



Planning Policy  
North Dorset District Council  
Nordon,  
Salisbury Road  
BlandfordForum  
Dorset  
DT11 7LL



11<sup>th</sup> May 2015

8<sup>th</sup> May 2015  
name of presenter: Mr H J Kelliher  
respondent ID: 1771  
Representation: 4431  
Hearing session: Issue 8A Gillingham Town  
Question addressed: 8.1  
Document Reference: MHD005

Dear Mr Hogger,

North Dorset local plan  
Additional Mid-Hearing Material

NDDC is offering the green belt site to the south and south-west of Bay for the building of 50 houses.

The number of house proposed means this is a major development.

This land has been protected by NDDC for many years and they have had good reason to do so.

The council's guidance is clearly stated in their own sustainable policy plan, policy 17. The NDDC sustainable policy on p206 states, the plan of an 'enhanced green infrastructure net work focused primarily on the three river corridors throughout the town'

The policy also states clearly the need for "interlacing of green belts throughout the Town" After so many years of protecting this unique open green space the council is now offering the land for the building of 50 houses .

The council together with the Ridgely Trust and the real estate Agent Brimble Lea are now stating the land is suitable and sustainable without any reasoning as to why.

This stands out against the findings of both the Atkins and Burden reports previously published. Both reports detail clearly why this land is unsuitable and unsustainable for housing.

The land has been in use by the people of Gillingham for some years. It is an Amenity Greenspace in Gillingham. It has also been used as an Informal recreation Space.

The site is a unique open green space and it is now identified as a traditional unique open space.

It also provides useful access walkways across the green belt from the hamlet of Bay to Barnaby Mead.

It provides unique access to the River Shreen and is the last site of land available in the Town with access to the river.

It is clear as to why the council has protected this green site for so long.

Recently Gillingham has been identified by NDDC under the Strategic site Allocation. There is no question that the town of Gillingham will be expanding.

The plan is for 1450 houses to be built to the south of Gillingham. There is no doubt that these homes will be built.

This is a huge undertaking and the town of Gillingham will deliver for this major future project.

The question is with such certainty for expansion of the town why is NDDC now deciding to include this unique open green space that it has been protecting for so long?

With such expansion on our horizon the need to protect this land is now more important than ever.

As a resident of bay Lane for the last eight years I have observed the ongoing use of this land.

This land is well established as an amenity greenspace and an informal recreation greenspace for Gillingham.

Activities and informal recreation include

Walking and dog walking.

Cycling and informal games.

Fishing on the river Shreen and kite flying.

During rare snowfalls activities included tobogganing and even snowman building!

There is no doubt that this land needs to be protected in the future and will be used and enjoyed as an informal recreation space by many people.

I believe the council's response has been inadequate. To date the council has not provided one reason as to why this land is sustainable or suitable for a housing development. As to why this land is not suitable for a sustainable housing development, I refer to both the Atkins and Burden reports.

I refer also the the NDDC's own sustainable policy plan.

I thank you Mr Hogger for allowing me the opportunity to respond on this important matter.

Yours sincerely

H J Kelliher