

Philip Reese

From: Richard C Dodson [REDACTED]
Sent: 08 February 2018 16:05
To: Philip Reese
Cc: Mark Osborne
Subject: RE: Gillingham Neighbourhood Plan - submission draft consultation

Hi Philip,

Thanks for consulting DCC on the below.

I circulated the consultation internally here at DCC. To date I have had only 2 responses!

Natural Environment

- There are three registered veteran trees in and around Gillingham. These are a planning constraint and should be taken into account in the Plan.
- The Gillingham Neighbourhood Plan should make reference to the Dorset Biodiversity Appraisal Protocol as a key way of avoiding or mitigating effects on biodiversity arising from development. This system is in use across Dorset by LPAs to help ensure that there is no net loss of biodiversity as a result of development and that LPAs fulfil their duty to biodiversity under the NERC Act 2006. The system is administered by the DCC Natural Environment Team (in consultation with Natural England and the Dorset Wildlife Trust) and involves the completion of a Biodiversity Mitigation Plan to capture all necessary mitigation, enhancements and compensation needed to ensure that ecological interests within proposed development sites are protected and addressed at the start of the planning application process. Reference to this system would inform developers of the need to complete a BMP if appropriate and provide certainty for planning officers that development will not lead to a net loss of biodiversity.
- The Neighbourhood Plan does not specifically address potential losses of biodiversity or the potential for enhancements (such as creation of specific habitats/installation of bat or bird boxes as part of greenspace creation or management) and it would be useful to capture this, plus mention of the Appraisal system in a Biodiversity Policy. Such policies are normally included in Neighbourhood Plans.

And

Minerals & Waste

The Waste Planning Authority notes the inclusion of paragraph 10.14, which refers to the provision of a household recycling centre.

Gillingham is currently served by the household recycling centre located in Shaftesbury. The emerging Bournemouth, Dorset and Poole Waste Plan has identified a need for an improved household recycling centre to serve both towns and their increased sizes. The Pre-Submission Draft Waste Plan, published December 2017, proposes to allocate land at Brickfields Business Park, Gillingham as a site for the development of an improved household recycling centre

The NHP group are probably aware that the NHP cannot allocate land for Waste development – it being specifically excluded. The recognition of need is however welcomed.

DCC also have concerns with the Heritage Asset Designation of St Martins House - Policy 28. This Policy prejudices the effective redevelopment of this site.

.....


[REDACTED]

If you could register the above as our comments to date I will forward any more if they are forthcoming.


Regards

Richard Dodson MA, IEng, FIHE, MRTPI, DipMgt.
Planning Obligations Manager

[REDACTED]

Dorset County Council 

Live traffic and travel information: dorsetforyou.com/traveldorset - [@TravelDorset](https://twitter.com/TravelDorset) on Twitter
[Report a road problem and make enquiries online](#)

 Before printing, think about the environment

From: Philip Reese [mailto:PReese@dorset.gov.uk]
Sent: 03 January 2018 15:40
To: PlanningPolicy NDDC
Subject: Gillingham Neighbourhood Plan - submission draft consultation

Dear Sir / Madam,

Gillingham Town Council has submitted a **Neighbourhood Plan for Gillingham** under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). In accordance with Regulation 16, North Dorset District Council (NDDC) is required to publicise and invite representations on the plan. In addition, we are required to notify you directly as a consultation body referred to in the plan's consultation statement that the plan has been received.

The proposed plan can be viewed at:

- www.dorsetforyou.gov.uk/Proposed-Gillingham-Plan
- North Dorset District Council Offices, Nordon, Salisbury Road, Blandford Forum, DT11 7LL (8.45am to 5.00pm Monday to Thursday and 8.45am to 4.00pm on Friday).
- Gillingham Library (see www.dorsetforyou.gov.uk/gillinghamlibrary for details)

Comment forms are available from the above locations or on request from the Planning Policy Team. These must be returned by 5pm on **Thursday 15 February 2018**.

Comments may include a request to be notified of the District Council's decision under Regulation 19 in relation to the neighbourhood plan. All comments will be made publicly available.

For further information, please contact me using the details below.

Yours faithfully,

Philip Reese
Planning Policy Officer (North Dorset)

Dorset Councils Partnership serving:
North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council

01258 484224

preese@dorset.gov.uk

www.dorsetforyou.com/contactus

For the latest council news and information sign up to [www.dorsetforyou.com/e-news]
www.dorsetforyou.com/e-news
twitter.com/dorsetforyou
facebook.com/dorsetforyou

Disclaimer

This e-mail is intended for the named addressee(s) only and may contain information about individuals or other sensitive information and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this email in error, kindly disregard the content of the message and notify the sender immediately. Please be aware that all email may be subject to recording and/or monitoring in accordance with relevant legislation.

"This e-mail is intended for the named addressee(s) only and may contain information about individuals or other sensitive information and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this email in error, kindly disregard the content of the message and notify the sender immediately. Please be aware that all email may be subject to recording and/or monitoring in accordance with relevant legislation."

Philip Reese

From: Richard C Dodson [REDACTED]
Sent: 19 February 2018 09:14
To: Philip Reese
Subject: RE: Gillingham Neighbourhood Plan - submission draft consultation

Hi Philip,

Could you add this to our comments on St Martin's House please

I had already flagged the concern.


'St Martins House sits on a site that DCC are seeking to develop with a partner for much needed affordable extra care provision. Retention of the existing building will significantly compromise the development potential of the site for this use and potentially limit the number of units that can be created. The developer has indicated that they would seek to retain some of the building materials from St Martin's House in the proposed scheme to ensure that there is a continuing reference to the building's legacy.'

Also


I have had comments from Steve Savage on Highways – he has no particular concerns

Cheers

Richard Dodson MA, IEng, FIHE, MRTPI, DipMgt.
Planning Obligations Manager
[REDACTED]

Dorset County Council 

Live traffic and travel information: dorsetforyou.com/traveldorset - [@TravelDorset](https://twitter.com/TravelDorset) on Twitter
[Report a road problem and make enquiries online](#)

 Before printing, think about the environment

From: Richard C Dodson
Sent: 09 February 2018 11:07
To: Philip Reese
Cc: Laura Russ
Subject: RE: Gillingham Neighbourhood Plan - submission draft consultation

Hi Philip,