

**SOUTH EAST ENGLAND DEVELOPMENT
AGENCY AND CHATHAM HISTORIC
DOCKYARD TRUST**

CHATHAM INTERFACE LAND SPD

CONSULTATION STATEMENT

AUGUST 2010

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Date of Issue: August 2010

1. Introduction

Introduction

- 1.1 A draft of the Chatham Maritime Interface Land SPD is being issued for the purpose of public consultation, along with this Consultation Statement and a sustainability appraisal report – all as required by the Town and Country Planning (Local Development) (England) Regulations 2004 (SI 2004/2204).
- 1.2 In addition, there are a number of supporting papers to the draft SPD. These include a sustainable transport strategy, a geo-environmental baseline assessment, and a flood risk investigation.

Planning Background

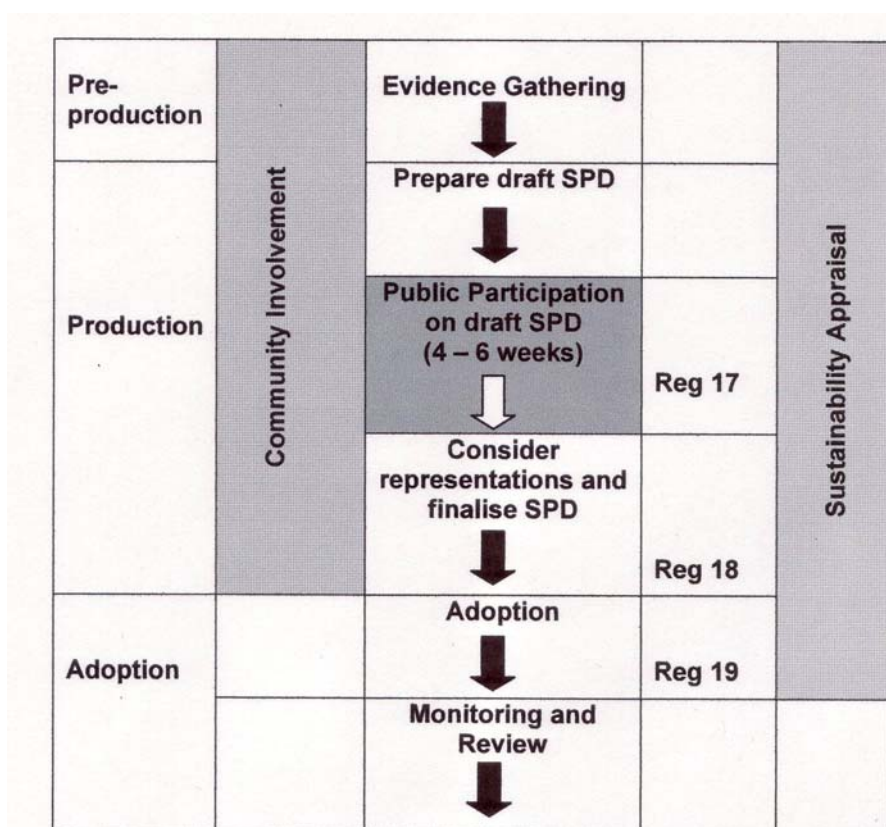
- 1.3 A report summarising the planning position has been published as an Appendix to the draft SPD. This sets out the relevant local, regional and national policies under consideration as part of this process.

Purpose of Consultation Statement

- 1.4 The purpose of this Statement of Community Consultation is to set out how and who the Council will consult with regard to the draft SPD on the Interface Land, Chatham. Following the consultation process the Council will consider whether to 'adopt' the document in Medway as an official policy.
- 1.5 Once adopted the policy will be one of a number of 'supplementary planning documents' that supplement the new Local Development Framework. It will be used by the Council when it makes decisions on future planning applications and development proposals for the Interface Land.

2. Process of Producing a Supplementary Planning Document

2.1 Guidance on the process of producing Supplementary Planning Guidance is set out in the OPDM Planning Policy Statement (PPS) 12 on Local Development Frameworks (2004). There are a number of stages the Council is obliged to go through in producing a Supplementary Planning Document (SPD) and the diagram below illustrates this process:



2.2 South East England Development Agency (SEEDA), Chatham Historic Dockyard Trust (CHDT) and Medway Council are now at the public participation stage of producing the supplementary planning document, having gathered evidence and prepared the draft document.

2.3 The public participation stage will be undertaken from 17 August 2010 to 14 September 2010, complying with the requirements of Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 that the document is made available for consultation purposes 'for between a minimum of 4 and a maximum of 6 weeks'.

2.4 Following the end of the period of public consultation, all representations received will be considered by SEEDA, CHDT and Medway Council when the final Supplementary Planning Document is produced as required by Regulation 18. It is anticipated that the document will be adopted for planning purposes in October 2010, in accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.

3. Local Development Framework – Statement of Community Involvement

3.1 Medway's Statement of Community involvement was adopted in December 2006. It sets out the Council's preferred approach to consultation on the Local Development Framework (LDF), its constituent development plan documents, supplementary planning documents, and major planning applications.

3.2 With regard to supplementary planning documents it states that the following different combinations of consultation methods will be required, in summary:

Dissemination of Information

3.3 Consultation will consist of the following methods:

- i) statutory notices in the local press;
- ii) making all documents available on the web site;
- iii) deposit of documents in Council offices;
- iv) staffed exhibitions within the local area;
- v) press releases containing sufficient information for an article to appear in the local press;
- vi) sending notification and documentation to individuals and bodies as necessary;
- vii) making available large print, Braille of different languages available if requested; and
- viii) using site specific notices for site-specific issues.

3.4 All these methods will be used with regard to The Interface Land draft SPD.

3.5 In line with the Statement of Community Involvement, consultation will be directed towards those bodies, organisations and individuals with a particular interest in the Interface Land draft SPD.

Responses

- 3.6 The main methods of considering responses will be as follows.
- i) All representations will be considered and the reasons given for accepting or rejecting them.
 - ii) When considering representations, they will be measured against national and regional planning bodies, locally adopted guidance and other circumstances.
 - iii) A document on responses to objections and representations will be produced. This will also recommend amendments to documents.
 - iv) Revised documents will be published.

4. The Pre-production Stage (Pre-production Evidence Gathering)

- 4.1 The Interface Land, Chatham, Supplementary Planning Document has been prepared to set out and promote future development of an appropriate scale and character to deliver successful and sustainable change to this historic location. The document has been prepared in partnership with the landowners, SEEDA and CHDT, and English Heritage, the Government's statutory adviser on the historic environment.
- 4.2 No specific advice has been sought from developers in relation to this draft SPD.

Name of person or organisation consulted	How consulted	Summary of issues relevant to the policy on Building heights	How issues resolved
English Heritage	Through formal presentations and meetings	There are a large number of above and below ground heritage designations to consider. These have been collated and mapped and fully considered as part of the process in the drafting of the SPD	

5. Public Consultation on the Draft Supplementary Planning Document

- 5.1 The next stage in refining the draft Supplementary Planning Document on The Interface Land, Chatham is to 'test it' through the process of public consultation. The purpose of such public consultation is to allow stakeholders and the general public to express their views on the issue of the Interface Land.
- 5.2 Regulation 17(1)(a): Before a local planning authority adopt an SPD they must make copies of the SPD documents and a statement of the SPD matters available for inspection during normal office hours at their principal office at such other places within their area as the authority consider appropriate.
- 5.3 Regulation 17(1)(b): Before a local planning authority can adopt an SPD they must prepare a statement (the consultation statement) setting out:
- the names of any persons whom the authority consulted in connection with the preparation of the SPD;
 - how these persons will be consulted;
 - a summary of the main issues raised in those consultations;
 - how these issues have been addressed in the SPD.
- 5.4 Regulation 17(2)(a): At the time the local authority complies with the requirements of Regulation 17(1)(a) they must publish on their website the SPD documents; the SPD matters; and a statement of the fact that the SPD documents are available for inspection and of the places and times they can be inspected.
- 5.5 Regulation 17(2)(b): At the time the local planning authority complies with the requirements of Regulation 17(1)(a) they must send copies of the following to each of the general bodies to the extent that the authority thinks the SPD affects that body.:
- the draft SPD;
 - the sustainability appraisal report
 - any relevant supporting documents
 - a notice of the SPD matters; and

- a statement setting out that the documents are available for inspection and the place and times at which they might be expected.

Consultation Statement

- 5.6 To comply with the consultation requirements set out above, the draft SPD documents are to be made available during normal office hours at Medway Council's Civic Headquarters at Gun Wharf Chatham.
- 5.7 All relevant documents will appear on the Council website <http://www.medway.gov.uk> for the period of the consultation from 17 August for a minimum period of four weeks. People will be able to comment on the draft SPD either by email, post or fax. A summary leaflet will be available either at the Council offices or to download and complete with comments. This can be sent to Turley Associates, who will collate and process consultation responses, at:
- by post to Turley Associates, 25 Savile Row, London W1S 2ES;
 - by fax to 020 7851 4020; or
 - by email to our unique email address:
chathamdockyard@turleyassociates.co.uk.
- 5.8 In addition the draft documents will be sent to an agreed list of statutory bodies, some of whom have already been consulted as part of the baseline assessment and the preparation of the sustainability appraisal. These include Natural England, English Heritage and the Environment Agency.
- 5.9 To publicise the commencement of the consultation period a notice will be placed in the local press – the Medway Messenger, setting out where the documents can be viewed and how consultation responses can be submitted. A deadline for advertisements is 12.00pm on Fridays for Monday's paper.
- 5.10 Further publication and advertisement of the exhibition will take place on the CHDT website and the SEEDA website. We also propose to release an external press release to the trade press.
- 5.11 A consultation exhibition will be held on two separate days between 16.00 and 20.00. There will be facilities provided for guests to respond to the proposals either on the day or in writing prior to the end of the consultation period. It is proposed that this is held at the Royal Dockyard Church, at the entrance to Chatham Dockyard – this will be open to members of the general public. The dates of these events are proposed as the 19th August 2010 and the 6th September 2010.

- 5.12 It is proposed that a leaflet will be sent to all residents and commercial tenants within the Dockyard, drawing their attention to the consultation and the availability of the relevant documentations – it is estimated these total around 250 units.
- 5.13 The Chatham World Heritage group has an extensive email database of consultees and interested parties in the Dockyard. We have been provided with assurance from the project manager that this database will be made available to assist in the consultation process. In addition the Chatham World Heritage website will publish the draft documents directly or provide a link to where these have been published on the Medway Council website.

6. Procedure following the closure of public consultation

6.1 Following the end of the publicity period, SEEDA, CHDT, and the Council must take into consideration any representations (letters or e-mails) received and prepare an adoption statement which:

- sets out the main issues raised
- states how these have been addressed in the Supplementary Planning Document the Council intends to adopt.

6.2 The statement, together with the revised Supplementary Planning Document on the Interface Land, will be considered by the Council's Cabinet for adoption as a finalised document in October 2010.

6.3 Following adoption, the Council is required to comply with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004. It will

- make the adopted Supplementary Planning Document (together with a finalised adoption document) available for inspection during normal office hours at its principal offices and libraries
- place the documents on the Council's website
- send copies of the documents to any person who has specifically requested them
- place a notice in the local press confirming the adoption of the supplementary planning document

Any Queries?

6.4 For further information call Carly Stoddart on 01634 331604 or e-mail carly.stoddart@medway.gov.uk.

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