

NEWS FROM LYNSTED WITH KINGSDOWN PARISH COUNCIL

BACK TO THE DRAWING BOARD FOR LOCAL PLAN

Swale Borough Council (SBC) has withdrawn its draft Local Plan that would have seen 1,100 more houses built in Teynham & Lynsted, plus a bypass through Lynsted Parish south of the A2.

They have gone back a stage in the process to an "issues and preferred options" Regulation 18 document.

A consultation period runs until 5pm on Monday 29 November and gives residents the chance to respond to 42 questions on a broad strategy for the Borough.

SBC has identified five potential options for delivering future development needs and is inviting views on how the Local Plan might address the key challenges, including responding to climate change and the effects of the Covid pandemic.

It is important that everyone participates, as the feedback will help shape the new draft Local Plan due for publication in February next year.

It's difficult to work out what each of the five options means on the ground. The maps use red pins to indicate sites – there's no explanation of scale or number of houses for each pin.

Four of the options appear to include yet more housing in the Lynsted/Teynham area, despite overwhelming opposition from residents at the last consultation on the grounds of traffic congestion, air quality, and loss of precious green spaces.

SBC's "preferred option" includes Teynham as a potential Area of Opportunity. Even though nearly a third of all responses across the whole Local Plan opposed that specific idea.



There's no mention of a bypass through Lynsted Parish, although any significant new housing would almost certainly rely on a bypass to alleviate traffic congestion.

Lynsted with Kingsdown Parish Council is currently drafting its formal response. Overleaf, we have summarised some of the points we anticipate making, plus guidance on how to make your own representations.

Further advice will be offered, a little nearer the deadline, once we have fully digested the documentation.

All consultation documents can be viewed at:
swale.gov.uk/lpc

REVISED LOCAL PLAN TIMETABLE

<i>Issues & Options consultation (Reg 18) deadline</i>	29 Nov 2021
<i>Consultation period for draft Local Plan (Reg 19)</i>	Feb – April 2022
<i>Approved plan submitted to Planning Inspector</i>	May 2022
<i>Examination hearings</i>	Aug 2022
<i>Main modifications consultation</i>	Nov 2022
<i>Adoption of Local Plan</i>	Feb 2023



POINTS YOU MAY WISH TO CONSIDER:

Q25) If you do nothing else, answer this question.

This is where the Teynham/Lynsted area is, once again, mentioned as a potential 'Area of Opportunity'. It offers the alternative of allocating specific sites for housing now – or identifying a wider area to be developed via a masterplan, resulting in long-term uncertainty as the plans are developed.

If you responded to Reg 19, you could simply copy and paste your previous comments. Your intro could say something like: *"I commented on the proposal for significant new housing in Lynsted/Teynham in response to the earlier Reg 19 exercise - my views have not changed so I repeat my comments here"*. Remember to remove any mention of 'TAO', 'Policy AO1' etc as these are not included in the latest document.

The Parish Council will be objecting on grounds such as:

- 'Important Local Countryside Gaps' have been identified between Teynham & Bapchild and Teynham & Lynsted to safeguard the open and undeveloped character of the land. Out-of-scale development would result in coalescence
- The A2 separating Teynham and Lynsted is an Air Quality Management Area. Further development will make pollution worse because more houses mean more vehicles
- The road network is already unable to cope with current traffic levels and all new housing would feed onto the A2

- Development would result in the loss of top-grade agricultural land
- Brownfield sites should be prioritised over green spaces
- Flooding and sewage problems will get worse

Q24) The Parish Council holds the view that Sittingbourne should be the engine for growth for the whole Borough. Not only because of its existing infrastructure, but because of its accessibility both to the Trunk Road systems and motorways as well as to the Isle of Sheppey.

Q10) We question the definition of Teynham as a 'thriving village'. Since 1998, shops and services have steadily declined. New housing has little prospect of improving this. Rail and bus services are poor, meaning over-reliance on cars. Both Kent County Council and CPRE have said Teynham is just about the worst possible place in Swale for investing in more housing.

THERE ARE SEVERAL WAYS TO RESPOND:

- The online consultation portal
- The online response form which can be emailed or posted to SBC
- Write a letter or send an email to: lpcomments@swale.gov.uk

Note: If you write or email, please indicate which question(s) you are commenting on if possible. You can also comment without linking to SBC's questions if that works best for you.

Visit: swale.gov.uk/lpc

LYNSTED WITH KINGSDOWN PARISH COUNCIL

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