

Urgent Item

Local Plan Panel Meeting	
Meeting Date	27 th November 2019
Report Title	Strategic Development Options (New Garden Communities) Change in AONB Unit Advice
Cabinet Member	Cllr Mike Baldock, Cabinet Member for Planning
SMT Lead	Emma Wiggins
Head of Service	James Freeman
Lead Officer	Natalie Earl
Key Decision	No
Classification	Open
Recommendations	It is recommended that members: <ol style="list-style-type: none">1. Note the updated advice from the AONB Unit; and2. Agree that the updated advice from the AONB unit be attached as an amendment to the PBA report.

1 Purpose of Report and Executive Summary

- 1.1 To inform Members that the AONB (Area of Outstanding Natural Beauty) Unit have updated their position in relation to NS1 SE Sittingbourne.

2 Background

- 2.1 As you will recall, a report was brought to the Local Plan Panel on 17th October 2019 titled “Second Stage Assessment of the Four New Garden Community Proposals.”
- 2.2 Following the drafting of the PBA consultant assessment work based on agreed notes, the AONB unit has further clarified its position on NS1 South East (Appendix II) stating their view *‘that the proposed new motorway junction, located partially within the AONB, represents a major development that would be contrary to planning policy and due to its nature, could not be satisfactorily mitigated in terms of impact on the AONB. Therefore, the Unit continues to object to the proposal.’*

3 Proposals

- 3.1 The proposal is therefore that Members note the updated advice from the AONB unit and it is attached as an amendment to the PBA report.

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4 Alternative Options

- 4.1 Members could decide to ignore the AONB Units' updated advice and continue to rely on the previous advice and not alter the Second Stage Assessment of the Four New Garden Community Proposals Local Plan Panel report.

5 Consultation Undertaken or Proposed

- 5.1 The AONB position will be made publicly available as part of the evidence base to support the consultation process involved in progressing the Local Plan Review.

6 Implications

Issue	Implications
Corporate Plan	The proposals would align with the Council's priority to build the right homes in the right places.
Financial, Resource and Property	None identified at this stage.
Legal, Statutory and Procurement	None identified at this stage.
Crime and Disorder	None identified at this stage.
Environment and Sustainability	The Local Plan will be subject to a Sustainability Appraisal.
Health and Wellbeing	None identified at this stage.
Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.

7 Appendices

- 7.1 The following documents are to be published with this report and form part of the report:
- Appendix I: Agreed meeting notes from 28th August 2019.
 - Appendix II: AONB Unit New Guidance email 20th November 2019.

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8 Background Papers

- 8.1 Local Plan Panel paper of 17th October 2019 “Second Stage Assessment of the Four New Garden Community Proposals.”