

Part B – Representations

Please answer as many questions or as few questions as you wish. There is a box at the end of the form where you can provide any comments that you may have.

Housing

1. Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.

Yes

No

If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.

Employment

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes

No

3. Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

Yes

No

Spatial Strategy

4. Do you consider that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?

Yes

No

5. Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.

Yes

No

If you have answered 'Yes' please set out your alternative spatial strategy and provide reasoning to support it.

Blandford (Forum and St Mary)

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?

Yes

No

7. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Please set out what you see as the additional infrastructure requirements.

Gillingham – see separate statement for Qs 9, 10 and 11

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?

Yes

No

10. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Please set out what you see as the additional infrastructure requirements.

Shaftesbury

12. Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

Yes

No

13. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

Please set out what you see as the additional infrastructure requirements.

Sturminster Newton

15. Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Yes

No

16. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

Please set out what you see as the additional infrastructure requirements.

Stalbridge

18. Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

Yes

No

19. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

Please set out what you see as the additional infrastructure requirements.

The Villages

21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

Yes

No

If you have answered 'No' please set out your alternative approach and information/reasoning behind this.

Affordable Housing

22. Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?

Yes

No

23. Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?

Yes

No

24. Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?

Yes

No

Self-Build and Custom-Build Housing

25. Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Yes

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes

No

b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.

Yes

No

c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.

Yes

No

d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).

Yes

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes

No

f. The use of Local Development Orders to facilitate self-build development.

Yes

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes

No

If you have answered 'Yes' please outline the other approaches which the Council could pursue.

Ensuring the Vitality and Viability of Town Centres

27. Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?

Yes

No

Important Open or Wooded Areas (IOWAs)

28. Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes

No

The A350 Corridor

29. Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes?

Yes

No

Comments

If you have any comments about the Issues and Options Document or the Sustainability Appraisal please set them out in the box below. If your comments are in relation to a specific question or chapter of the Issues and Options Document then please state which question or chapter your comments relate to.

[See separate statement and appendices 1 and 2.](#)

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: _____

Date: 19/01/18

If submitting the form electronically, no signature is required.

When completed please send form to planningpolicy@north-dorset.gov.uk

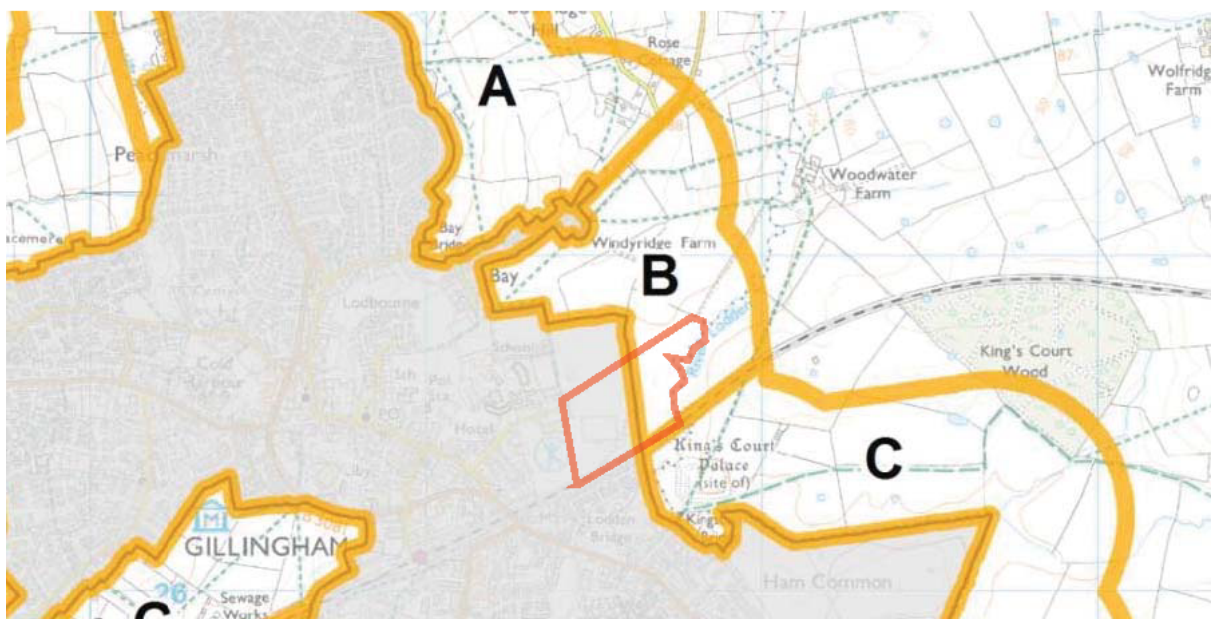
Key information underpinning this response on behalf of the Allard Family to the Issues and Options Local Plan (18/01/18).

1. The Allard Family identified the land off Harding's Lane, Gillingham to NDDC in October 2016 in response to the Authority's 'Call for Sites' (in full at Appendix 1). We described the land as being a sustainable and deliverable location for a new mixed use urban extension with 150 houses, along the following lines.

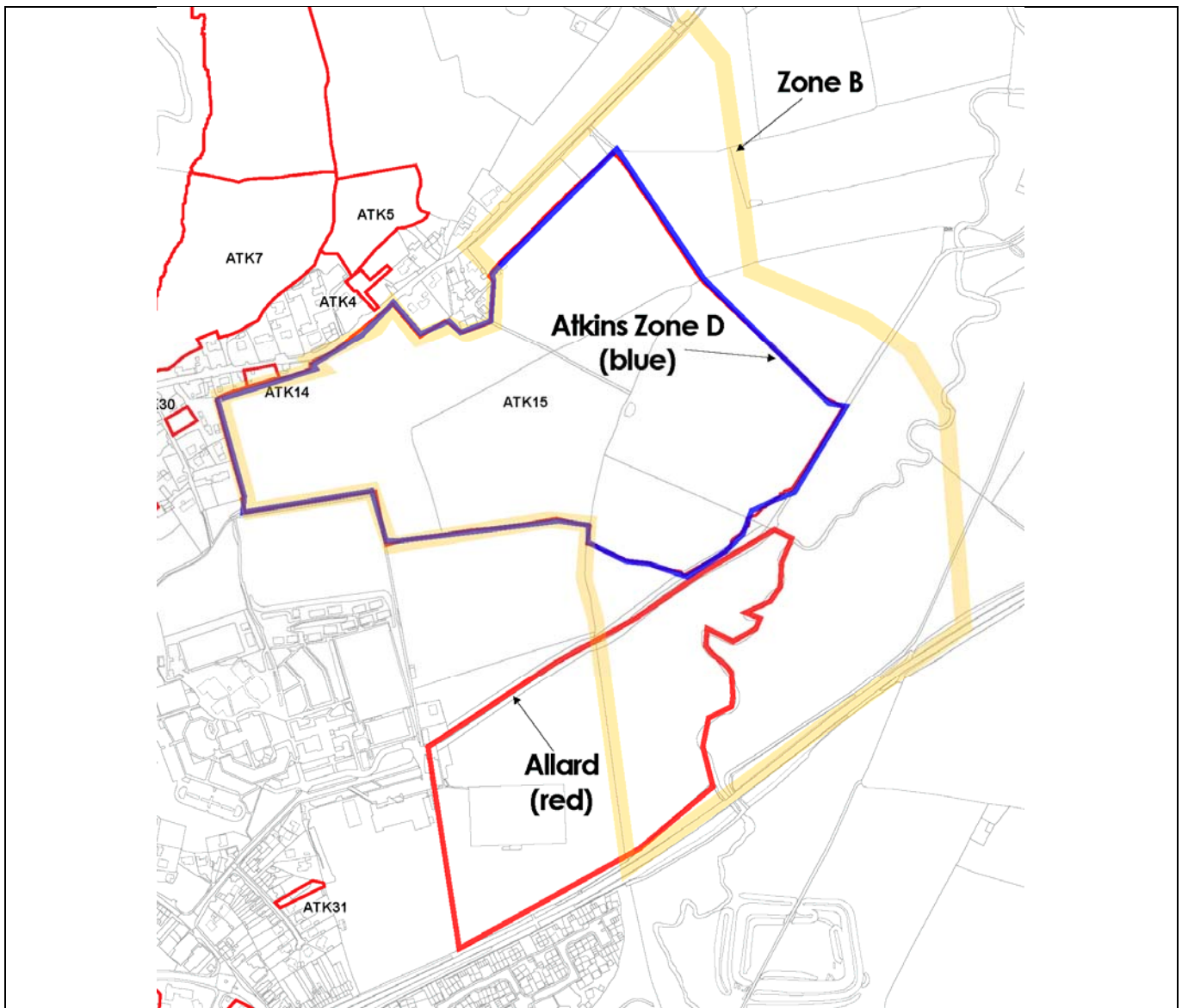
	Gross		Net	Comments
	Ha	Acres	Ha	
Business Park	0.54	1.33	0.41	Two-storey 800 sqm (gross) office laid out in units of between 50 and 100 sqm - say 12 units with car parking for +65 vehicles.
Residential area	5.01	12.38	4.00	Two and three storey development including flats and houses - 150 dwellings
Sports Pitch, parking and public open space	4.32	10.66		
Totals	9.87	24.37	4.41	

2. The Issues and Options Local Plan identifies part of the Allard Land within the preferred development Zone B (see red line below).

BEN 0600: Illustrative plan indicating position of the 'Call for Sites' land at Gillingham (nts) 05/12/17



3. Zone B is a preferred area, but there is no explanation why Zone B runs only along the town's boundary. We are suggesting that Zone B should be extended across our client's land and included in the next round of the Local Plan, for mixed use development.
4. By way of justification, we set out the following: The Atkins 2009 report: "Assessing the growth potential of Gillingham" – includes part of Zone B at page 211. Atkins called it (confusingly): "Zone D" herein called Atkins Zone D.



5. In support of the allocation of the Allard land for mixed development, we note Atkins assessed much of Zone B (excluding the Allard land) in quite cautious terms, because of access difficulties from Bay Road (paras F.1.16 and F.1.17). However, The Allard land is readily accessible. Moreover, the November 2017 Sustainability Appraisal*, begins to provide a clear case in favour of the early development of the Allard land, before needing to go too far from the centre. The following quote is at page 110* – with our comments added:

Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Loddon and its flood plain pass through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Loddon and its flood plain run through this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	Potential impacts upon the setting of the Scheduled Monument titled 'King's Court Palace moated site' adjacent to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Gillingham would be readily accessible by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

B.

Notes added by Benchmark Planning 18/01/18:

Water: the Allard proposal is well outside the flood zone - and so the **RED** impact above - presumably indicating a high degree of harm - would be too harsh, subject to further more detailed evidence on hydrology and drainage. Likewise with the **RED** assessment against the Historic Environment. King's Court is to the south of the railway line. In our consultant's opinion there would be less than significant potential for harm.

6. In the light of this information, we now turn to Q9, 10 and 11 of the Issues and Options LP.
7. **Q9: Do you agree with the conclusions regarding the areas of search identified at Gillingham?**
8. Broadly, yes – for Zone B.
9. However, Zone B should be extended to include the Allard Land (perhaps titled: Zone B (Allard Land) and a new and separate sustainability assessment made taking into account our comments and new more specific evidence on matters including flood risk and the potential significance of any impacts on the heritage asset: King's Court.
10. **Q10: Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?**
11. The emerging boundary for the Neighbourhood Plan needs to be incorporated, so the area of search falls on the most appropriate sustainable locations, without seeking to avoid current – but quite out-dated – administrative boundaries. This will help coordinate and synchronise with the GNP – that should follow, in an amended form, once the new Local Plan has been adopted. NB we are submitting today, objections to the GNP as it is on consultation until 15th February 2018 (Appendix 2).
12. If there is to be urban growth at Gillingham, the new development needs to integrate with the existing settlement, not be pushed beyond the urban fringe. The Allard Land straddles several boundaries, whilst these should be recognised that cannot be considered to be fixed. This is an opportunity to provide an exciting new sustainable urban extension close to the heart of the town.
13. **Q.11: What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?**
14. This is a complex question to answer in a useful way. Further details to follow at the next stage of the Local Plan.

Richard Greenwood BA (Hons) BPI MRTPI

For official use only:

Reference: _____

Received: _____

Acknowledged: _____

**North Dorset 'Call for Sites' Autumn 2016
Potential New Development Site Submission Form**

Before completing your form, please read the following guidance notes:

- Complete the form clearly and legibly and to the best of your knowledge.
- You must give your name and address for your comments to be considered.
- Use a separate form for each site.
- Attach a map at an appropriate scale outlining the precise boundaries of the site in its entirety and the part which may be suitable for development (if this is less than the whole). Without this we are unable to register the site.
- There is no minimum/maximum threshold for site size.
- To be assessed, sites will need to be submitted by Friday **21 October 2016**. However, sites submitted after this deadline may still be considered.
- Please keep us informed of any change in circumstance, e.g. changes in ownership or in site availability.

DATA PROTECTION AND FREEDOM OF INFORMATION

The information collected in this response form will be used by North Dorset District Council to inform Spatial Policy decisions and related evidence.

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

ALLARD REP APPENDIX 1.2

Your details	
Your name:	
Company / organisation:	Benchmark Development Planning Ltd
Your address:	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div>
Telephone Number:	<div style="background-color: black; width: 100px; height: 15px;"></div>
Email:	<div style="background-color: black; width: 100px; height: 15px;"></div>

Site details	
Site address:	Land at Harding's Lane Gillingham
Site postcode:	SP8 4HX
OS grid reference:	_____
I have attached a map outlining the precise boundaries of the site and the part which may be suitable for development (if this is less than the whole).	✓ Yes
<p><u>Note: Without a map we are unable to register the site.</u> If you are able to provide this information in GIS format we would be grateful.</p>	

Ownership of Site (double click to select a box)	
Are you the landowner of the site?	<input type="checkbox"/> Yes – sole owner <input type="checkbox"/> Yes – part owner <input checked="" type="checkbox"/> No – we are the Family's agent
If part owner, please list other owners.	n/a
If No, who is/are the owner(s)?	The land is owned by The Allard Family c/o agent

CURRENT AND POTENTIAL USE

What is the site currently used for? If vacant, what was its most recent use?

Low grade grazing (last used in part, as a football pitch). Gillingham Town FC has an alternative pitch already establish on other land.

What do you consider to be most appropriate use for the site? E.g. housing, industry, retail, leisure, cultural, office, warehousing, or a mix of uses?

Urban quarter including residential, commercial, sports pitch and public open space

If housing...

Estimated number of houses (or bungalows):	150
Estimated number of flats:	Possibly 50 out of 150
Would the site be solely for affordable housing? If 'yes' please tick:	Viability to inform
Could the site be suitable to divide into plots for self-build homes?	Viability to inform
Could the site be suitable for any other specialist type of housing? E.g. housing for older or vulnerable people. If so, please specify.	Viability to inform

POSSIBLE CONSTRAINTS

To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details where known.

Access difficulties	Access is good via Harding’s Lane, then Newbury and then B3081.
Infrastructural requirements	Adequate services are on-hand: electricity, gas, water, sewerage, telecoms etc
Topography, ground conditions or trees	There is a developable area of about 5.5 ha or 13.5 acres
Heritage assets	n/a
Contamination / pollution	n/a
Flood risk	Outside of the aforementioned 5.5 ha of developable land there is 4.32 ha or 10.66 acres of the land for a sports pitch (outside the flood plain) and public open space, partly within the flood plain
Legal issues	n/a
Other considerations	n/a

Do you believe constraints on the site could be overcome? If so, how?

The relocation of Gillingham Town Football Club has already commenced with the provision of an alternative first team pitch and parking. It is proposed to create another pitch that more closely relates to the new pitch. This frees-up a significant area for residential and commercial development within the existing settlement boundary – see Planning Statement and supporting plans - attached.

AVAILABILITY

Over what broad timeframe would you anticipate the site could first become available for development? (double click to select a box)

Within the next 5 years, i.e. by April 2022	<input checked="" type="checkbox"/>
Within 5-10 years, i.e. between 2022 and 2027	<input type="checkbox"/>
Within 10-15 years, i.e. between 2027 -2032	<input type="checkbox"/>
After 15 years, i.e. after 2032	<input type="checkbox"/>

Once commenced, how many years do you think it would take to develop the site?

Number of years:	5
------------------	---

If development of the site is likely to require phasing, please explain the likely timing and (if appropriate) the locations and number of dwellings to be delivered at each phase?

No need for elaborate phasing – delivery would be over a maximum of a 5 year period.

SURVEY ISSUES

An officer of the Council may need to access the site in order to ascertain site suitability. If there are any access issues to the site, please provide contact details of the person who should be contacted to arrange a site visit.

n/a The land can be clearly seen from public land. If further access is required please contact the agent.

Are there any other issues that we should be aware of which might delay the site coming forward for development?

n/a

Please return the form by Friday **21 October 2016** to:
North Dorset District Council, Nordon, Salisbury Road, BLANDFORD FORUM, DT11
7LL.

Or email to: planningpolicy@north-dorset.gov.uk

Thank you for your help

CALL FOR SITES: Planning Statement (October 2016)

New Urban Quarter at Harding's Lane, Gillingham

(Oct 2016)

1.0 Planning Assessment

1.1 We are submitting 9.87 ha (24.37 acres) of land to the east side of Gillingham accessed from Harding's Lane in response to NDDC's call for sites. The proposed uses include:

Residential development, small-scale commercial, sports pitch and public open space.

1.2 The land is flat and well related to the town centre and would be a sustainable allocation.

1.3 Paragraph 49 of the NPPF ('The Framework') requires housing planning applications to be considered in the context of the presumption in favour of sustainable development.

1.4 The Framework at paragraph 6 indicates the policies at paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development means for the planning system.

ALLARD REP APPENDIX 1.8

- 1.5 It further points out at paragraph 7 that there are three dimensions to sustainable development: **economic, social and environmental**. The three roles are mutually dependent and should not be taken in isolation (paragraph 8); the meaning goes far beyond the narrow meaning of locational sustainability – it is a multi-faceted, broad-based concept. It is therefore often necessary to weigh relevant attributes against one another in order to arrive at a balanced position. We have applied this guidance to our consideration of Gillingham as a whole, and then our clients’ freehold land with full access rights at Harding’s Lane.
- 1.6 The subject site has the potential for new investment and long-term spending in Gillingham. If allocated and then developed it will lead to the creation of jobs in the construction and building supply industries. The 800 sqm B.1 (a) office park will create bespoke starter units for new and existing businesses with car parking – all within 10 minutes’ walk of the train station. Developing office and residential space side by side encourages people to live and work without the need to travel to work by car. Whilst the scale of the proposal is comparatively limited within Dorset as a whole, in the local context, it would be an important and weighty economic benefit for Gillingham.
- 1.7 At this early stage, despite the absence of detailed and up-to-date local housing need figures, the Authority’s call for sites indicates the potential for improving the social well-being of Gillingham and this is likely to be also important and weighty.
- 1.8 Turning to **environmental considerations**, the land’s proximity to the town centre and public transport, both bus and rail, are strong factors that way heavily in favour of this allocation. There is little potential for significant harm to environmental interests of acknowledged importance in terms of, for example, ecology, archaeology, heritage, drainage, flood risk, trees, transport and accessibility.

✓ **This new urban quarter could provide 70 jobs and homes for 150 households.**

ALLARD REP APPENDIX 1.9

1.9 We are mindful that the proposals are on the eastern side of Gillingham that already hosts several important and successful leisure and education uses. It would also involve the relocation of sports uses earmarked for open space. However, this land is very close to the heart of Gillingham and should therefore be considered first, sequentially, for town centre related uses such as offices and housing and then accessible leisure on the urban edge of Gillingham.

New Urban Quarter at Harding's Lane, Gillingham (Oct 2016)

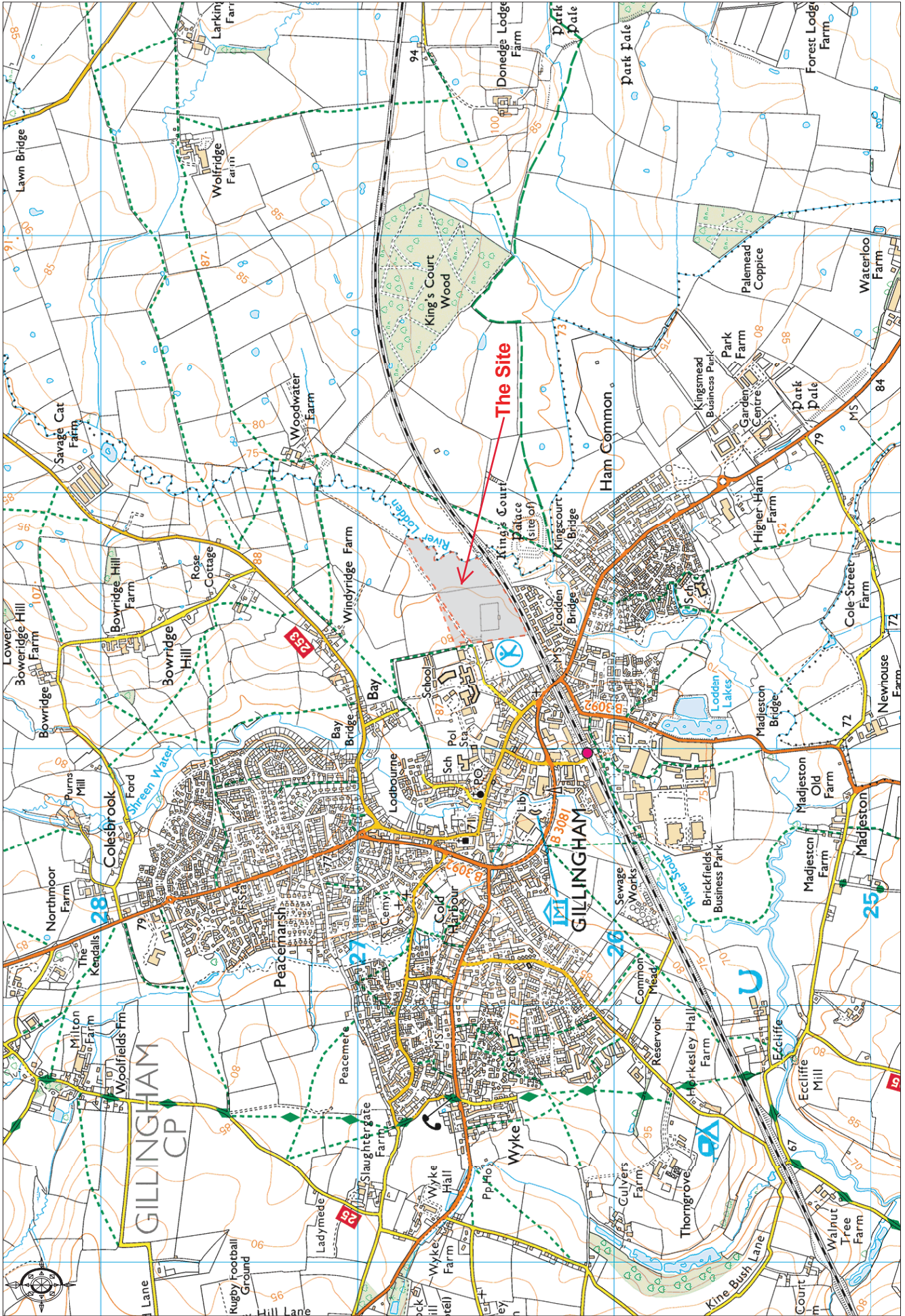
	Gross		Net	Comments
	Ha	Acres	Ha	
Office B1 (a) Park	0.54	1.33	0.41	Two storey 800 sqm (gross) office laid out in units of between 50 and 100 sqm - say 12 units with car parking for +65 vehicles.
Residential area	5.01	12.38	4.00	Two and three storey development including flats and houses - 150 dwellings
Sports Pitch, parking and public open space	4.32	10.66		
Totals	9.87	24.37	4.41	

ALLARD REP APPENDIX 1.10

- 1.10 We recommend this land to be allocated for mixed use development as an urban extension because it suitable, available, deliverable and viable. Most importantly it would deliver social, economic and environmental benefits for Gillingham in a sustainable way.

Richard Greenwood BA (Hons) BPI MRTPI
Director

BEN 0001: General Location Plan



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:20000

BEN 0010: Extract from The Environment Agency Flood Map for East Gillingham (downloaded 15/10/16)



<p>Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.</p>	
<input checked="" type="checkbox"/>	Flood Map for Planning (Rivers and Sea) i
<input type="checkbox"/>	Flood Zone 3
<input type="checkbox"/>	Flood Zone 2
<input checked="" type="checkbox"/>	Flood defences (Not all may be shown*)
<input type="checkbox"/>	Areas benefiting from flood defences (Not all may be shown*)
<input checked="" type="checkbox"/>	Main River Line i
<input type="checkbox"/>	Main River Line
<input checked="" type="checkbox"/>	Other national environmental organisations i
<input type="checkbox"/>	Natural Resources Wales Area of responsibility
<input type="checkbox"/>	Scottish Environment Protection Agency Area of responsibility

ALLARD REP APPENDIX 1.13
BEN 0003: Aerial Photograph





© Getmapping plc 2016. Plotted Scale - 1:2500

Land at Hardings Lane, Gillingham

BEN 0004: Illustrative mixed use new urban quarter at Hardings Lane, Gillingham

For office use only	
Batch number: _____	Received: _____
Representor ID # _____	Ack: _____
Representation # _____	



GILLINGHAM NEIGHBOURHOOD PLAN

Regulation 16 Consultation: 4 January – 15 February 2018

Response Form

Gillingham Town Council has submitted a Neighbourhood Plan for Gillingham to North Dorset District Council (NDDC) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). Regulation 16 requires NDDC to publicise the plan on its website and to invite representations for a prescribed period of time. All representations made at this stage will be sent to an independent examiner. The submitted plan and supporting documents can be accessed online from dorsetforyou.gov.uk/Proposed-Gillingham-Plan

All comments must be received by **5pm Thursday 15 February 2018**. We cannot accept late responses.

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, DORCHESTER, DT1 1UZ

Part A – Personal Details

Please complete this part of the form as unfortunately we cannot accept confidential or anonymous representations. By submitting this form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection.

Note, if comments are being made by an agent, all correspondence will be sent to the agent unless requested otherwise.

	Details of person(s) making response	Details of appointed agent (if applicable)
Title		
First Name		Richard
Last Name	Allard Family	Greenwood
Job Title <i>(where relevant)</i>		Director
Organisation <i>(where relevant)</i>		Benchmark Development Planning Ltd
Address		[REDACTED]
Postcode		[REDACTED]
Tel. No.		[REDACTED]
Email Address		[REDACTED]

Part B – Representation

1. Which document does the comment relate? **ALL**

<input checked="" type="checkbox"/>	Neighbourhood Plan – Submission version
<input checked="" type="checkbox"/>	Neighbourhood Area Map (included within the neighbourhood plan document)
<input checked="" type="checkbox"/>	Consultation Statement
<input checked="" type="checkbox"/>	Basic Conditions Statement
<input checked="" type="checkbox"/>	Strategic Environmental Assessment and Habitats Regulations Assessment Determination Notice
<input checked="" type="checkbox"/>	Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report
	Other <i>Please specify:</i>

2. Which part of the document does the comment relate?

Identify the text that you are commenting on as appropriate.

	<i>Location of Text</i>
Whole document	<input checked="" type="checkbox"/>
Section / chapter / appendix	<input checked="" type="checkbox"/>
Policy	<input checked="" type="checkbox"/>
Page	<input checked="" type="checkbox"/>

3. Do you wish to?

Tick one box only.

<input type="checkbox"/>	Support
<input type="checkbox"/>	Support with conditions
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

4. Please give your reasons in the box below.

<ol style="list-style-type: none"> 1. The Draft GNP does not meet the ‘basic conditions’ set out in the relevant legislation. 2. The Draft GNP fails to allocate The Allard family Land for a purpose that is in the interests of the best planning of Gillingham as a whole and would undermine the key objective: achieving sustainable development (NPPF, including para 7.) There are three dimensions to sustainable development: economic, social and environmental. The draft GNP is not a credible or balanced response to all three dimensions. 3. The draft GNP would also not accord with the emerging Local Plan and wider development plan framework. 4. The Allard Land is part of a sector of Gillingham that has been preferred by NDDC for future housing growth and there are ‘live’ discussions with Officers at NDDC. 5. The Draft ND Local Plan is currently open for public consultation until 22nd January 2018. The Draft GNP should await progress with the Local Plan before it will be possible for it to be in conformity with the changing policy framework. 6. There is arguably no deliverable 5-year housing land supply: this problem applies to Gillingham.

7. The Government is still fine-tuning draft guidelines regarding the objective assessment of housing need (OAN). The GNP cannot move forward until a District-wide understanding of the impact of OAN is settled and the town by town housing targets re-set.
8. This objection therefore applies to the whole Gillingham Neighbourhood Plan process and all the supporting documents – see response to Q1 – not just one part of the GNP.
9. We are expecting a draft revised NPPF in April (?) 2018 and this may proceed to be a final version by Autumn 2018. Given the Government’s aim of addressing the ‘broken housing market’ it would be premature, to progress the Draft GNP, before the all of the above are better understood and reported after the Local Plan Examination.
10. There might be a prospect that the Draft GNP could be being considered at an Examination at the same time as the lead-up and actual Examination into North Dorset Local Plan: a chaotic and unmanageable collision of events – two Inspectors working in parallel – duplication of evidence and effort – confusion for all those involved. In our opinion, it would be better to allow the Local Plan to ‘go first’ and for the GNP to follow.

5. Please give details of any suggested modifications in the box below.

The Allard Land should be allocated for mixed use including housing and commercial and sports and public open space use (see our objections to the North Dorset Local Plan – January 2018).

All related parts of the Draft GNP would need to be amended, where relevant, to assimilate this change into the GNP.

6. Do you wish to be notified of the District Council’s decision to make or refuse to make the neighbourhood plan?

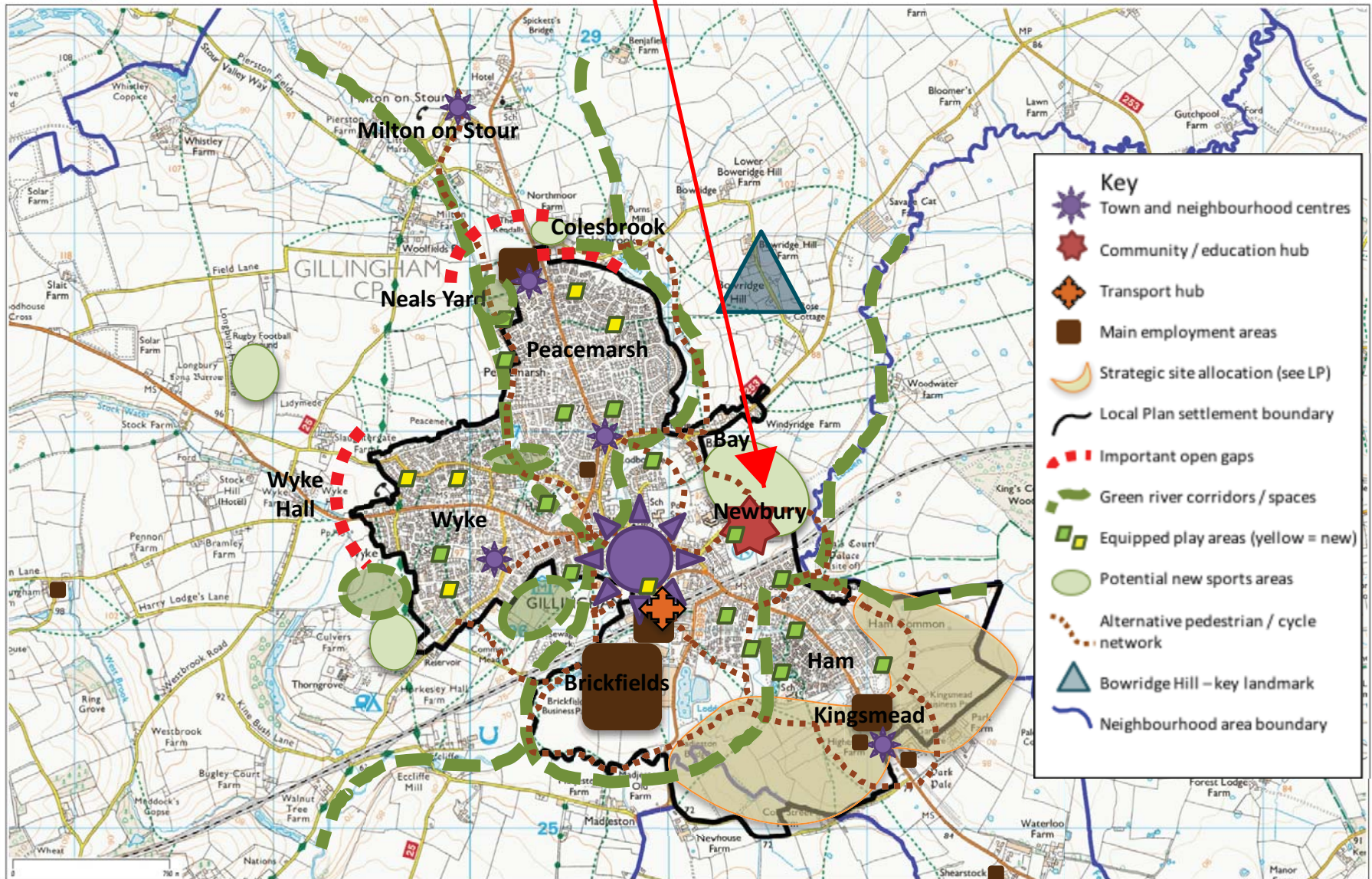
Please tick one box only.

	Yes
	No

Signature: _____

Date: 19/01/18

If submitting the form electronically, no signature is required.



Basic Conditions Statement

Prepared on behalf of Gillingham Town Council

GILLINGHAM NEIGHBOURHOOD PLAN

MAY 2017

1. Introduction

- 1.1 This Basic Conditions Statement (the Statement) has been prepared by the Gillingham Neighbourhood Plan Group, under the auspices of the Town Council, to accompany the submission of the Gillingham Neighbourhood Plan (the Plan) to North Dorset District Council under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The independent examination of the Plan is intended to ensure that it meets four Basic Conditions set out in Paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990 (as amended). In order to meet the Basic Conditions the Plan must:
- I. Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - II. Be in general conformity with the strategic policies of the development plan for the area;
 - III. Contribute to the achievement of sustainable development;
 - IV. Not breach, and be otherwise compatible with, EU obligations.
- 1.3 The Plan must also comply with several legal requirements included in sections 38A, 38B and 38C of the Planning and Compulsory Purchase Act 2004 (as amended) and sections 61G and Paragraph 10(2) of Schedule 4B Town and Country Planning Act 1990 (as amended). To comply with these legal requirements the Plan must:
- Specify the period for which it is to have effect;
 - Not include provision relating to ‘excluded development’;
 - Not relate to more than one neighbourhood area;
 - Have been prepared for an area that has been properly designated; and
 - Have been developed and submitted for examination by a ‘qualifying body’.
 - In addition, the policies must relate to the development and use of land for the designated neighbourhood area.
- 1.4 The following sections of this Statement explain how the Plan meets the legal requirements and basic conditions i, ii, iii and iv.

GNP fails these 2 basic conditions

2. Legal Requirements

The Plan specifies the period for which it is to have effect

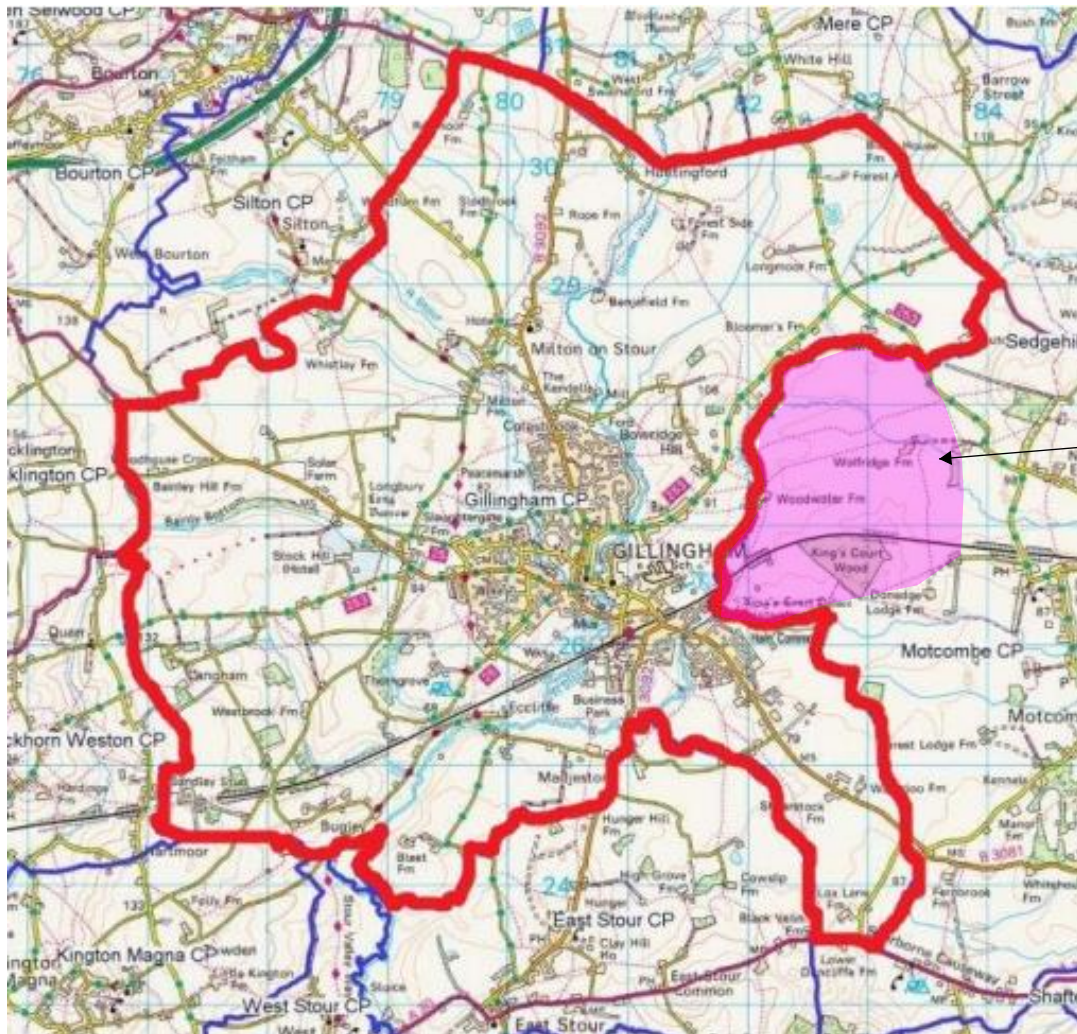
- 2.1 The Plan specifies that it relates to the period from 2016 until 2031.

The policies do not relate to excluded development

- 2.2 The Plan does not include policies dealing with mineral extraction and waste development which are county matters, nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990. It does make reference to Household waste recycling facilities in section 10, but only as an informative and referencing the Bournemouth, Dorset and Poole Waste Plan.

The Plan does not relate to more than one neighbourhood area and has been prepared for an area that has been properly designated;

2.3 The Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area. The map below shows the neighbourhood area. The Neighbourhood Plan Area was designated on 20 August 2012 by North Dorset District Council.



This area should be included - in the interests of producing a sustainable GNP.

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The Plan is being submitted by a qualifying body

2.4 The Plan has been submitted by Gillingham Town Council, which is a qualifying body as defined by the Town and Country Planning Act 1990 (as amended). The Plan has been prepared by the Gillingham Neighbourhood Plan Group (GNPG) under the auspices of the Town Council.

What is being proposed is a Neighbourhood Development Plan

2.5 The Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

3. Basic Conditions

i. National policy

3.1 The first of the Basic Conditions states that the Plan must have regard to national policies and advice. Government policy is set out primarily in the National Planning Policy Framework (NPPF) which should be read alongside other national planning policies, for example regarding waste, travellers, and starter homes. The National Planning Practice Guidance (NPPG) sets out government advice on how to interpret and use the NPPF and advises other aspects of planning such as neighbourhood planning. The NPPF includes a set of 12 core land-use planning principles which should underpin plan-making and decision-taking. Table 1 demonstrates how the policies in the Plan support the principles in the NPPF.

	NPPF Core Principle	How the Neighbourhood Plan addresses the Core Principle
1	<p>Set out a positive vision for the future of the area.</p> <p>Insufficient weight has been given</p>	<p>The Neighbourhood Plan includes a vision for the future. This has been formulated from views expressed by residents and others who have a stake in the area (for example, local businesses and land owners) and from research/fact finding sources</p>
2	<p>Enhance the places in which people live.</p>	<p>The Neighbourhood Plan includes a series of objectives and policies to enhance the Neighbourhood Area and deliver the vision of a place that combines the best of town and country living.</p>
3	<p>Drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places.</p> <p>This may not be a deliverable solution for Gillingham in the timeframe - see emerging Local Plan.</p>	<p>The Neighbourhood Plan does not include any new allocations given the extent of development already proposed in the 2016 Local Plan. This includes the provision of 2,200 new homes in Gillingham mainly through the allocation of the strategic southern extension allocated in the Local Plan, but also on land at Station Road (mixed use site) and Land at Bay (which although not formerly allocated in the Local Plan has outline consent). The Neighbourhood Plan policies take into account local needs and opportunities, and are not intended to be inflexible, to allow for changes in the economy.</p>
4	<p>Secure high quality design and a good standard of amenity for existing and future occupants of land and buildings.</p>	<p>Section 11 of the Neighbourhood Plan includes details on the green infrastructure strategy appropriate for the area, and Section 12 identifies character areas across the built-up area and sets out an assessment of each area, and the design principles that should be applied.</p>

NPPF Core Principle	How the Neighbourhood Plan addresses the Core Principle
<p>5 Recognise the intrinsic character and beauty of the countryside and support thriving rural communities.</p>	<p>The settlement boundary defined for Gillingham in the Local Plan and Local Plan policies on the countryside provide the main basis for this aim. Section 11 also identifies how the countryside around the town plays a key role as green infrastructure, and seeks to provide improved recreational access where appropriate. The Neighbourhood Plan takes forward the Gillingham Royal Forest Project that recognises the unique heritage of this area.</p>
<p>6 Support the transition to a low carbon future, taking account of flood risk and encouraging the reuse of resources and the use of renewable resources.</p> <p style="text-align: center;">The Allard land is very close to the town centre in a highly sustainable location - more so than other alternative housing sites.</p>	<p>This matter is largely covered in the Local Plan, with the Neighbourhood Plan in a supporting role. For example, section 12 identifies and highlights what National and Local Plan policies say about climate change adaptation and mitigation and encouraging transition towards renewable energy use and generation. Section 11 has a section identifying particular flood risk protection zones within Gillingham to mitigate potential future building in these areas exacerbating local flooding. The plan aims to reduce the use of cars locally by ensuring that daily needs – such as grocery shopping, health and education facilities are located close to where people live and are accessible by foot and cycleway as identified in section 9 policies 12 and 13. Improvements to public transport are also identified in section 9 policy 10 Station Road Transport Hub.</p>
<p>7 Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.</p>	<p>The green infrastructure policies in section 11 of the Neighbourhood Plan and the alternative pedestrian and cycle links promoted in section 9 together help achieve this objective. The main allocations for the area have been decided through the Local Plan process.</p> <p style="text-align: center;">* See our objections to the Draft Local Plan.</p>
<p>8 Encourage the effective use of land by reusing previously developed land provided that it is not of high environmental value.</p>	<p>*The Neighbourhood Plan encourages development on previously developed land, most notably through policy 8 – Station Road mixed use area which seeks to regenerate a core area of the existing town (as already identified in the Local Plan).</p>

NPPF Core Principle		How the Neighbourhood Plan addresses the Core Principle
9	Promote mixed use developments and encourage multiple benefits from the use of land, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).	*The Neighbourhood Plan supports <u>mixed use</u> development, including Policy 7 which allows residential uses on upper floors in the town centre, and again policy 8 Station Road mixed use area that will see underutilised land redeveloped.
10	Conserve heritage assets in a manner appropriate to their significance.	*Section 13 of the Neighbourhood Plan (containing policy 27 and 28) provides measures for the protection and enhancement of local heritage assets and their setting, a number of which have been identified for the first time through the Neighbourhood Plan process.
11	Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.	*Section 9 of the Neighbourhood Plan covers transport, in particular policy 10 and 12 seek the improvement of public transport facilities and an alternative pedestrian and cycle network to encourage sustainable travel.
12	Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.	*Policies 14 to 17 in the community facilities section of the Neighbourhood Plan and policies 18 to 23 provide measures for protecting, enhancing and providing community, leisure, reaction and cultural facilities/space.

ii. Strategic Local Policy

- 3.2 The NPPF explains that the ambitions of the neighbourhood area should be aligned with the strategic needs and priorities of the local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible.
- 3.3 It is explained in National Planning Practice Guidance (ID: 41-009-20140306) that a neighbourhood plan must be in general conformity with the strategic policies of the development plan in force.
- 3.4 The North Dorset Local Plan Part 1 (2016) is generally considered to be strategic in nature, and the Local Plan makes clear (3.44) that “A neighbourhood plan for one of the four main towns will have to generally conform with the proposals for the growth

of that town, as set out in the Local Plan Part 1". The Local Plan goes on to clarify that there is scope for Neighbourhood Plans to "include specific policies or guidance on how new development should be designed". In many cases it also makes clear that there is an opportunity for Neighbourhood Plans to review the policy elements 'saved' from the 2003 Plan, such as settlement boundaries and IOWAs, and to look to meet their own needs – for example employment, housing and community facilities.

3.5 The NPPG states that 'It is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan'. In addition, 'the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested' (ID: 41-009-20140306).

3.6 The following table sets out the policies of the Plan and explains how each is in general conformity with the strategy established by the policies of the North Dorset District Local Plan Part 1, and related national policy context.

NPPF and guidance	Development plan	Approach taken in the NP
VISION AND OBJECTIVES		
<p>Plan making and decision taking Set out a positive vision for the future of the area, and provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>The NP is not in general conformity regarding the future deliverable quantum of housing - this column of text talks about type not quantum.</p>	<p>Para 3.44-45 A neighbourhood plan for one of the four main towns will have to <u>generally conform with the proposals for the growth of that town...</u> [and] can allow <u>greater levels</u> of growth (by allocating additional sites for development) or include specific policies or guidance on how new development should be designed.</p> <p>LP Policy 17: Gillingham Sustainable Development Strategy: Gillingham's role as the main service centre in the north of the District will be maintained and enhanced through: a) development and redevelopment within the settlement boundary , including the enhancement of the town centre and the mixed-use regeneration of the Station Road area; and b) the development of a strategic site allocation (SSA) to the south of the town; and c) the development of a range and choice of employment sites, including</p>	<p>The Neighbourhood Plan includes a vision for the area. The Summary contained at the front of the Plan explains clearly what it hopes to achieve through the policies: - to support the type of housing that people particularly want to see in this area. This includes affordable homes, more custom or self-build housing, and more flexible living accommodation that can adapt to all ages and lifestyles. - to help our town centre thrive through flexibility to adapt, and the likely pressures for expansion as our population increases - with the regeneration around the Station Road area linking to and supports the High Street. - to support businesses with opportunities for businesses to locate or expand in the main employment sites, and supported by further educational and vocational training - to improve the station as a transport hub, and the key pedestrian and cycle links around the</p>

NPPF and guidance	Development plan	Approach taken in the NP
	<p>the southern extension of Brickfields Business Park; and</p> <p>d) an enhanced green infrastructure network focused primarily on the three river corridors through the town.</p> <p>Growth will be taken forward in ways which respect the town’s environmental constraints, support its role, function and identity and contribute to making it more self-contained. The complementary approach of the Local Plan and the Gillingham Neighbourhood Plan will ensure the town benefits from growth to become a more vibrant and thriving place to live and work.</p>	<p>town.</p> <ul style="list-style-type: none"> - to have a range of community buildings and venues, and make sure new facilities come forward in core locations as the town grows. - to safeguard the network of green spaces within and around the town and provide more spaces where there is likely to be a deficit as the population grows. - to ensure that new development reinforces the town’s character, largely intact and the policies look to make sure future designs cherish the best of the past whilst looking to the future.
HOUSING		
<p>Deliver a wide choice of high quality homes</p> <p>Support the strategic development needs set out in Local Plans, including policies for housing (para 16) to deliver the homes and thriving local places that are needed (para 17)</p> <p>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites (para 23)</p> <p>The supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to existing towns that follow the principles of Garden Cities (para 52)</p>	<p>LP Policy 6 – Housing refers to Gillingham delivering at least 2,200 dwellings over the plan period.</p> <p>LP Policy 7 - All housing should contribute towards the creation of mixed and balanced communities, and sets out guidance for sites of 10 or more dwellings, although a different mix may be permitted if it can be soundly justified by local circumstances or viability considerations. The Council will seek to meet the needs of different groups in the community both through the provision of a suitable mix of market and affordable house sizes and by working with partners</p> <p>People wishing to build their own home can do so either on an infill plot in a town or village, or by replacing an existing dwelling in the countryside. (para 5.57)</p> <p>LP Policy 8 - 25% of houses should be affordable, most of these should be affordable / social rented, with 15% to 30% provided as intermediate housing.</p> <p>LP Policy 17 - In addition to infilling</p>	<p>NP Policy 1 seeks to ensure that some custom and self- build plots are made available where practical on the larger development sites – the supporting text makes clear that this is likely to apply to sites of 20 or more homes but will depend on viability and other considerations, and that these homes may count towards the affordable housing quota if meeting an affordable housing need. Given this flexibility there is no apparent conflict with the Local Plan.</p> <p>NP Policy 2 provides guidance on a further factor that may be considered in the planning balance, which is providing flexibility to adapt to changing lifestyles in the design. This is in keeping with the basis for Local Plan Policy 7.</p> <p>NP Policy 3 seeks to retain and encourage residential use of accommodation on upper floor levels in the town centre, on the basis that this may provide further housing opportunities and support the vitality of the town centre. There is no apparent conflict with the Local Plan</p>

We do not agree that the GNP generally accords with LP Policy 6.

NPPF and guidance	Development plan	Approach taken in the NP
	Greater weight will be given to the retention of facilities listed as an asset of community value.	
GREEN AND URBAN SPACES, AND AVOIDING FLOOD RISK		
<p>Promote healthy communities Conserve and enhance the natural environment Planning policies and decisions should aim to ensure that developments create and sustain an appropriate mix of uses (including green and other public space) (para 58) Local communities through Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them (para 76). The Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land (para 77) Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding (para 101)</p>	<p>LP Policy 17 – A network of green infrastructure will be developed in and around Gillingham focusing primarily on the corridors of the River Stour, River Lodden and the Shreen Water. The impact of flooding and climate change on the town will be addressed by: taking account of the risks of fluvial, groundwater and surface water flooding in new development; and the incorporation of sustainable drainage systems into new developments. The town’s natural and historic built environment will be protected and enhanced. LP Policy 15 - Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. Neighbourhood Development Plans should consider measures that assist in delivering key green infrastructure benefits, including the designation of <u>Local Green Space, where appropriate</u> The supporting text makes clear that the provision of outdoor sports and play space should be in line with the Fields in Trust standards. The requirement for allotments would equate to one standard allotment plot for every 60 people in a settlement. LP Policy 4 - The landscape character of the District will be protected through retention of the features that characterise the area. Where significant impact is likely to arise as a result of a development proposal, developers will be required to clearly demonstrate that that the impact on the landscape has been mitigated and that important landscape features</p>	<p>NP Policies 18 to 21 consider the existing provision of various open space types (formal outdoor sports provision, equipped play areas and informal recreation / amenity spaces, allotments and accessible natural green space) and the policies set out the appropriate space requirements based on the standards suggested by the Local Plan, and indicate where new provision will be directed. Where this would require a change of use, specific allocations are not made due to the need for further negotiation with the respective landowners, more detailed site <u>investigations and funding availability.</u> NP Policy 21 also takes forward the approach towards river corridors included in the 2003 Plan which looks to safeguard their wildlife and water quality and promote recreational access (Policies 1.12 and GH18-20) and reflect Policy 17’s emphasis on the focus on the river corridors. NP Policy 22 re-affirms the continued need for cemetery provision as included in saved policy GH22 NP Policy 23 identifies those areas of the town that are considered to provide the key green infrastructure – <u>much of this area is in public ownership, but some is in private ownership where current access is limited to public rights of way, and the text makes clear that further access will need to be negotiated.</u> It includes the areas identified in the saved policies of the 2003 Local Plan. The policy also identifies three areas as Local Green Spaces, which are deemed to have a particularly</p>

The Allard land has potential for a mix of uses - discussions are underway with NDDC.

GILLINGHAM NEIGHBOURHOOD PLAN

2016 – 2031

Gillingham Town Council

Benchmark / Allard objections comments 18/01/18 - see also objections to Draft North Dorset Local Plan submitted 19/01/18 - promoting land for mixed use (housing / B1 and sports / public open space) - off Harding's Lane, Gillingham.

NB The GNP will have a long term impact on the town to 2031 - and it should not be rushed through in advance of the much needed revisions to the Local Plan.

2. THIS NEIGHBOURHOOD PLAN – IN SUMMARY

So what difference will this Neighbourhood Plan make? ...

We hope it will support the type of housing that people particularly want to see in this area. This includes **affordable homes**, more **custom or self-build housing**, for people wanting to design and build their own homes (either to create their dream home, or a home which they can afford), and more flexible living accommodation that can **adapt to all ages and lifestyles**, including the increasing number of people working from home. **No new deliverable housing sites to help meet need to 2031.**

*Policies
1 – 3,
7 and 8*

It should help our **town centre thrive** through providing some flexibility to adapt to the changes in retailing that are affecting many towns, and the likely expansion as our population increases with the new strategic neighbourhood in the south of the town. In particular we hope to encourage a more **comprehensive approach** to be taken to the regeneration around the **Station Road area** to create a thriving sub-area of the town centre which links to and supports the High Street.

*Policies
7, 8, 11
and 27*

We have excellent schools and a really interesting and dynamic range of businesses. The policies in the plan should **support businesses** looking to invest in the area. The policies make sure that there are opportunities for businesses to locate or expand in the main employment sites, and **further educational and vocational training** to provide the skills for local workers that can really boost the local economy.

*Policies
4 – 6 and
15*

The road and rail links to the wider area make Gillingham a really attractive place to locate, in an attractive rural setting yet in easy reach of much larger towns and cities. As the town grows, the transport infrastructure needs to grow with it, and therefore we have included proposals for the **station as a transport hub**, as well as some **key pedestrian and cycle links** providing attractive and convenient routes around the town.

*Policies
10 - 12*

We have a **range of community buildings and venues**, from schools and medical centres to pubs and post offices. Many of these are located in the town centre, or within or close to the local centres in the outlying suburbs. Our policies look to **safeguard these key facilities**, and make sure **new facilities come forward in core locations** as the town grows.

*Policies
9 and
14 - 17*

The network of **green spaces** within and around the town is really important to the character and enjoyment of the area. We have identified those spaces which are really cherished by local residents, and include plans to provide more spaces where there is likely to be a deficit as the population grows – including a **new cemetery**, better access to and management of the **river corridors** and potential areas for further **informal recreation** and **formal sports** use.

*Policies
6 and
18 - 23*

Guidance is also given on the **heritage and design** of new development. Over the years, Gillingham has developed piecemeal with resulting differences in design, some harmonious, some less so. However, the character of Gillingham as a small market town has remained largely intact and the policies look to make sure future designs cherish the best of the past whilst looking to the future.

*Policies
7, 13 and
24 – 28*

The plan **does not allocate any further areas for development** over that proposed in the Local Plan – since the extent of development in the Southern Extension will provide a major source of new housing and employment land over the period this plan covers (to 2031).

There is a better strategy - see objections to LP.

3. GILLINGHAM NOW – IN SUMMARY

Gillingham Neighbourhood Area (coloured red) includes one of the main towns in North Dorset. It covers 3,129 ha (12 square miles), with the built up area of the town covering just over 300 ha.

Key facts about this area:

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POPULATION AND HOUSING

- > One of the fastest growing towns in the South West over the last two decades.
- > 5,107 households and 11,756 people (2011).
- > By 2031 the population is projected to grow to in excess of 17,000 people (7,300 households).
- > 4.5% houses 'vacant', 74% homes owned / mortgaged (2011).
- > Average house price £220,000 (2015).



NB missing part of Gillingham

BUSINESS AND EDUCATION

- > Main service centre in this area.
- > About 70 shops in the town centre, and 1,000 businesses located in the Neighbourhood Plan area.
- > Four main commercial estates (Brickfields Business Park, Brickfields Industrial Estate, Kingsmead Business Park and The Old Market Centre in Lower Station Road).
- > 3.7% unemployed (2011)
- > 'Good' Secondary school, with some areas 'Outstanding' (2015).

TRANSPORT

- > Main railway connection on Exeter to London line. The railway embankment, with single road crossing point, separates the southern parts from the remainder the town and creates an ever busy vehicle and pedestrian focus.
- > The A303 trunk road is only four miles away.
- > Town centre relief road (Le Neubourg Way) is a significant feature, as the main vehicular artery, creating another separation.

ENVIRONMENT

- > The River Lodden, the Shreen Water and the River Stour meander through and around the town (although not always accessible or noticeable).
- > Surrounding countryside of mainly pastures with hedgerows and some associated trees makes an important setting for the town of Gillingham.

HERITAGE

- > The tower on the Parish Church of St Mary the Virgin, Gillingham's Grade 1 Listed Building, is visible from many areas.
- > There are over 60 Grade II Listed Buildings. Most of these are clustered in the historic core.
- > The area around Wyke Hall is a locally important parkland identified by Dorset Gardens Trust.

5. VISION AND OBJECTIVES

A vision for Gillingham

This matter is far from resolved.

- 5.1. The vision for Gillingham was developed with the local community at a series of community events and consultations. It was refined as issues were explored, and used to provide the themes and related objectives for the plan. These themes and objectives are:



There is a better strategy

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*Policies
4 – 6 and
15*

The road and rail links to the wider area make Gillingham a really attractive place to locate, in an attractive rural setting yet in easy reach of much larger towns and cities. As the town grows, the transport infrastructure needs to grow with it, and therefore we have included proposals for the **station as a transport hub**, as well as some **key pedestrian and cycle links** providing attractive and convenient routes around the town.

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*Policies
9 and
14 - 17*

The network of **green spaces** within and around the town is really important to the character and enjoyment of the area. We have identified those spaces which are really cherished by local residents, and include plans to provide more spaces where there is likely to be a deficit as the population grows – including a **new cemetery**, better access to and management of the **river corridors** and potential areas for further **informal recreation** and **formal sports** use.

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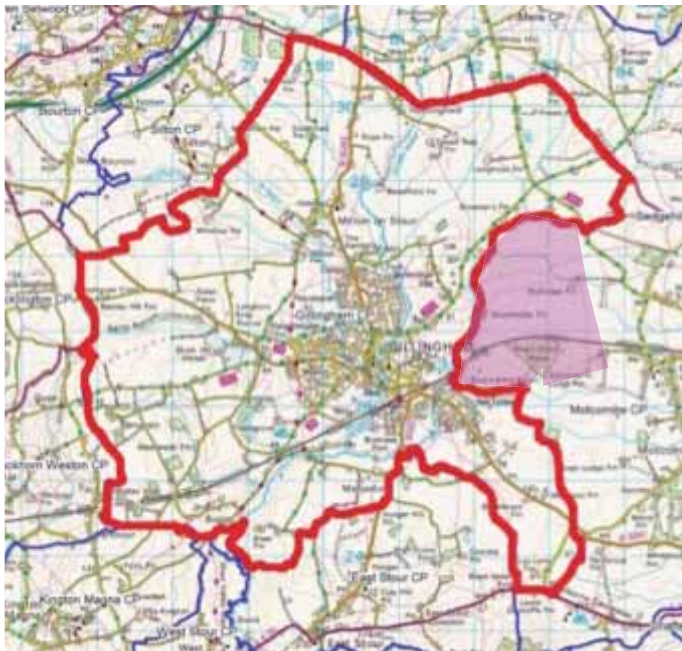
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A vision for Gillingham

This matter is far from resolved.

- 5.1. The vision for Gillingham was developed with the local community at a series of community events and consultations. It was refined as issues were explored, and used to provide the themes and related objectives for the plan. These themes and objectives are:



There is a better strategy

Figure 5.1 – Overview of the Neighbourhood Plan area strategy (this map is not definitive and the symbols are not to scale)

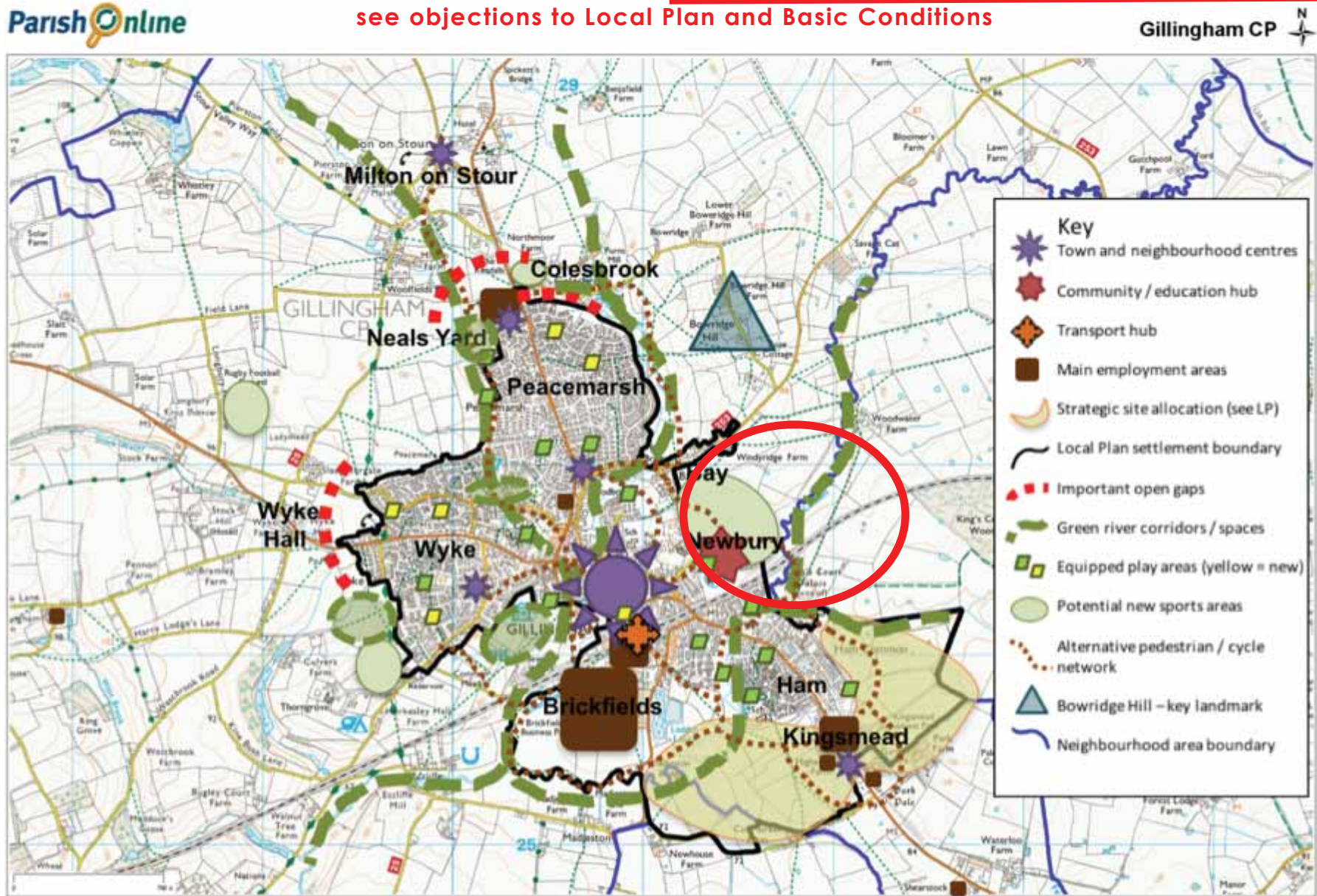


Figure 5.2 –Key issues for each area

<p>MILTON-ON-STOUR</p>	<p>No major changes anticipated – safeguarding the separate character of this settlement is the key driver, together with retaining the small community hub at the garage / stores and improved pedestrian / cycle links into the main town.</p>		<p>mixed use including housing and B1</p> <p>These three areas will strengthen as the commercial and community heart of the town. The historic part of the High Street will be revitalised through a conservation enhancement project centred on the Square / Town Bridge</p>	<p>HISTORIC TOWN CENTRE</p>
<p>PEACEMARSH (Northern Gillingham) and COLESBROOK</p>	<p>No major changes anticipated – a further space is needed for an equipped play area. The area around the surgery may be strengthened as a neighbourhood centre, providing a complementary alternative to the local centre at Lodbourne. Improved cycle / pedestrian routes will be developed along the rural edges to provide attractive alternative routes linking into the town.</p>		<p><u>The area off Hardings Lane will continue to grow as the main education / leisure hub for the area</u></p> <p>There are long term plans for the Station Road area to be re-developed for a mix of housing, retail / office and recreation, including an improved public transport interchange.</p>	<p>HIGH STREET AND NEWBURY</p>
<p>BAY (East of Gillingham)</p>	<p>The Local Plan anticipates that land at Bay will accommodate up to 50 dwellings, and its design and layout will need to respect the separate character of that hamlet. The area has potential to be designated as a Conservation Area. No other major changes anticipated.</p>		<p>The green river corridors that run through the area will continue to link the countryside into the very heart of the town, with better public access. Brickfields will continue as the major employment site for the town</p>	<p>LE NEUBOURG WAY, STATION ROAD AND BRICKFIELDS (South West of the Town Centre)</p>
<p>WYKE (Western Gillingham)</p>	<p>No major changes anticipated – Broad Robin will continue to act as a local centre. An equipped play area is needed for those living in the Rolls Bridge Way area. The important gap with Wyke Hall is noted.</p>		<p>Key changes in this area are linked with the major development of the Southern Extension, for which a separate masterplan is being drafted. This should include proposals for a new local centre, and improved links into the town for cyclists / pedestrians.</p>	<p>HAM (South-East Gillingham) and the Southern Extension</p>
			<p>Elsewhere, in the wider rural area, the Plan supports proposals for low-key recreation and projects that enhance the landscape</p>	

6. HOUSING

HOUSING: *There will be sufficient affordable housing to meet identified need, alongside other housing types to sustain a socially mixed and inclusive community. Care has been taken to make sure vulnerable people are not isolated.*

2031? 6.1. The Local Plan has set a housing target of at least 2,200 homes over the plan period. Most of this (about 1,800 homes) will be in the Southern Extension of the town.

6.2. Due to the large amount of planning involved, all matters of infrastructure improvement necessary to support such a large and complex development are to be set out in a separate phased infrastructure delivery scheme agreed between the consortium of developers and the Gillingham Growth Board and ratified by the Local Planning Authority. This will include improvements to the road system, community facilities, education facilities, sewerage and drainage and consideration of the floodplain. Both the housing and infrastructure are expected to be delivered in carefully managed phases over 25 years.

until 2043?
well
beyond
the NP
period

6.3. The other large site is the regeneration of the Station Road Area which could deliver about 200 new homes as part of a mixed use redevelopment as proposed in Policy 8.

6.4. The only other site specifically noted in the Local Plan is land at Bay, which is estimated to be able to accommodate up to 50 new homes.

6.5. Outside of the existing town boundaries, there are other sites that could be built on for future housing growth, but there has been no clear indication through the consultations on this Neighbourhood Plan that local residents wish to support more development than currently planned, or encroach further into the countryside. Land outside of the existing town boundaries is classed as countryside, and therefore requirements for further growth or changes to the settlement boundary can be considered through the review of the Local Plan.

The Local Plan Review is underway ... if the Allard Land is allocated for mixed use - the GNP would need to be amended ... the process should be Local Plan first, then GNP.

What national policy says...

Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing (16) to deliver the homes and thriving local places that are needed (para 17)

The supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to existing towns that follow the principles of Garden Cities (para 52)

The Self-build and Custom House-building Act 2015 also places a duty on Local Planning Authorities to assess the demand in their area for all types of housing, including custom build, and to have regard for that demand in carrying out planning and other functions (para 159)

What the Local Plan says...

Policy 6 – Housing refers to Gillingham delivering at least 2,200 dwellings over the plan period. 25% of these houses should be affordable housing.

Policy 17 - In addition to infilling and regeneration within the settlement boundary, Gillingham’s housing needs will be met through the development of a strategic allocation to the south of the town, the mixed-use regeneration of land at Station Road to the south of the town centre; and the development of the land to the south and south-west of Bay

People wishing to build their own home can do so either on an infill plot in a town or village, or by replacing an existing dwelling in the countryside. (para 5.56)

Employment sites in the town centre

7.12. The main consideration for proposals relating to employment (or the loss of employment) in the town centre is in terms of how they would impact on the vibrancy of the town centre. This matter is more appropriately dealt with under Policy 7 in Chapter 8. There is a specific policy in relation to the Station Road area.

The Allard land includes B.1 development opportunities very close to the town centre.

Loss of employment land outside the Town Centre

7.13. It is not always easy to find new sites for employment, and therefore the loss of existing employment land to other uses is likely to mean local people may have to travel further to find employment, and undermine the successful links that have been created between local businesses and with the school. Keeping the right balance of jobs and homes is therefore an important component of a flourishing and diverse local economy.

7.14. The Local Plan policy on uses on employment sites recognises that some alternative uses may be permitted that would support businesses or provide a wider range of jobs, and lists these opportunities. One other scenario where the loss of such employment sites may provide an overall economic benefit to the town, would be where the proposed development would provide key transport infrastructure that would support the economy to such an extent that it would clearly further the objectives in this Neighbourhood Plan. One such example might be parking provision that would greatly ease traffic congestion in and around the town centre. This policy therefore adapts the approach taken in the Local Plan to allow such provision to be made, and also recognises the spatial strategy proposed for community venues. At the time of drafting the extension to the Brickfields Business Park had been identified as the preferred location in the Draft Waste Plan for a household recycling centre, and this would potentially be a suitable alternative community use.

7.15. Where an employment site becomes vacant, the site should be actively marketed at a reasonable price for at least twelve months without restriction; to enable alternative employment uses to come forward.

Policy 5. The loss of employment sites outside of the Town Centre

Existing employment sites must remain in employment (B Class) use unless the proposed use would support businesses and/or provide a wider range of jobs, and falls within one of the following categories:

- > community uses, including community halls (subject to Policy 16);
- > non-residential healthcare facilities;
- > education or training facilities;
- > small-scale retail, which is ancillary to a B Class use; and

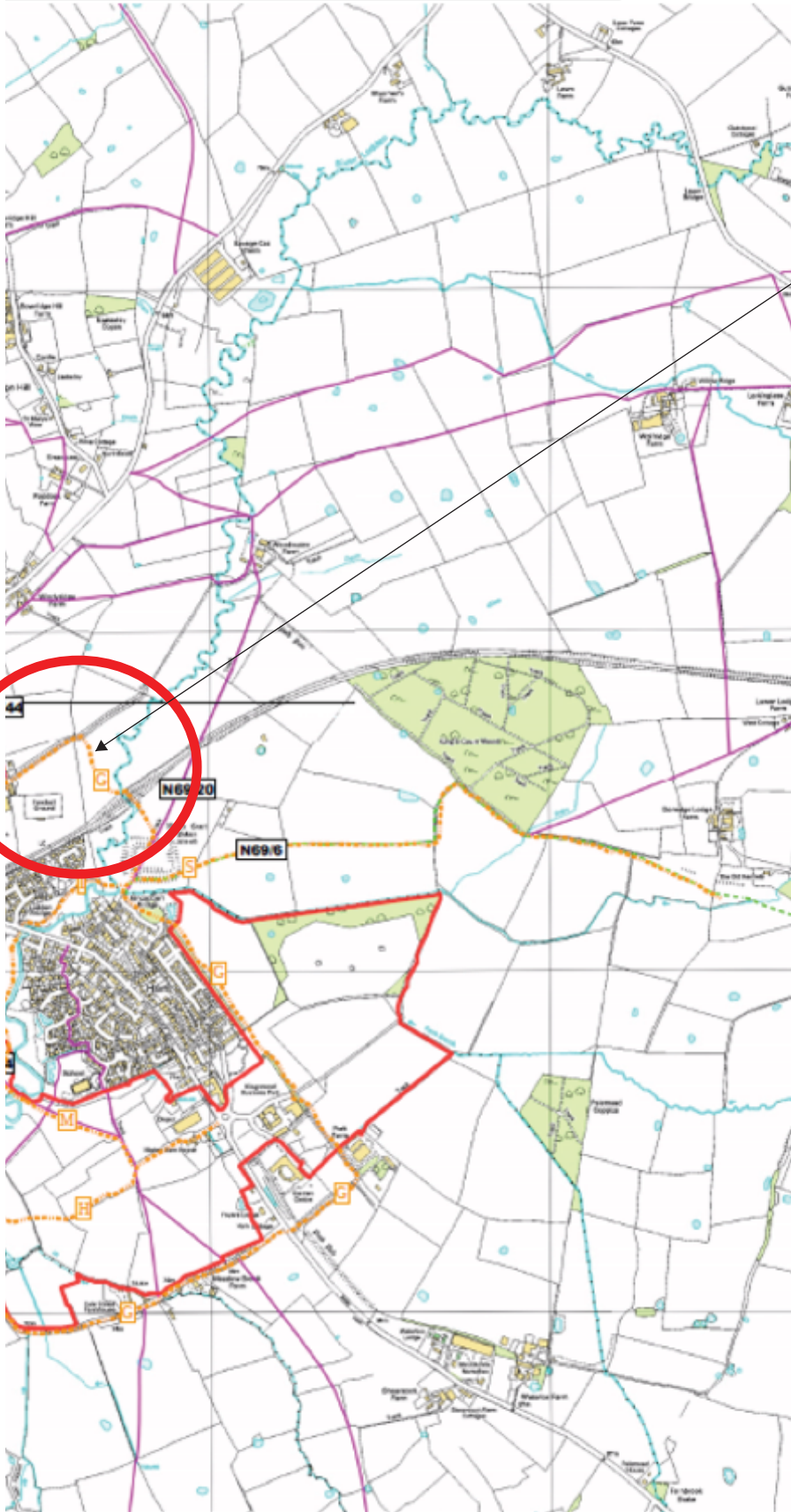
transport infrastructure improvements.

Tourism and leisure business opportunities

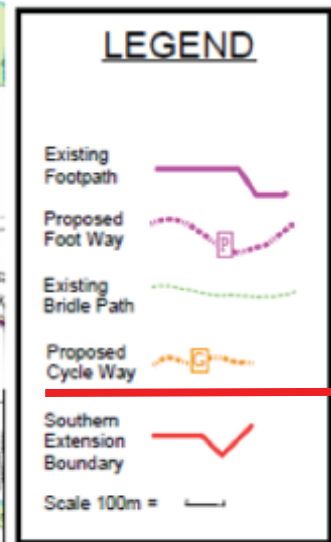
7.16. Under the previous Local Plan there has been a policy aimed at landowners and farmers in the area of the former Gillingham Royal Forest area, to undertake woodland planting and support countryside recreational activities. The area has an interesting history – the Royal Forest was established as a royal hunting area in the early 13th century, and the extensive earthworks known as Kings Court Palace (just outside the parish) are where King John

Figure 9.4 Map of Improvements to Walking and Cycling Links

LAN POLICY SUGGESTIONS



The proposed cycleway across The Allard family land could be delivered as part of the allocation.



- > the local centres, or
 - > employments sites (particularly if the facilities relate to business skills training).
- Expansion of St Mary the Virgin Primary School (from 1 form entry to 2) and a 2 form entry primary school, or suitable alternative provision, will be delivered to meet the needs arising from the Southern Extension.

Community halls, leisure and cultural venues

10.11. Gillingham has a wide range of buildings (including pubs and places of worship) that are open to the public (either during normal opening hours or through hire arrangements). These provide bases for various social groups and activities, including provision for the youth.

Table 10.1

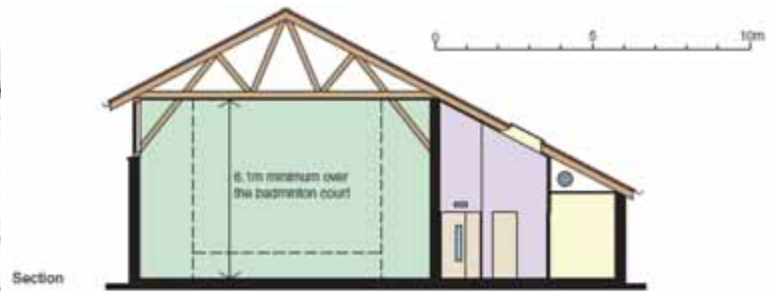
Community venues...		Cultural venues...	Leisure /recreation venues...
- Catholic Church of St Benedict	- Scout Hut	- Gillingham Library	- Fitness By Design
- Community Room	- St George's Church	- Gillingham Museum	- Gillingham Bowls Club
- Coronation Club	- Parish Church of St Mary the Virgin	- Gillingham School	- Gillingham Town Football Club
- Gillingham Community Church	- Church of St Simon and St Jude	- Arts Centre	- North Dorset Rugby Football Club
- Gillingham Imperial Silver Band Room	- St Martin's Grange Community Room	- Slade Centre	- North Dorset Tennis Club
- Gillingham Methodist Church	- Town Hall		- Olive Bowl
- Royal British Legion Club	- Vicarage School Room		- RiversMeet Leisure Centre
	- Youth and Community Centre		- Legends Night Club

10.12. Consultations have confirmed a consensus that, to support and enhance community health and wellbeing, there is a need for a larger multi-purpose hall. The preferred option is an extension of the RiversMeet Leisure Centre, within the education and leisure hub area of search on Hardings Lane (see Figure 10.2), to increase its capacity to serve the indoor sport and leisure needs of a growing population and, additionally, for example, cater for theatrical productions, concerts and community events. The suggested minimum size is 16 x 23m, which reflects the current footings at Hardings Lane and provides for a community hall model layout illustrated in Sport England guidance. The provision of parking for any such facility in the Hardings Lane area should fully meet the projected parking requirements, and if possible take the opportunity to provide additional space, given the existing shortfall of parking in this general location.

This should be considered in the context of The Allard Objection to the Draft Local Plan. Currently, the Draft GNP excludes housing and B.1 development and over-washes our client's land - as potential public play space with a cycleway, without any means of delivery.

This includes land owned by the Allard family.

Figure 10.2 Education and Leisure Hub area of search on Hardings Lane, and diagram of potential hall layout



10.13. It is also important that the Southern Extension includes suitable provision of local facilities, ideally located within the proposed local centre.



Plan and section of an economically designed hall layout. The double set of corridor doors would allow the changing rooms to be used for stage productions.

Policy 16. New and improved community, leisure and cultural venues

The provision of improved or new community, leisure and cultural venues to meet local needs will be supported. The preferred location for any new community, leisure and cultural venues is within or adjoining:

- > the town centre area;
- > the education and leisure hub on Hardings Lane (see Figure 10.2); or
- > the local centres .

A new multi-purpose community hall (at least 16 x 23m in size) will be provided on land within the education and leisure hub on Hardings Lane.

A new community hall and a new public house with restaurant will be delivered as part of the strategic southern extension, to serve the cultural and social needs of that area.

Object. See our comments as a whole.

and leisure facilities may come (in part) from funding secured as part of new housing developments, but their delivery 'on the ground' will be dependent on negotiation with landowners if there is no suitable land within public control.

Outdoor sports provision

11.8. Formal outdoor sports pitches and similar sport facilities available to the public are primarily provided at the following locations:

- > North Dorset Rugby Football Club: Full sized rugby pitches, mini pitches and floodlit training area available for hire.
- > Hardings Park Recreation Ground: space for 1 large or 2 junior football pitches.
- > North Dorset Tennis Club off Mere Road provides 2 outdoor floodlit tennis courts.
- > Gillingham Bowls Club located off School Lane provides an outdoor bowling green in the town centre.

11.9. Gillingham School also makes their floodlit astroturf pitch available to community clubs, however this is only available for hire at weekends. Although there is further provision at the local schools these are not available for community use.

11.10. Gillingham Town Football Club hope to move to their new facility at Hardings Lane in August 2017. The Town Council have discussed with the Gillingham Town Football Club a project to make available some of their existing football pitches for community use. This is part of the 'Hardings Lane education and leisure hub area of search', and could provide in the region of 5ha of additional land.

11.11. It is also proposed that the Southern Extension should accommodate at least 7ha of formal sports pitches to meet the needs of that new population.

11.12. The shortfall should preferably be met within areas of search around the Hardings Lane education and leisure hub; adjacent to the B3092 at the northern edge of town (subject to having no notable impact on the important open gap in this location); off Common Mead Lane to the west of town; and near North Dorset Rugby Football Club's grounds in Longbury Hill Lane , as identified in Figure 11.2

Figure 11.2 Outdoor sports provision area of search

11.13. Limited funding towards such provision may be made available from the Community Infrastructure Levy, in addition to the provision made through the Southern Extension.



Policy 18. Formal outdoor sports provision

Formal outdoor sports pitches and similar provision should be provided to meet local needs at the recommended standard of 1.6ha per 1,000 people.

Existing sites that provide formal outdoor sport provision will be protected as an important community resource.

It is expected that at least 7ha of additional land for outdoor sports will come forward through the Southern Extension. Further land for formal sports across the neighbourhood area will be required, and should be located within the areas of search identified in Figure 11.2.

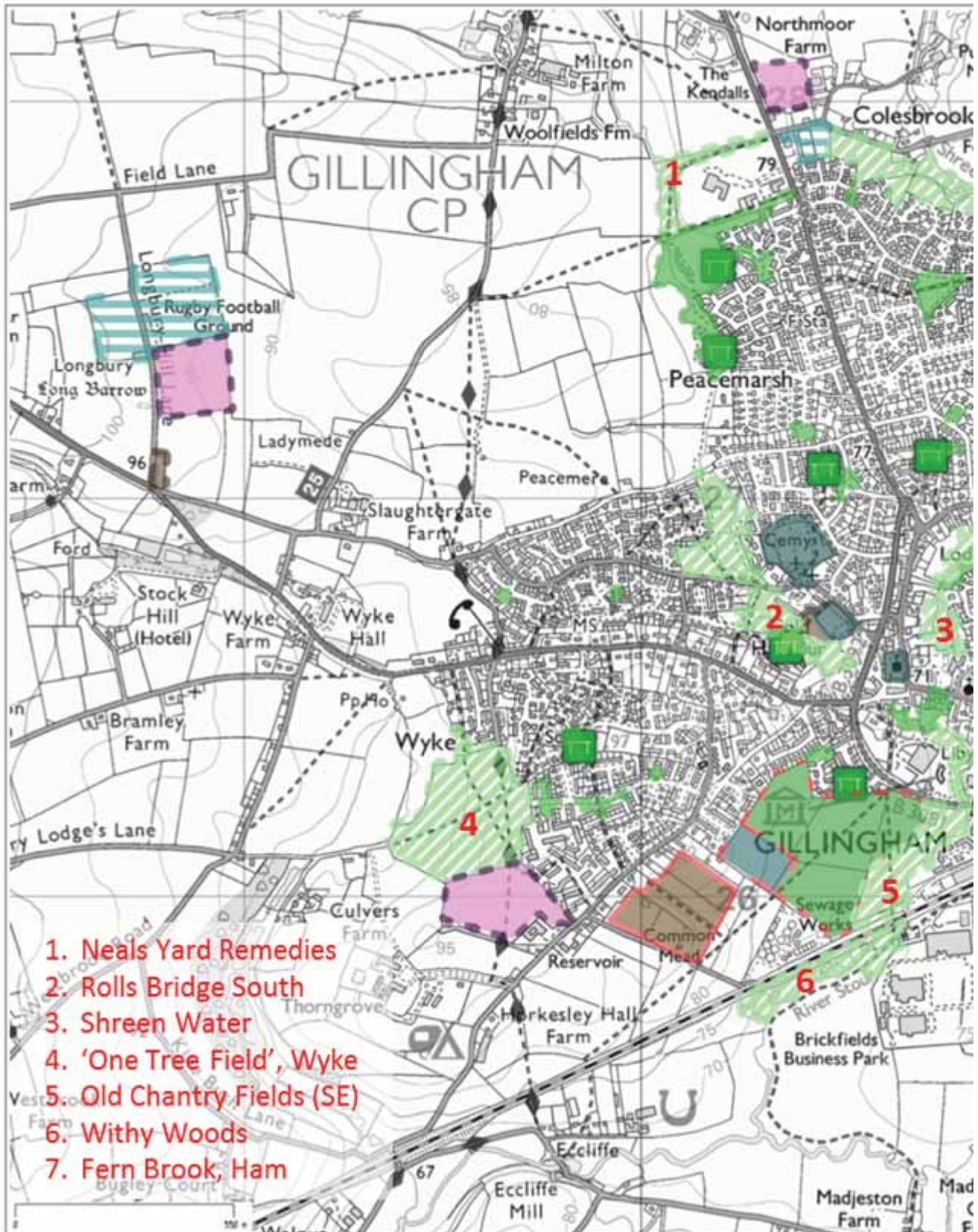
See our comments ...

Equipped play areas and informal recreation / amenity spaces

- 11.14. The Neighbourhood Plan area has many different informal recreation / amenity spaces, some of which are also home to equipped play facilities such as swings and climbing frames (aimed at different age ranges). The following table lists the main spaces under these categories. Public open spaces under 300m² have not been included except where used for an equipped play area (for which the minimum recommended size is 100m²).
- 11.15. In terms of the distribution of equipped play areas, where there is a shortfall it should be possible to use some of the public open space areas in those areas to host play equipment where appropriate. A pragmatic approach may need to be taken to achieve the best fit for the distribution of both toddler and older children play spaces, and the Town Council will take a lead role in identifying and delivering new sites within the existing neighbourhoods. The consultation draft masterplan for the Southern Extension includes proposals to extend the Fernbrook Lane area, and will need to include other areas to meet the suggested standards as part of its comprehensive plans. Similarly, the regeneration of the Station Road mixed use area should include provision for equipped play suitable both for young and older children.
- 11.16. In addition, an area of land at Old Chantry Fields (South of Neubourg Way) as shown in Figure 11.4 is identified as the preferred location for the provision of an additional large site for informal recreation and amenity (including natural green space in the river corridor area). This was originally identified in the 2003 Local Plan, and the need for further informal recreation space has not been met elsewhere since. A small portion of the field adjoining the road was not included in this designation, as it was reserved as an option site for the community hall. It would still meet this criteria, but given the preferred location for such a facility is at Hardings Lane, and the increased need for informal recreation space, this plan makes clear that in the event that the site is not required, it should similarly be protected for informal recreation. A recent appeal decision (2014/0916/OUT) confirmed that a very considerable area of the land is not suitable for residential development due to odour from the sewage treatment works.

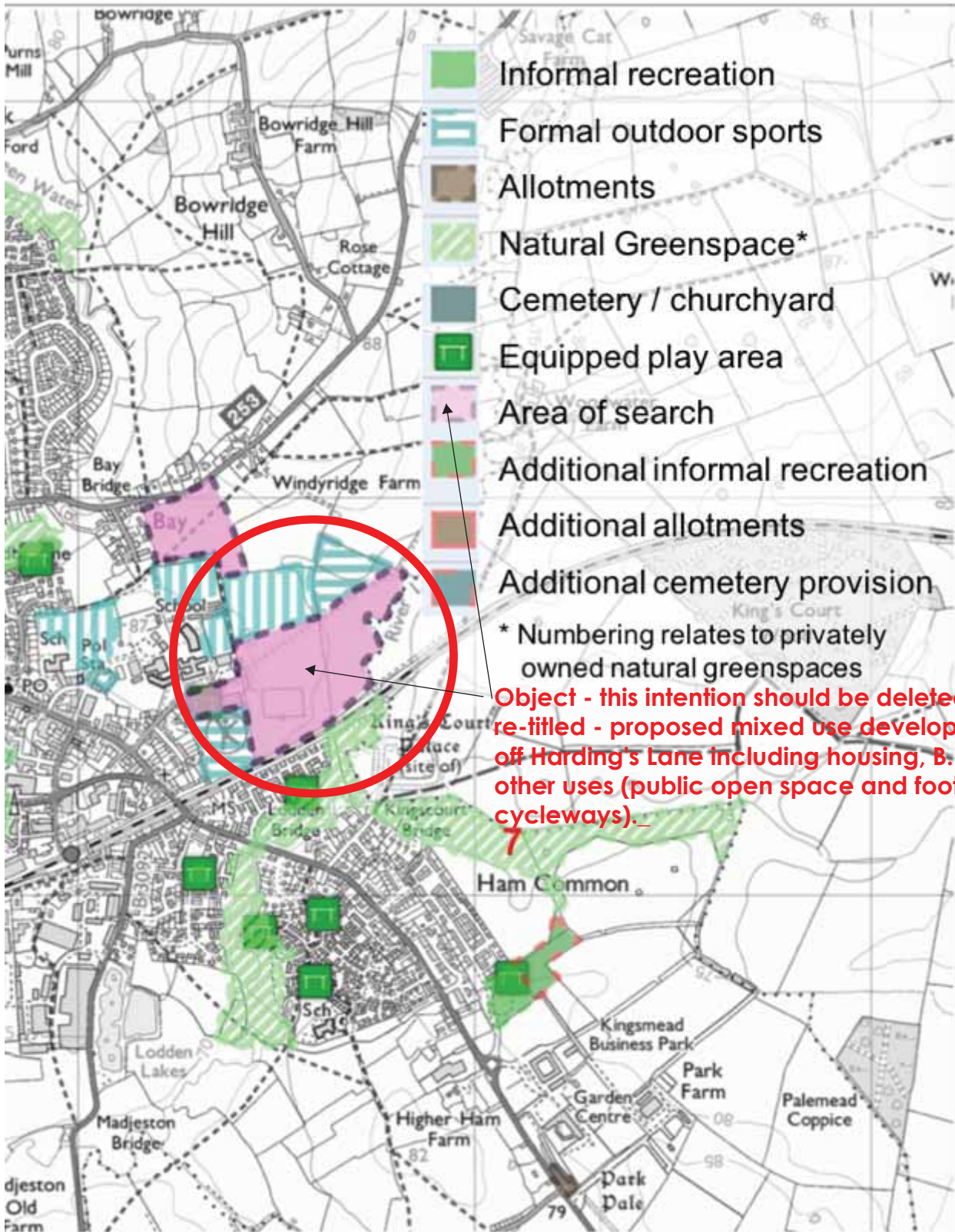
For the avoidance of doubt - this decision 2014/0916 refers to Land South Of Le Neubourg Way Church View, Gillingham - NOT Hardings Lane.

Figure 11.4 Green spaces



Date Created: 10-4-2016 | Map Centre (Easting/Northing): 380809 / 126688 | Scale: 1:1

Figure 11.4 Green spaces



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Accessible Natural Green Space

- 11.18. Although Gillingham is growing, it is surrounded by countryside, and the river corridors that flow through Gillingham bring the countryside into the very heart of the town.
- 11.19. Some areas are managed for public access by the Dorset Countryside Rangers, including Shreen Meadows and Shires Gate (off Horsefields / Swallowfields), Rolls Bridge, the area of Chantry Fields north of Le Neubourg Way, and Lodden Fields.
- 11.20. Land at Withy Wood (owned by Network Rail) is currently maintained by Gillingham Action For Nature Group. However many other parts of the river corridor could be made more accessible, as could be the adjoining countryside. Gillingham Town Council will work with land owners, the Environment Agency, the Highway Authority, Dorset Wildlife Trust and other appropriate partners to increase public access to these important areas, as funds permit. The main areas where additional public access may be sought in conjunction with the private landowners (as numbered on Figure 11.4) are:
- 1) Neals Yard Remedies
 - 2) Rolls Bridge South
 - 3) Shreen Water
 - 4) 'One Tree Field', Wyke
 - 5) Old Chantry Fields (South of Le Neubourg Way, adjoining the river)
 - 6) Withy Woods
 - 7) Fern Brook, Ham
- 11.21. The following policy seeks to enhance the value of these river corridors in general, throughout the plan area, and identifies specific areas as part of the natural green space resource for local residents. Given that there is no river corridor in the western part of the town, the 'One Tree Field' which is well used by local residents (being crossed by a number of public rights of way) has also been identified as an important natural green space. In considering how improved public access can be achieved, it is recognised that this will need to be balanced with their wider role (such as floodplain or farmland).

Policy 21. Accessible Natural Green Space and River Corridors

Development will be supported that enhances public access to the river corridor environment, enhances the biodiversity and landscape value of the river corridors and includes measures to improve flood management.

Areas of natural green space as identified in Figure 11.4 will be safeguarded as an important green infrastructure resource for local residents. Where possible, development should ensure that they are managed appropriately for greater public access.

- 11.22. The area of countryside that forms part of the former Gillingham Royal Forest is also of historic interest and potential for development to support recreation and woodland planting is highlighted under Policy 6.

Cemetery provision

- 11.23. Gillingham cemetery and chapel, and the Garden of Remembrance, are owned and managed by Gillingham Town Council. They date back to the 19th century, and provide a place for local burials and quiet reflection. It is anticipated that further cemetery space will

We object to Policy 23.*Policy 23 continued...*

The areas of search (as shown in Figure 11.4) identified for new provision of formal sports and informal recreation / amenity space and ancillary development should be safeguarded from alternative development that would prejudice their delivery, unless there is a clear over-riding public benefit to the proposed development that cannot reasonably be located outside of that area.

Local Green Spaces, as mapped in Figure 11.5, are to be protected from development that would detract from their reason for designation.

Development that would reduce the openness of the important gaps mapped in Figure 11.5 will not be permitted. Development in the area south west of Bay should include a suitable landscaping scheme to retain the distinct character of Bay as a separate (historic) settlement.

Development in the visually sensitive area on the higher land at Bowridge Hill (as indicated in Figure 11.5) must be carefully considered. Development within this area will not be supported if it would be clearly visible and incongruous above the existing pattern of development, or if it would otherwise detract from the green landscape backdrop that this hill affords the town.

Avoiding and Reducing Flood Risk

- 11.28. Gillingham is located on the confluence of three steep, fast responding watercourses draining large agricultural catchments.
- 11.29. The topography is relatively gentle, reflecting the underlying clays. The underlying geology is Kimmeridge Clay although at Wyke there is evidence of stonier ground. The three rivers drain an extended catchment area, and the relatively impervious nature of the underlying clay means that in times of high rainfall or storm they are prone to dramatic and rapid change in water level.
- 11.30. There is a history of flood risk, generally due to the high rainfall that can lead to extensive flooding of the river valleys, and prolonged wet periods that can lead to groundwater flooding. Flooding has been experienced many times in the past which has affected properties and disrupted road transport, with major flood events recorded in 1979, 1982, 2000, 2012 and 2014 due to high levels in the River Stour, River Lodden and Shreen Water. Soil erosion and build-up of sediment are a major problem in the upper catchment, with farming and land use practices thought to have a significant impact on surface water run-off rates.
- 11.31. Over the last twenty five years, schemes have been implemented to reduce flood risk to Gillingham. In addition to these engineering schemes, other flood risk management activities are carried out. These include activities which help to reduce the probability of flooding and those that address the consequences of flooding.
- 11.32. Avoiding areas at risk of flooding, and measures to reduce flood risk, are well covered by national and local plan policies (most specifically Policies 3 and 13 of the North Dorset Local Plan Part 1). The following maps are provided to help identify areas in Gillingham where open spaces provide a vital role in flood management, and where the Town Council has recorded flood events in the past.

Table 12.3 – High Street and Newbury Character Area

HIGH STREET AND NEWBURY (Modern Town Centre)

OVERARCHING PATTERN AND SHAPE	Dominated in character by the school, leisure facilities and modern housing. The main focus is the High Street and Newbury, which prior to the relief road was the main route through the Town. Culs-de-sac extend outward from the straight main through road that is generally straight or slightly curved.
PLOTS AND BUILDINGS	The medieval suburb of older ribbon development along these roads is interspersed with Victorian terraced housing, suburban villas and other terraces of mixed composition. Behind the older line of development, the modern housing has occurred in blocks.
MATERIALS	Early building materials comprise coursed square rubble Greensand or Corillian Limestone walls with slate roofs. Moulded and polychrome brick detail is common.
HARD AND SOFT LANDSCAPE	The grassed public open spaces, remnant fields, School and leisure facilities <u>provide important green areas within the heart of the Town.</u> Shrubs within gardens also provide an element of soft landscaping.
EXAMPLES OF BUILDINGS OF LOCAL CHARACTER	Public Buildings: Methodist Church, Baptist Chapel and Hall, Old School House, School Lane. Commercial Premises: Lloyds Bank, NatWest Bank, Phoenix House. Early 19th century houses: The Laurels, Blackmore Vale House, Lodden Bridge Farm House, Newbury House.



Allum and Siddaway



Melbury House and Phoenix House

see objections

15. USEFUL DOCUMENTS

The following is a list of the documents referred to in this Plan

- > Assessing the growth potential of Gillingham (referred to as the Gillingham Growth Study), produced by Atkins for Dorset County Council and North Dorset District Council (2009)
- > Bournemouth, Dorset and Poole Waste Plan (yet to be finalised – draft published)
- > Conservation Area Appraisal for Wyke, Gillingham, North Dorset District Council (2011)
- > Dorset Clinical Services Review (yet to be finalised – draft reports published)
- > Dorset Gardens of National and Local Significance, Dorset Gardens Trust (2014)
- > Dorset Historic Towns Survey: Gillingham Historic Urban Characterisation, Dorset County Council (2011)
- > Employment Land Review, Review of Existing Sites, North Dorset District Council (2007)
- > Gillingham Landscapes and Open Spaces Assessment Report for North Dorset District Council, R Burden (2003)
- > Gillingham Town Design Statement, Gillingham Town Council (2012)
- > Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, Fields in Trust (FIT) (2015)
- > Gillingham Conservation Area Appraisal and Management Plan (yet to be finalised)
- > Joint Retail Assessment, produced by Nathaniel Lichfield & Partners Ltd by Christchurch, East Dorset, North Dorset and Purbeck Councils (2008)
- > Manual for Streets 2, Chartered Institute of Highways and Transportation (2010)
- > National Planning Policy Framework (2012)
- > North Dorset Local Plan, North Dorset District Council (2016) including the saved policies of the 2003 Local Plan
- > Southern Extension Infrastructure Delivery Scheme (yet to be published)
- > Southern Extension Masterplan Framework (yet to be finalised – draft published)
- > The Portas Review - an independent review into the future of our high streets, Mary Portas (2011)
- > Three Rivers Partnership Gillingham Town Plan (2007, action plan reviewed and updated annually)
- > Village and Community Halls Design Guidance Note, Sport England (2001)

The GNP could be based on more up to date information?