

Swale Borough Council

Notice of Adoption of Sittingbourne Town Centre and Milton Creek Supplementary Planning Document

Planning and Compulsory Purchase Act 2004 Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008 and 2009) Regulation 19

Habitats Directive (92/43/EEC, as amended) Articles 6(3) and (4) and the Conservation of Habitats and Species Regulations 2010 Regulation 102

Swale Borough Council has adopted the Sittingbourne Town Centre and Milton Creek Supplementary Planning Document (SPD). It was amended following a formal public consultation period which ran for six weeks from 20 March to 1 May 2009, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 SI 2004 / 2204 (as amended by SI 2009 /401). The resulting representations were reported to the Council's Local Development Framework Panel on 1 September 2009.

The LDF Panel's recommendation that the SPD be adopted (subject to agreed amendments) was approved by the Council's Executive on 7 October 2009. The SPD was adopted on 9 September 2010.

The Sittingbourne Town Centre and Milton Creek SPD is now a material consideration in the determination of planning applications. It applies to the areas covered by Policies AAP7, AAP8 and B27 of the Swale Borough Local Plan (adopted 2008) and has been prepared pursuant to those policies.

A Sustainability Appraisal was carried out for the draft SPD, and consulted upon and the responses taken into account in finalising the document. However, the change to the Statutory Regulations embodied in by SI 2009 / 401 mean that Sustainability Appraisals are no longer required to support an SPD.

In terms of the Habitats Directive, the Council has undertaken the Appropriate Assessment as required under Articles 6(3) and (4) of the Directive, together with the Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (SI 2010 No. 490). Following consultation with the appropriate body (Natural England) the Appropriate Assessment was revised and appropriate amendments were also made to the SPD itself to alert developers to the need to ensure that future planning applications made within the SPD area comply with the Directive.

The SPD sets out a masterplan for the Town Centre and Milton Creek areas. This indicates the general urban structure and layout of the area; the amount and type of land uses; the overall design approach to the built and natural environment and the public realm; transport and infrastructure arrangements to deliver the masterplan; phasing of development; criteria for development contributions; and criteria for sustainable design and buildings. Further detailed design guidance is given for the five sub areas identified within the SPD area, namely The Town Centre Core and Station Square; Milton Creek; Western Gateway; Eastern Gateway; and the Mill Way / Transition area. The SPD is intended to assist in delivering a step change, transforming Sittingbourne into a thriving, competitive and prosperous town at the forefront of the eco-agenda.

Copies of the Adoption Statement, the SPD, Consultation Statement and the Habitat Regulations Assessment may be viewed and downloaded from the Council's website www.swale.gov.uk

Copies are available for public inspection at the Council Offices during normal opening hours:

- Swale House, East Street , Sittingbourne.
- Sheerness District Office, Trinity Place, Sheerness.
- Faversham District Office, Alexander Centre, Preston Street, Faversham.

Copies are also available for inspection at the following libraries during normal opening times:

- Sittingbourne Library, Central Avenue, Sittingbourne
- Teynham Library, 131 London Road Teynham
- Boughton-under-Blean Library, Village Hall, Boughton-under-Blean
- Faversham Library, Newton Road, Faversham
- Minster-in-Sheppey Library, Worcester Close, Minster-in-Sheppey
- Queenborough Library, Railway Terrace, Queenborough, Sheppey
- Sheerness Library, Russell Street, Sheerness

Any person with sufficient interest in the decision to adopt the Sittingbourne Town Centre and Milton Creek SPD may make an application to the High Court for permission for a judicial review of the decision to adopt the SPD on the grounds that the document is not within the appropriate powers and/or that a procedural requirement has not been complied with. Any such application should be made promptly and in any event not later than three months after the SPD was adopted.