

Participant	Mr P Maddock	Rep ID	1185
		Date response received	07/05/2015
Representing	Himself	Response reference number	MHD021
MHD / Change reference commented on	MHD005		
Summary of comment	<p>The site south and southwest of Bay is considered unsustainable due to various designations such as: IOWA; Buffer Zone; Green Zone; Green Belt; and Area of Local Character.</p> <p>The Atkins Report (MTC004) states that the north-east of the town scores very low when meeting the test of sustainability and considered development to meet housing demand would be preferable elsewhere.</p> <p>The Burden Report (MTC008) is critical of the encroachment of existing development and that an extension of this would prejudice the separateness, rural character and scale of Bay Hamlet.</p> <p>The Council is ignoring the environmental sustainability issues with the site.</p>		
Council's response	<p>Land south and south west of Bay has not been designated as an Important Open or Wooded Areas (IOWA). An IOWA has been designated to the north of the site on the other side of the river.</p> <p>The Deposit version of the Draft Local Plan (2003) identified a Buffer Zone at Bay. However, following the recommendation of the Local Plan Inspector, Buffer Zones were not included within the Adopted Local Plan (January 2003).</p> <p>Land south and south west of Bay has not been designated as a 'Green Zone'.</p> <p>Land south and south west of Bay has not been designated as Green Belt.</p> <p>The hamlet of Bay to the east of the land south and south west of Bay, is identified in the 2003 Local Plan (COD030) Policy GH3 as an 'area of local character' within the settlement boundary of Gillingham. The Gillingham TDS also recognises it as an area of character in the town. Local Plan Policy GH3 will be retained and used for development management purposes along with the TDS until it is reviewed through the neighbourhood planning process or the Local Plan Part 2 (LP 2). This policy and the evidence base will be used in the design and approval process for planning applications on the site.</p> <p>The Atkins Report: Assessing the Growth Potential of Gillingham, 2009</p>		

	<p>(MTC004), assessed land south and south west of Bay as part of ‘Scenario 2’ which concluded that this site, along with the other areas of growth identified at Gillingham, namely the SSA and Station Road, formed the most sustainable growth scenario.</p> <p>The Burden Report: Gillingham Landscape and Open Spaces Assessment, 2003 (MTC008). Richard Burden concludes on page 53 “I recommend that the former Buffer Zone and the important landscape gaps that link this area to the open countryside be protected and managed to sustain their landscape features and landscape character. Careful consideration should, therefore, be given to policies and procedures to achieve these aims, including enlarging IOWA 17 to extend over the area of the former Buffer Zone. I also recommend allocating the area as a publicly accessible park.”</p> <p>The saved polices of the 2003 Local Plan (COD030) have retained the land south and south west of Bay as an area within the settlement boundary without designation and where the principle of development for general needs is accepted. The landscape character of the site is a material consideration and, along with Policy GH3 and the Gillingham Town Design Statement (MTC016), will be considered in the design and approval process for planning applications to develop the site. Using the saved policies of the 2003 Local Plan and the material considerations of MTC008 and MTC016 will provide the opportunity to achieve a sympathetically designed development which enhances the opportunities to respect the local character, incorporate landscape features, and provide public access (of which there currently is no right) to the river corridor.</p> <p>Land south and south west of Bay has been assessed through SHLAA (2/20/0548) where the issues of flooding, site character, landscape features, surrounding townscape and environmental considerations were taken into account. The Council is not ignoring the environmental sustainability issues with the site. More detailed site based information can be assessed for the production of LP2: Site Allocations, and further site based information can be required and assessed as part of a planning application.</p>
<p>Conclusions</p>	<p>The principle of development of the site south and south west of Bay has been established in the 2003 Local Plan. Mitigation measures can be considered as part of the site allocations and planning application processes for issues including local character and landscape features.</p> <p>The comments from Mr Maddock raise no new issues for the progression of the Local Plan.</p> <p>No further action required.</p>