

GILLINGHAM STATION ROAD SOUTH DEVELOPMENT BRIEF

Report on Consultation and Proposed Changes. May 2002

The Development Brief was subject to consultation in the final six weeks of 2001.

It was decided by the Local Plan Committee on the 4th April, and full Council on the 26th of April that the following amendments should be made to the Brief as a result of the representations made below

Subject	Comment from	Summary of representation	Response/Proposed amendments
Layout for Options 1 and 2	Gillingham Town Council R G Allman	Reject both options. The Town Council would prefer that the site should be developed as a high-tech. business park rather than a mixed use area with residential. Considers that the overall layout is too cramped and at too high a density to make for an attractive and desirable development.	At this stage it is only broad principles that are being addressed. The decision to have mixed-use including residential was first put forward as part of the Drivers Jonas Regeneration Study. The mixed-use concept is now firmly established as a committed Local Plan proposal. The proposals put forward in this development brief should result in a business park style environment, but with residential predominantly above ground floor level.
General Comments	Gillingham Civic Society	The brief is over long and there is an element of overkill. There is little scope for any other solution. The Brief should be stripped of its detail and left to stating broad principles.	Again this seems an unnecessarily negative response. The Brief is aimed at getting ideas across and acting as a guideline. It should not be viewed as being prescriptive for the site and therefore stifling other ideas.
Changes in Site Levels.	Brimble, Lea obo Ladygrey Ltd.	The brief does not acknowledge the changes in site levels. Higher levels of storey height should be allowed in the central part of the site so that buildings can act as a backdrop to the railway land.	Disagree. The proposed layouts have been worked-up to take account of changes in levels between the Railtrack land and the rest of the site. Agreed. Show higher levels of storey height in the central part of the site so that buildings can act as a backdrop to the railway land.

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Mixed-use blocks	Brimble, Lea obo Ladygrey Ltd.	Mixed-use blocks are inappropriate to this area.	Disagree. Mixed-use blocks should work well in this area, providing the commercial uses are kept low key.
Car parking provision	Gillingham Civic Society	Car parking provision is totally inadequate for the site and environs.	To increase car parking provision will go against Government, Policy Guidance. As the site will be developed in incremental stages it will be likely that the car parking provision for individual developments will be greater than that shown.
Connections to and from the town centre.	North Dorset CPRE	These will be more difficult than the brief suggests because of the heavy traffic volumes on Le Neubourg Way.	Noted. More work needs to be done on making the Station Road/ Le Neubourg Way junction pedestrian friendly and also more of an urban space.
Environmental Issues	Environment Agency English Nature Dorset Wildlife Trust	<p>The report is weak on discussing issues such as flood risk, drainage, proximity of the Sewage Treatment Works (STW), the ecological affect on the river, the likely affect on protected species and other areas of nature conservation interest.</p> <p>A full ecological study needs to be carried out in advance of development, particularly looking at the affect on the River Stour and the fact that this part is one of the core areas for the presence of water voles.</p> <p>Incorporate "Sustainable Urban Drainage Schemes" in any development to minimise water run-off pollution for the Stour and also to provide additional wildlife habitat opportunities.</p>	<p>Agreed include more on the flood risk, drainage, proximity of the STW, the ecological affect on the river and the likely affect on protected species and other areas of nature conservation interest. Make reference to PPG 25 and LP policies. (See EA letter of 17th December 2001 EN letter of 20th December, and DWT letter of 12th December for details).</p> <p>Include text to state that a full ecological study needs to be carried out in advance of development, particularly looking at the affect on the River Stour and the fact that this part is one of the core areas for the presence of water voles.</p> <p>Include text to state that "Sustainable Urban Drainage Schemes" should be incorporated in any development to minimise water run-off pollution for the Stour and also to provide additional wildlife habitat opportunities.</p>
Contaminated land	Environment Agency	Agency is still awaiting receipt of the technical report on the matter. Make sure of the need for developers to report on the need for remediation.	Agreed make reference to the need for developers to report on remediation.

Subject	Comment from	Summary of representation	Response/Proposed amendments
Community Hall on the Oakewoods site	Environment Agency Town Council Town Council R G Allman Mrs V I Cockarill	Object, as site No 2 appears to be within flood risk area. Considered impractical as existing businesses are not likely to re-locate Site would be better used for a hotel with conference facilities. A community hall on either site 2 or 9 would need far more car parking than is shown and would also appear to be far too small for Gillingham's needs. Site 9 would probably suffer from train noise..	Move option site No 2 to east. The issue of the Community Hall needs to be addressed as part of a separate exercise. At this stage it is important to keep all options open until such time as a definitive decision is taken. A hotel with conference facilities is a possibility to be considered anywhere on this site as it is all designated for mixed use development.
Community Hall Option on Chantry Fields	Town Council North Dorset CPRE Humberts obo Sherborne School Mrs V I Cockarill	Object as it is felt that site should remain as open space only - as part of the "New Town Green" Proposals The Community Hall needs to be built as part of the Leisure Centre redevelopment at Hardings Lane. This option is incongruous considering the proposal to keep the Chantry Fields as open space. The community hall should go on the Oakewoods site. This should be declared as the only suitable site for the hall.	The issue of the Community Hall needs to be addressed as part of a separate exercise. At this stage it is important to keep all options open until such time as a definitive decision is taken.

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Rose's Sand and Gravel Yard	<p>J H Rose and Sons Ltd. Brimble, Lea obo Lady grey Ltd. Edwin Hill Chartered Surveyors obo Rose and Sons</p>	<p>J H Rose and Sons Ltd. are a long-established Gillingham company, employing 15 people and providing the only HGV servicing facility in the area.</p> <p>How is it proposed to allow Rose's Yard to continue and yet permit residential use around the site?</p> <p>Not enough has been done to consider the long term future of Rose's business.</p>	<p>The brief has been drawn up to allow for the continuing existence of the yard during the first phase of development which should take place on the derelict part of the former Oakwoods factory.</p> <p>However it should be made clear in the brief that priority will be given to aiding the relocation of existing users such as Rose's Yard.</p> <p>Further work needs to be done on looking at the feasibility of gaining a new ramped access to the former coal yard with a view to relocating Rose's Yard. and/or allowing them to retain a partial presence on their existing yard.</p>
Johnson's Warehouse/ Former Coal Yard	Railtrack	<p>Residential use would be difficult here, considering proximity of rail line.</p> <p>Residential proposals could blight future commercial use. Business use preferred. Current lease not up till 2010</p>	<p>It is considered that there is sufficient space for residential use. Proposals here are only put forward as long term options and could, in fact, end up as mixed use proposals.</p>
Residential and Nursing Care Homes	North Dorset NHS Primary Care Trust	Actively searching for a location to build a new home for the Gillingham area. A site within the development brief area would prove to be ideal.	Noted. Make mention of this in the text of the brief. Ladygrey's agent (Brimble Lea) to be contacted.

Keith/Gillingham/Comments on Sta Rd Dev Brief