

Blandford + Neighbourhood Plan 2011 - 2033

Submission Regulation 16 Consultation

North Dorset District Council Response

North Dorset District Council (NDDC) welcomes receipt of the submission version of the Blandford + Neighbourhood Plan 2011 - 2033. As set out in the submitted material, including the plan itself, the plan has evolved from an earlier iteration that was subject to examination but subsequently withdrawn. Whilst NDDC raised concerns in respect of certain parts of the first version of the plan circumstances have changed significantly since that plan was subject to examination.

As is evident from the submitted documents, NDDC has worked closely with the Blandford + Neighbourhood Plan Group (NPG) and the Qualifying Body (QB) (Blandford Forum Town Council) on the development of this version of the plan. This includes in respect of Policy B2 which allocates land to the North and North East of Blandford Forum for a mix of residential, education, community and allotment uses. Given the policy proposes a two form entry primary school there has also been close working with Dorset County Council (DCC), the local education authority covering the neighbourhood plan area¹. As a result of the close cooperation with the other parties involved, especially the NPG and QB, NDDC has a fairly limited number of comments regarding the submission version of the plan.

Given the context set out above, and taking into account the large amount of consultation that has taken place with the local community, this response seeks to provide constructive comments relating to finalising the plan. For ease of reference, comments are set out according to the paragraphs/policies etc. in the submission version of the plan. The comments made in this response should not be seen as exhaustive and officers continue to encourage an on-going dialogue with the NPG and the QB regarding finalising the plan.

Detailed Comments:

Fig B: B+ NP Constraints Map
With regards to the key there is a minor typo. Cranbourne Chase and West Wiltshire Downs AONB should read Cranborne Chase and West Wiltshire Downs AONB.
Paragraph 3.17
The third line should be amended as follows: ‘...the Cranbourne Chase and West Wiltshire <u>Downs</u> AONB or their setting and also...’ The seventh line should be amended as follows: ‘...that allocations in part of the Cranborne Chase and West Wiltshire <u>Downs</u> AONB...’

¹ It should be noted that both NDDC and DCC will cease to exist on the 31 March 2019. A new unitary Council (Dorset Council) will come into existence on the 1 April 2019 and will be responsible for the area covered by the Blandford + Neighbourhood Plan 2011 - 2033. Dorset Council will be the local planning authority and the local education authority for the area covered by the neighbourhood plan.

Paragraphs 3.20 to 3.22

Paragraphs 3.20 to 3.22 of the plan refer to the Bournemouth, Dorset and Poole Waste Local Plan. It should be noted that since the neighbourhood plan was submitted to NDDC the Inspector's Report on the Waste Plan has been published (the report can be accessed via the following link: <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/pdfs/planning/new-waste-plan/inspectors-report-on-waste-plan.pdf>). It is currently anticipated that the Waste Plan will be adopted by Dorset Council in June 2019. In addition to Dorset Council, Bournemouth, Christchurch and Poole Council² (BCP Council) will also need to adopt the Waste Plan. No date has yet been set for BCP Council to adopt the Plan. Paragraphs 3.20 to 3.22 will need to be updated prior to the referendum version of the neighbourhood plan being published so that they reflect the most up to date position in respect of the Waste Plan.

Paragraph 3.23

NDDC has adopted the updated versions of the management plans referred to in this paragraph. Please see the following link for further information: <https://moderngovdcp.dorsetforyou.gov.uk/ieListDocuments.aspx?CId=152&MId=1289&Ver=4>. The referendum version of the plan will need to be updated to reflect this.

Policy B2 – Land North & East of Blandford Forum

NDDC notes that criterion viii of the policy sets out that development proposals for the land north and north east of Blandford Forum, as shown on the Policies Map, will be supported, provided 'A design and landscape scheme comprises measures to satisfactorily mitigate any adverse impacts upon the AONB³ and minimise harm to the Grade II listed Longbourne House by way of the details of the design, layout, landscape treatment, materials and typical details of appearance and elevation of buildings and of minimising light spill into the AONB;...'.³

There is a typo relating to this criterion. Longbourne House should read Langbourne House. The criterion should be amended accordingly.

In terms of the thrust of this criterion, NDDC agrees with the need to ensure that development proposals satisfactorily mitigate any adverse impacts upon the AONB and minimise harm to the Grade II listed Langbourne House. These aims will partly be achieved by ensuring development is of a high quality design, in terms of matters such as layout and the use of materials, and that the landscape scheme that is implemented is designed in such a way that careful consideration is given to the relationship of the site with the surrounding landscape. For example the land that is allocated for development between Salisbury Road (A354) and Black Lane, which is located outside of the Cranborne Chase and West Wiltshire Downs AONB but forms part of its setting, is highly sensitive and highly visible including when looking at the site from the south, south-east and east. This sensitivity and visibility is partly due to the topography of the site which slopes down from north to south. Consequently, careful consideration will need to be given to the layout of the site and the

² As part of the local government reorganisation process in Dorset, Bournemouth Borough Council, Christchurch Borough Council and the Borough of Poole will also cease to exist on 31 March 2019. A new unitary Council (Bournemouth, Christchurch and Poole Council) will come into existence on the 1 April 2019 and cover the areas previously covered by these three Councils.

³ This is a reference to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

landscape treatment that is implemented in respect of minimising the harmful impact of the development on the wider landscape.

Paragraph 5.24 and paragraphs 5.28 to 5.30

As previously set out it should be noted that since the neighbourhood plan was submitted to NDDC the Inspector's Report on the Waste Plan has been published. Paragraph 5.24 and paragraphs 5.28 to 5.30 will need to be updated prior to the referendum version of the neighbourhood plan being published so that they refer to the most up to date position in respect of the Waste Plan.

Policy B7 – Health Provision

To reflect the fact that Whitecliff Surgery, the Eagle Surgery and the Blandford Community Hospital are not explicitly shown on the Policies Map (although it is noted the surgeries are shown on the Constraints Plan (page 16 of the plan)) the first sentence of Policy B7 should be reworded as set out below.

'Proposals to meet increasing demand by expanding the existing Whitecliff Surgery, the Eagle Surgery and the Blandford Community Hospital, ~~as shown on the Policies Map,~~ will be supported.'

Policy B8 – Blandford Forum Town Centre

Policy B8 states that the neighbourhood plan defines the Town Centre Area and the Primary Shopping Area as shown on the Policies Map. Since the start of the consultation on the submission version of the plan, NDDC has liaised with the QB regarding the Town Centre Boundary and the Primary Shopping Area as shown on the Policies Map (Inset B) (page 59 of the plan). It has become apparent that there are some minor errors regarding the Town Centre Boundary and the boundary relating to the Primary Shopping Area as shown on the Policies Map.

Consequently, it is proposed that the boundaries are amended in line with what is set out in Appendix A to this response. The Town Centre Boundary and the Primary Shopping Area, as set out in Appendix A, are from the Joint Retail and Commercial Leisure Study – 2018 (for North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council by Carter Jonas). The submitted version of the plan should be modified to include the map in Appendix A. Furthermore, the plan should be modified to remove the Primary Shopping Area and the Town Centre Boundary from Inset B. Appendix B sets out a revised Inset B Map to replace the existing one in the plan.

Policy B9 – Green Infrastructure Network

The second line in the second paragraph of the policy should be amended as follows:

'...to have full regard to maintaining and approving the Network, including...'

Policy B10 – Local Green Space

Policy B10 sets out that the plan designates a Local Green Spaces (LGSs) as shown on the Green Infrastructure Plan. Since the start of the consultation on the submission version of the plan NDDC has liaised with the QB regarding the Green Infrastructure Plan (page 60 of the plan). It has become apparent that there are some minor errors relating to the boundaries of the proposed LGSs as shown on the plan. Consequently, it is proposed that the existing Green Infrastructure Plan is replaced by the plan in Appendix C. Furthermore, to aid in the decision making process in respect of planning applications, it is considered that it would be beneficial if the plan included maps showing the boundaries of the LGSs at a larger scale. As a result it is considered that the larger scale maps set out in Appendix D of this

response should be included in the final version of the plan.

Paragraph 5.64

The fifth line paragraph should be amended as below to reflect the fact that the District Council will cease to exist on the 31 March 2019 and the fact that Dorset Council will exist from the 1 April 2019.

‘...(CAMP) with the support of ~~the District~~ Dorset Council and Historic England...’

Paragraph 5.87

The last sentence of the paragraph should be amended as follows:

‘Policy 31 of the new Local Plan ~~will~~ provides the basis for considering tourism proposals beyond the three settlements in the countryside.’

Paragraph 6.5

The third line should be amended as follows:

‘...investment from the ~~forthcoming~~ potential future North Dorset Community Infrastructure Levy...’

Paragraph 6.6

The fourth line should be amended as follows:

‘...demand, which the Education Authority, ~~DCC,~~ has confirmed would be...’

The final sentence should be amended as follows:

‘Developer contributions will be required for this level of expansion and the Town Council will therefore take this matter forward with ~~NDDC~~ Dorset Council as part of a review of the IDP, which ~~NDDC has confirmed is taking~~ will take place as part of the Local Plan Review.’⁴

Paragraph 6.7

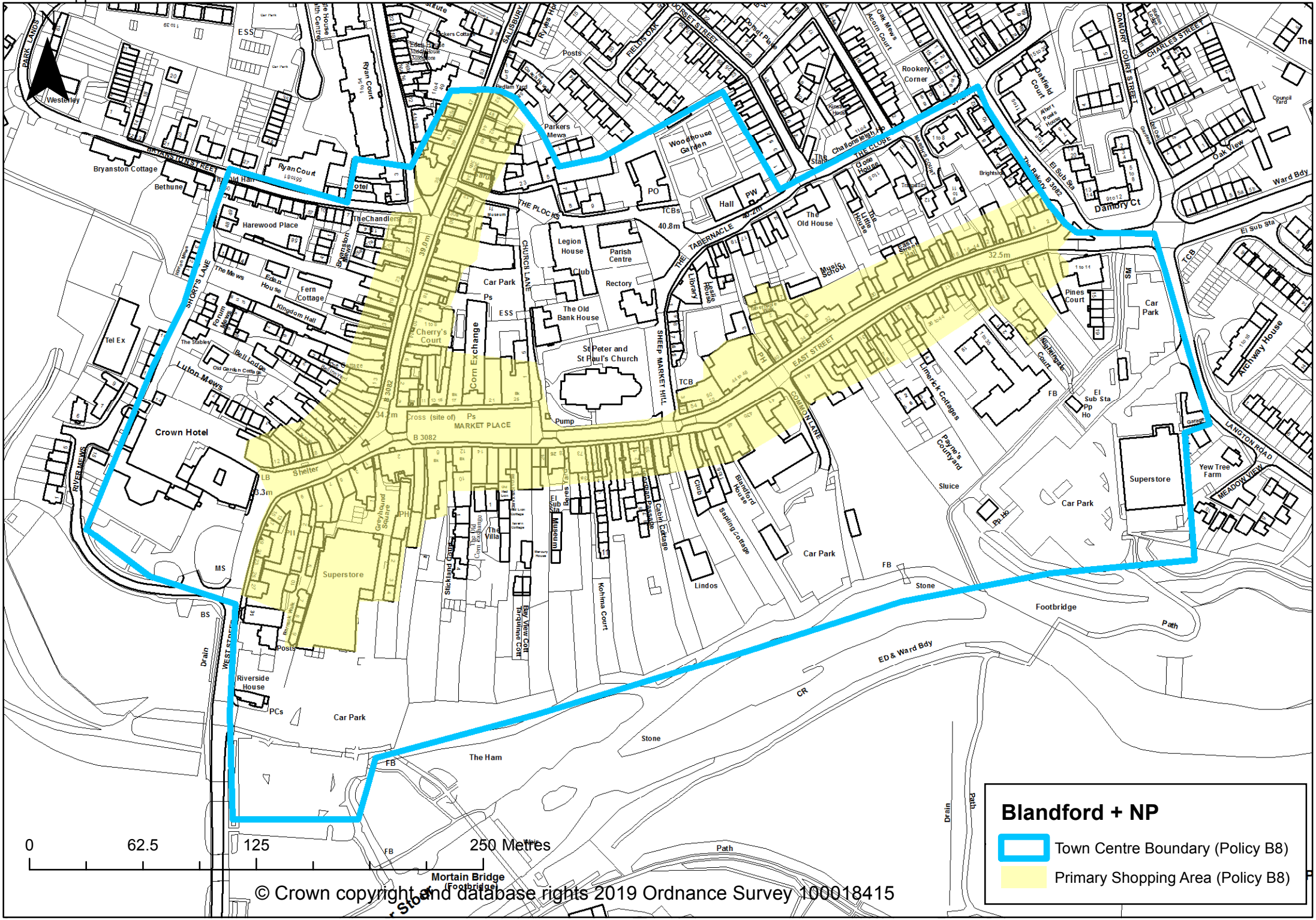
The first and second sentences should be amended as set out below. This is to reflect the fact that matters relating to CIL, in respect of the area currently covered by NDDC, will be a matter for Dorset Council to consider.

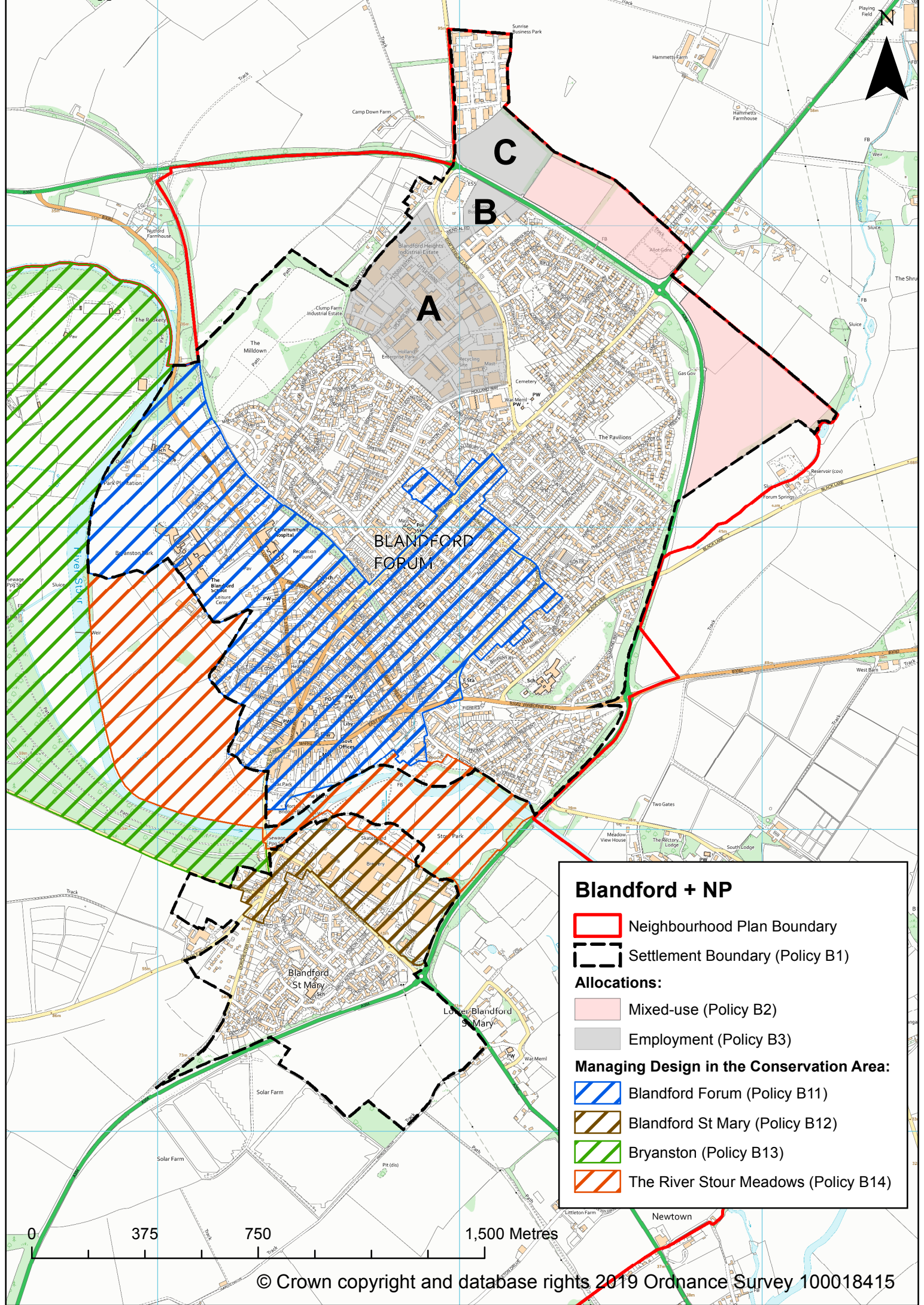
‘The CIL will potentially supplement S106 agreement financial contributions during the plan period, although ~~this is currently under review by NDDC whether a CIL charging schedule covering North Dorset is progressed, adopted and implemented will be for Dorset Council to decide. It will be charged on qualifying residential and commercial development.~~’

The final sentence should be amended as follows:

‘The ~~policy~~ Memorandum of Understanding provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the ~~parish~~ plan area.’

⁴ There are many other references to NDDC within the plan. References to NDDC, and DCC, will be updated where necessary to reflect the fact that NDDC and DCC will cease to exist on the 31 March 2019 and the fact that Dorset Council will formally exist from the 1 April 2019.





Blandford + NP

- Neighbourhood Plan Boundary
- Settlement Boundary (Policy B1)

Allocations:

- Mixed-use (Policy B2)
- Employment (Policy B3)

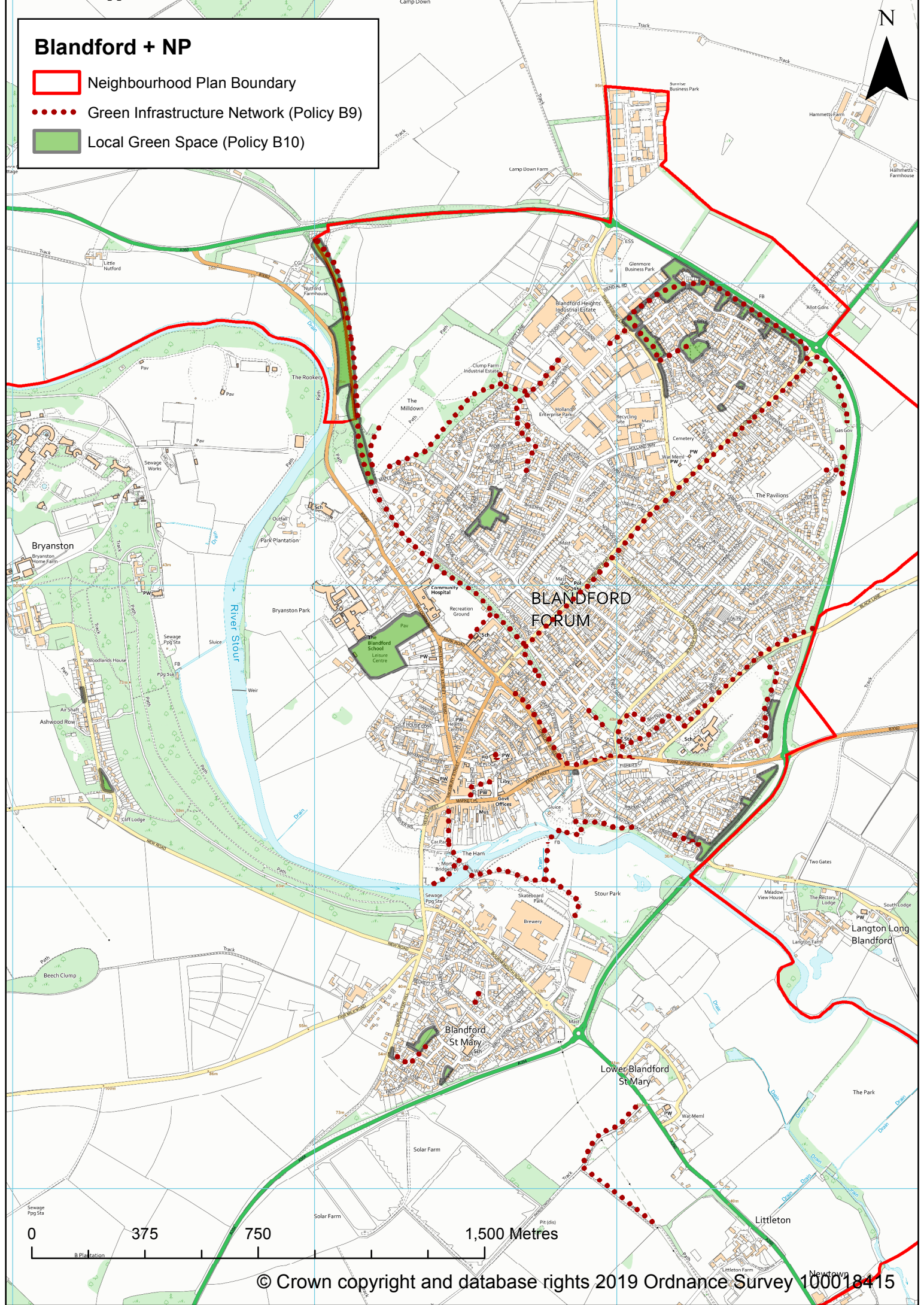
Managing Design in the Conservation Area:

- Blandford Forum (Policy B11)
- Blandford St Mary (Policy B12)
- Bryanston (Policy B13)
- The River Stour Meadows (Policy B14)

0 375 750 1,500 Metres

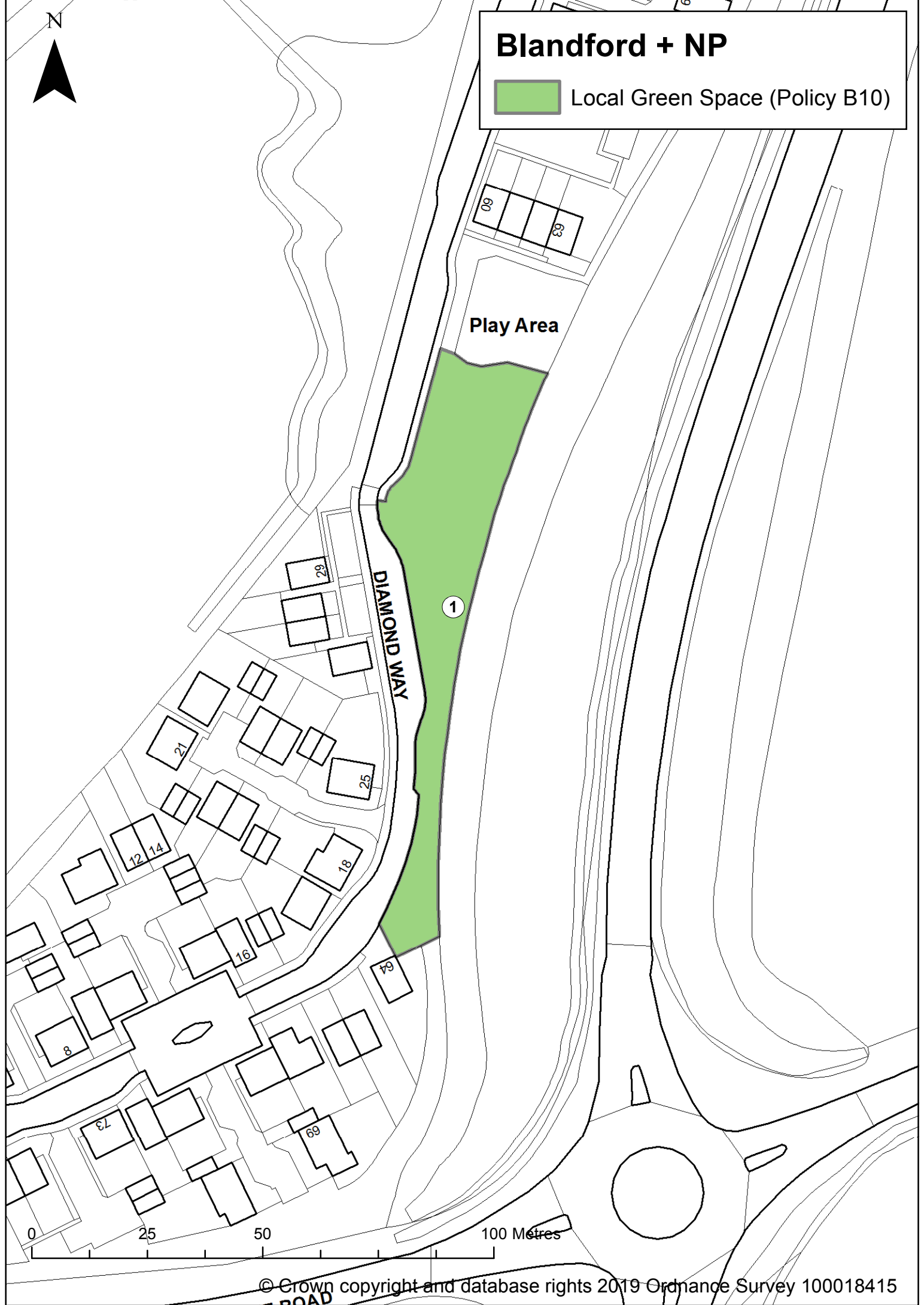
Blandford + NP

- Neighbourhood Plan Boundary
- Green Infrastructure Network (Policy B9)
- Local Green Space (Policy B10)



Blandford + NP

 Local Green Space (Policy B10)




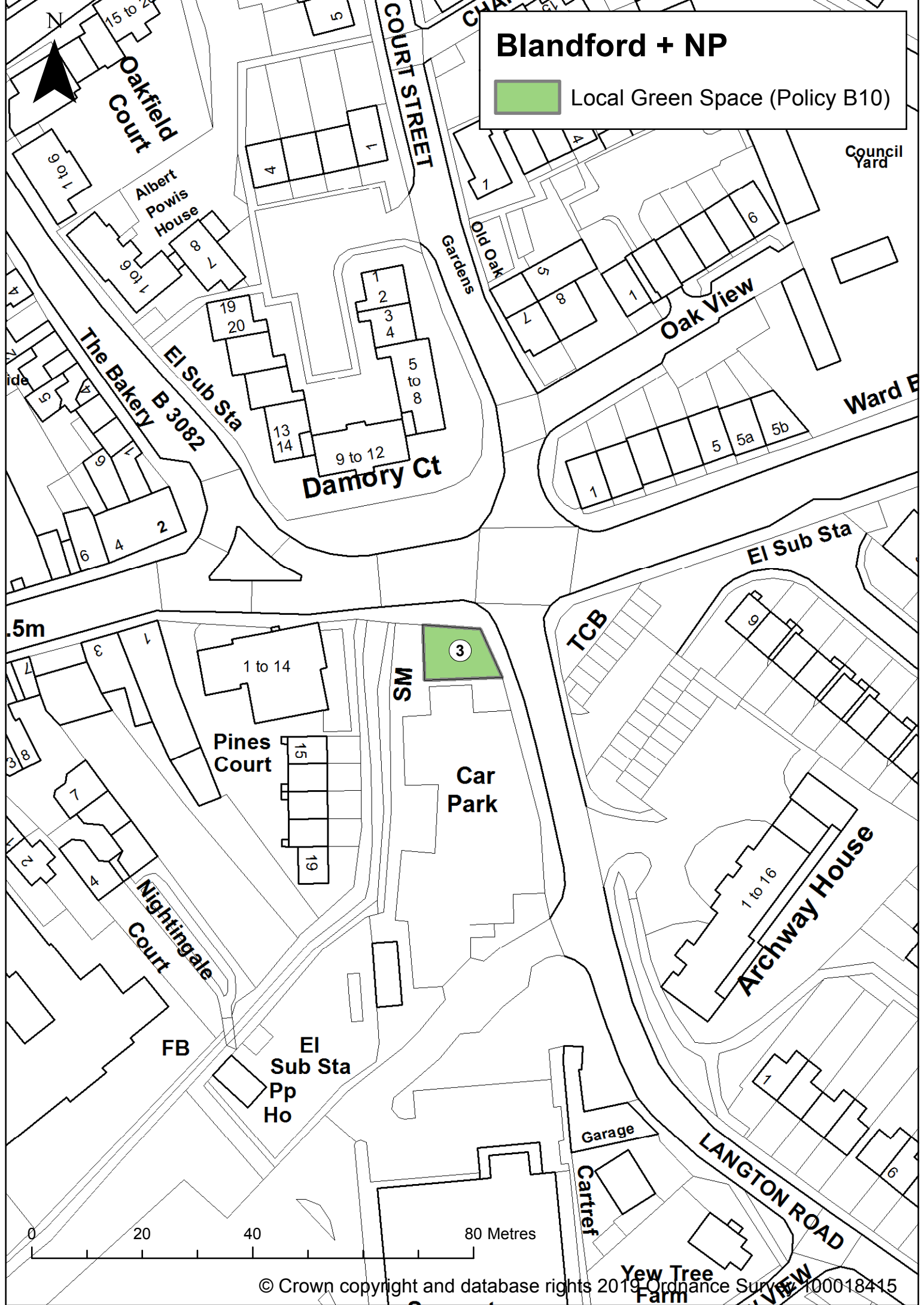
Blandford + NP

 Local Green Space (Policy B10)



Blandford + NP

 Local Green Space (Policy B10)



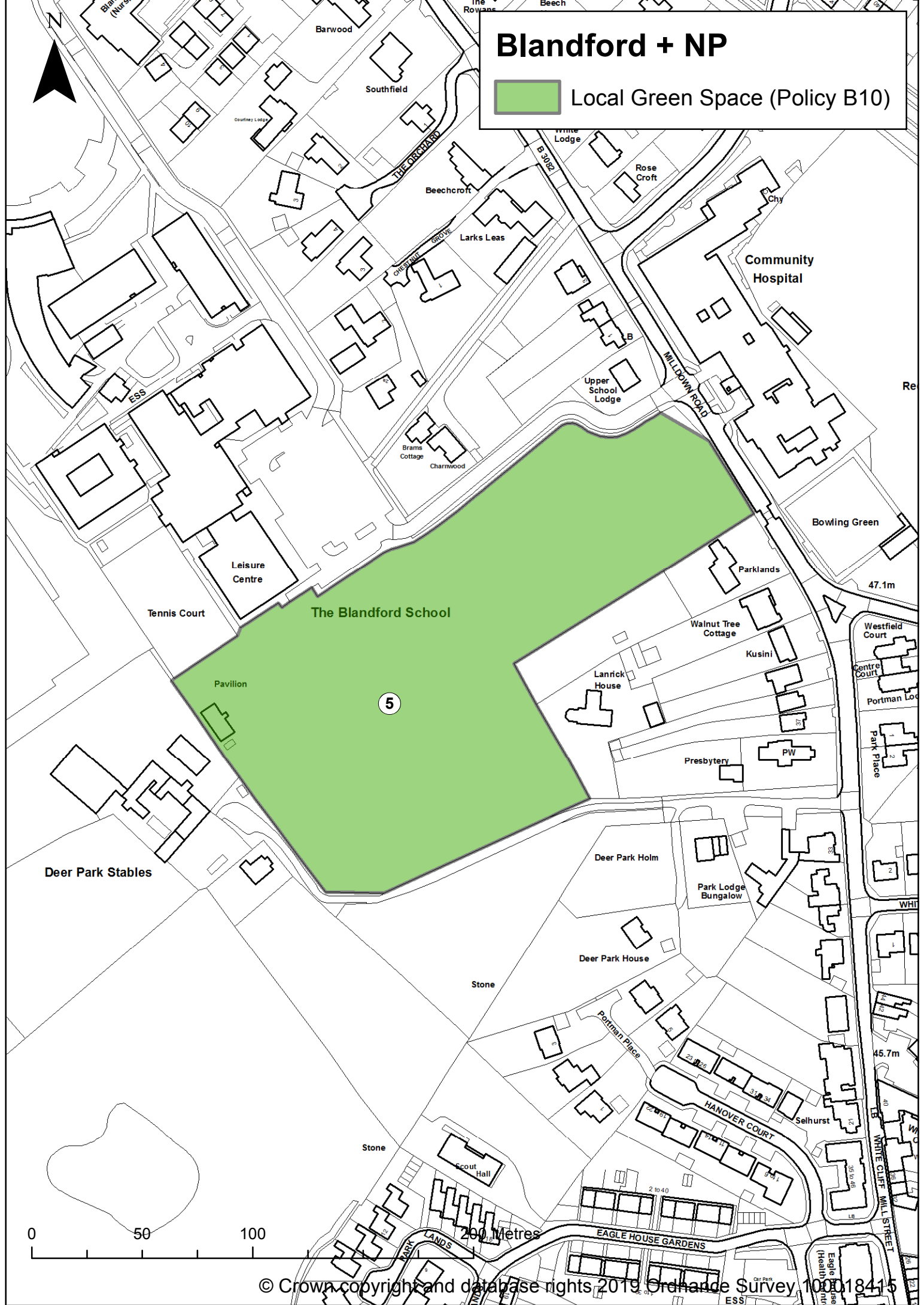
Blandford + NP

 Local Green Space (Policy B10)




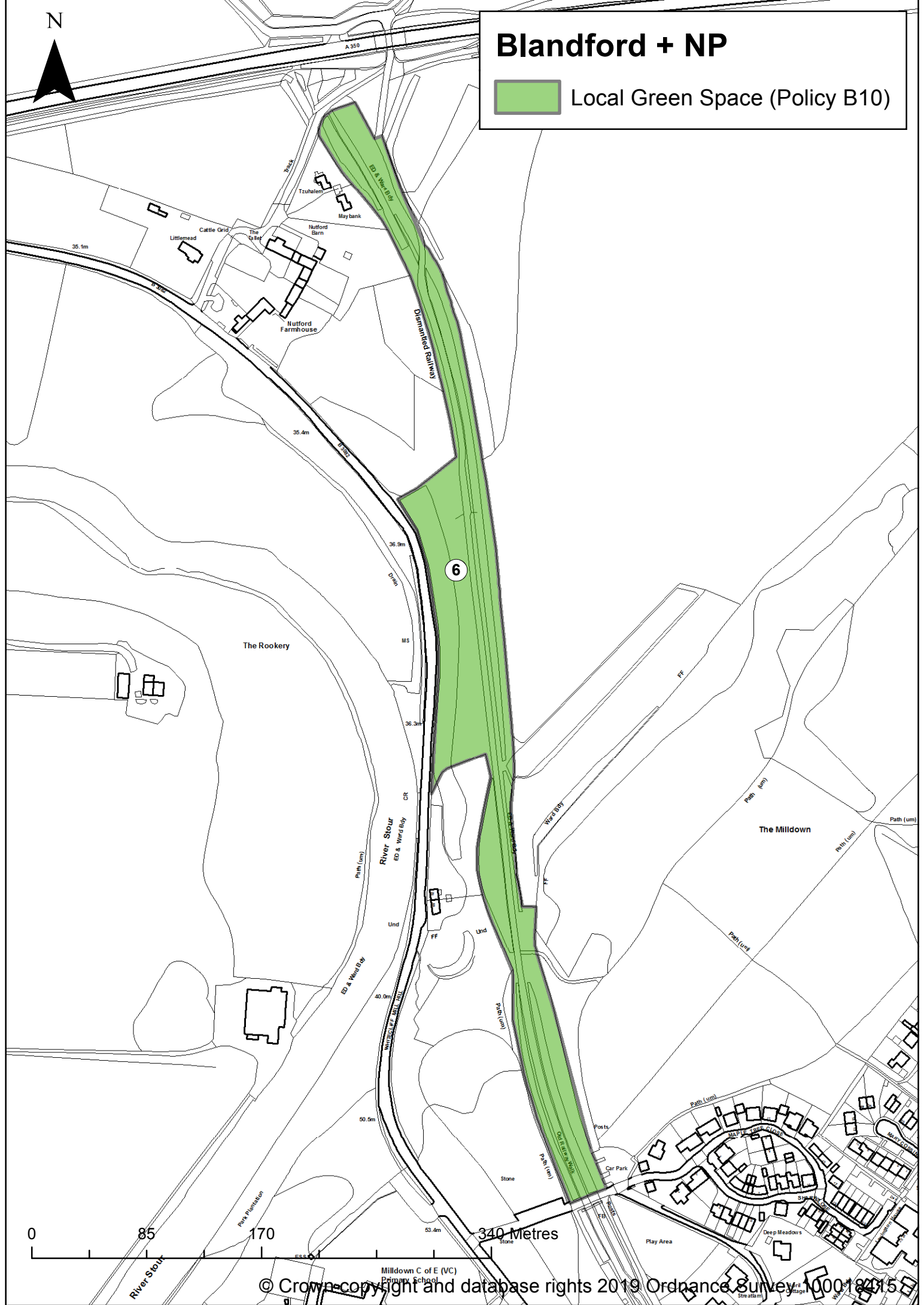
Blandford + NP

 Local Green Space (Policy B10)




Blandford + NP

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Blandford + NP

 Local Green Space (Policy B10)




Blandford + NP

 Local Green Space (Policy B10)



Blandford + NP

 Local Green Space (Policy B10)



Path (um)

Tank

Woodlands House

Woodside

Riverwood

Stour House

Woodbury House

TCB

11

44

39

Shaft

Ashwood Row

33

