Covid-19 pandemic, responding to issues raised in representations to the Regulation 19 Local Plan and provide an additional opportunity for local community engagement.
- 5.2 A revised timetable to reflect this was published in an updated LDS (October 2021).
- 5.3 The focus of the consultation was on the development strategy and sought feedback on five potential options including the Council's preferred option. The consultation also sought views on possible alternative or additional policy approaches in respect of several policies areas which had been suggested through the Pre-Submission Local Plan (February 2021) consultation. Alongside the consultation document, an interim Sustainability Appraisal was published and comments invited on it.
- 5.4 The consultation took place between the 29 October and 29 November 2021. A total of 3,477 individual responses were received from 326 different consultees.
- 5.5 All the consultation responses can be viewed on the Council's planning policy consultation portal at: <https://swale-consult.objective.co.uk/kse/event/36546/peoplesubmissions/section/>
- 5.6 Appendix 3 sets out details of which bodies and persons were invited to make representations and how, a summary of the main issues raised and how those issues have been taken into account.
- 5.7 The following is a concise summary of the main issues raised:
- A number of responses, particularly from residents and local organisations, challenged the use of the standard method and level of local housing need (LHN) arising, citing in support of this the Government's previously stated intention to look at the standard method;
 - The consultation sought views on the grounds that could be put forward to justify not accommodating the full level of LHN. There was support for not meeting the LHN in full from residents who considered that the constraints referenced (natural environment, flood risk, infrastructure limitations) justified taking such an approach;

- Unsurprisingly such an approach was not supported by those promoting development sites. The issues mentioned as to why such a course of action should not be followed included: the constraints referenced are not unique to Swale; environmentally sensitive areas are not excessive and there is unconstrained land available as demonstrated by the SHLAA; and that not meeting housing needs in full would increase the affordability problem and would hinder economic growth aspirations and delivery of infrastructure;
- It is also important to note the comments from a number of respondents including from one neighbouring authority (Maidstone), that the Council will need to present additional, robust evidence as to why meeting needs wholly within the Borough is now no longer possible if this is the case;
- There was no clear support from respondents in terms of support for the preferred growth option or indeed any of the other options. Responses largely fell into two categories. Those from residents or other groups who opposed one or more of the options because they did not wish to see development in a particular part of the borough, or more specifically a particular town or village, and those (landowners, developers and their agents) who were promoting a particular location or site for development who supported an option(s) as they saw it as being the 'best fit' to achieve their aim of securing development of their site;
- Where respondents raised concern about the preferred option identified, common themes (which also applied equally to other options) were the capacity of infrastructure (highways, wastewater, health, education) to accommodate demands placed upon them by future development and mitigating the impacts of development on air quality, settlement and landscape character, the loss of agricultural land and countryside; and
- Statutory consultees commented that there would be a need to clearly demonstrate and evidence why Option 3 was preferred, and Kent County Council highlighted that this option appeared, based on the currently available evidence, to have a significant detrimental impact on traffic and air quality and had implications in being able to achieve the aspiration of modal shift within the Borough. There are no obvious alternative options that could deliver the quantum of development required by the standard method within the timescale of the LPR period without creating a significant impact on traffic and air quality. It is also important to note that there may be options/ a combination of options that are satisfactory in traffic and air quality terms but are unacceptable for other reasons, for example, significantly harmful impacts on heritage assets.

6. Consultation January- February 2026 (Regulation 18 vision, objectives and Development Management Policies)

- 6.1 In the summer of 2025, the Council reviewed its approach to the plan making process in light of a number of live strategic scale planning applications outside of the Plan

making process and the Governments intention to set a cut off date of December 2026 for submitting Local Plans for Examination in Public under the current “legacy” planning system. The Council considered the importance of progressing a Local Plan under the current system whilst considering the progress of the live strategic planning applications. It was decided to enable Local Plan drafting to commence a Regulation 18 consultation would be held in early 2026 focusing on the vision, objectives and Development Management Policies for the Local Plan and that a Regulation 19 consultation would be undertaken in the summer of 2026 after expected progress on the live strategic planning applications. Along side the Regulation 18 consultation a updated Sustainability Appraisal scoping report was also consulted upon

- 6.2 The changes to the LPR programme were published in an updated [Local Development Scheme \(LDS\)](#)¹², which was agreed by the Council in July 2025.
- 6.3 The Regulation 18 consultation was carried out between the 12th January 2026 and the 23rd February 2026. There were 2,304 representations made from 122 respondents to this Regulation 18 consultation. From this there were 226 representations from 9 respondents made shortly after the deadline and these were accepted by the Council.
- 6.4 All of the representations to the Regulation 18 consultation can be viewed on the online consultation portal at:
<https://swale-consult.objective.co.uk/kpse/event/FE1E2176-C2C5-494B-AD9F-DA27D697D235/section>
- 6.5 Appendix 4 provides details of which bodies and persons were invited to make representations and how, a detailed summary of the main issues raised in those representations and how they have been taken into account in preparing the Councils Local Plan.
- 6.6 The following is a concise high level summary of the main issues raised:
- There were a number of comments feeling that a more positive vision is required for Swale;
 - There was a request for greater clarity around the target housing numbers and how these are set;
 - There was a specific comment requesting reference ‘to protecting, conserving and enhancing biodiversity and the natural environment’ as a key objective, alongside delivering development and growth;
 - There were a number of comments about health and health facilities needing more prominence in both the vision and objectives;

¹² https://swale.gov.uk/__data/assets/pdf_file/0003/502905/Local_Development_Scheme_July_2025.pdf

- A number of stakeholders felt that heritage needs to be more strongly recognised in the vision, objectives and the issues and challenges for Swale.
- There were questions around whether the DM policies should have regard to the emerging National Planning Policy Framework (NPPF);
- Praise for the Biodiversity Net Gain policy going beyond the Government's 10% target; • General support for the DM employment policies;
- Concerns were raised about the recent water supply issues in Swale, the capacity issues at the wastewater processing plants and water supply and wastewater provision;
- Praise for the consultation approach and the availability of documents in Swale's libraries;
- There was some concern that the lack of strategic policies and site allocations limited the opportunity for engagement and consultation on the Council's preferred development approach; and
- A number of potential development sites were submitted as part of the consultation. However, from an initial sift, many are sites that have previously been submitted and have already been assessed as part of the Housing and Economic Land Availability Assessment (HELAA)..

7. Sustainability Appraisal Scoping Report consultation January- February 2026

- 7.1 An update Sustainability Appraisal Scoping Report was published for consultation alongside the Regulation 18 consultation held in early 2026. It was felt appropriate to produce and consult on a new scoping report due to the passage of time since the first was produced in 2018 to reflect up to date local matters and legislation for the SA. The scoping report consultation ran from 12th January 2026 to 23rd February 2026.
- 7.2 The scoping report is a separate document to the Regulation 18 consultation and as a minimum the Council is required to consult Historic England, Natural England and the Environment Agency. However, as the Council were keen to hear from other stakeholders and interested members of the community the scoping report details and how to comment were sent out to all parties on the Councils Local Plan database alongside the Regulation 18 consultation details.
- 7.3 The three statutory bodies did not raise any substantial objections and were broadly supportive of the approach. They highlighted issues around:
- Water quality and water resources;
 - Effects of proposed development sites on heritage assets;
 - Consideration of ecological receptors alongside human receptors;
 - Biodiversity - inclusion of Marine Conservation Zones, delivery of Biodiversity Net Gain and Regard for Local Nature Recovery Strategies;

- Delivery of nature based solutions to mitigate and adapt to climate change;
- Delivery of high quality green infrastructure for community and health;
- Distinction between the nationally designated Kent Downs National Landscape and locally designated Areas of High Landscape Values;
- Contribution to the green and blue infrastructure strategy; and
- Clarification on prioritisation of Best and Most Versatile agricultural land.

Four other respondents provided comments on the scoping report with themes around:

- Consideration of the 2021 Swale Important Local Countryside Gaps (alongside the 2025 review); and
- Reasonable alternatives in the sustainability appraisal for the Regulation 19 Local Plan.

7.4 The comments received were considered and reported to Planning and Transportation Working Group. Where relevant, comments will be incorporated into the final Sustainability Appraisal Report; the latest draft of this is available at the council's website at:

[LP_Appendix II Draft Sustainability Appraisal June 2026.pdf](#)

8. Call for sites

Strategic Development Options (formerly known as New Garden Communities)

8.1 A specific call for sites exercise was carried out as part of scoping the approach for the Local Plan Review. A [New Garden Communities](#)¹³ prospectus was published in 2018 and invited landowners and developers to submit proposals for new communities to identify whether that option could be considered in the next local plan. Subsequently since this exercise was carried out the approach being sought has been renamed strategic development options to better reflect the identified needs of the borough. Four submissions were received to the exercise located at:

- SE Sittingbourne
- Land at Bobbing
- South East Faversham
- South of Faversham

8.2 Details of the submissions assessments can be found on the New Gardens Communities page of the Council's website. The four submissions have also undergone further assessment in the Council's [Housing Economic Land Availability](#)

¹³ <https://swale.gov.uk/planning-and-regeneration/local-plans/sd-options>

[Assesment \(2025\)](#)¹⁴ (HELAA) alongside the other strategic and non strategic sites that have been identified by the Council through its call for sites exercises.

Exercises 2017,2018, 2019, 2022 and 2024

- 8.3 The Council has carried out several ‘Call for Sites’ exercises to inform preparation of the Local Plan. Call for sites were held in 2017, 2018 to 2019, 2022 and 2024. In addition, whilst the Council were not seeking further sites as part of the Regulation 18 consultation held between January to February 2026 site promoters were offered the opportunity through the Regulation 18 consultation process to submit a site for consideration. This served two purposes to allow clear identification where a respondent wished to submit a site and secondly to expediate a final no stone left unturned approach for the identifying sites for the Local Plan.
- 8.4 Each ‘Call for Sites’ exercised invited Landowners, developers, businesses and individuals to submit site suggestions for housing, employment and other types of development for the Council to consider . The 2024 call for sites went further setting out that whilst any type of development site was being sought, site options were specifically being sought on:
- Sites within Sittingbourne Town Centre and the wider urban area; and
 - Rural Park Home sites (with good access to essential services).
- 8.5 The following methods of consultation were used for the call for sites exercises:

Website	Information on the ‘Call for Sites’ was posted on the planning policy pages of the Council website
Availability of documents	Guidance on the site submission process and an interactive form through for the submission of sites was made available on the Councils website. Paper copies of the response form were also made available.
Contact with consultees	Email or letter notification sent to wide range of people and organisations including: • Local landowners, developers and planning agents; • Local house builders; and • All parish and town councils in Swale Borough
Email	An email address was also available to return completed forms
Post	Completed response forms could be posted to the Planning Policy team

- 8.6 All sites submitted for have been assessed within the Councils Housing and Economic Land Availability Assessment (HELAA). [The HELAA \(2025\) was published](#)

¹⁴ <https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review-evidence/land#h2>

in January 2025¹⁵ on the Councils website setting out how all the sites had been assessed and their suitability for consideration in drafting the Local Plan.

9. Next Steps

- 9.1 The Consultation Statement will be updated before submitting the Local Plan to the Secretary of State for Housing, Communities and Local Government. The Council will update this Statement to detail the consultation undertaken under the Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This will include the representations received, the main issues raised from the consultation and how they will have been considered as part of the submission of the Local Plan.

¹⁵ <https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review-evidence/land#h2>