



Bournemouth, Dorset and Poole Waste Plan Examination

Statement from Blandford+ Neighbourhood Plan - June 2018

Matter 2: Spatial Strategy and Allocations

Issue: Whether the vision, objectives, spatial strategy and allocations provide an appropriate basis for managing waste sustainably.

Overview:

17 How does the spatial strategy relate to planned geographic areas of growth?

Blandford+ Neighbourhood Plan (B+NP) Steering Group, representing Blandford Forum Town Council, Blandford St. Mary Parish Council and Bryanston Parish Council (the Qualifying Bodies) support proposals outlined in Policy 3 (Inset 2) to locate a new Waste Facility on land to the South of Sunrise Business Park, Blandford. The Qualifying Body acknowledge that waste development is 'excluded development' for the purposes of neighbourhood planning.

The Steering Group wish to draw to the attention of the examiner that the qualifying body is preparing a neighbourhood plan for the area which includes the Inset 2 land, and that this area lies within one of a number of potential growth areas that are currently being considered within and around Blandford Forum, Blandford St Mary and Bryanston. The neighbourhood plan is proceeding with the agreement of North Dorset District Council and the neighbourhood plan spatial growth options currently being tested reflect the preferred areas of search contained in the Local Plan Review (NDDC Local Plan Issues and Options Document (Nov 2017).

This new work on the neighbourhood plan follows the formal withdrawal of the Submission Version of the Blandford + NP in May 2018. Policy 1 of the Submission version proposed a mixed-use allocation to the North and North East of Blandford Forum. The Inset 2 land was within the policy boundary as illustrated in the Policy 1 Concept Masterplan overleaf, to the east was the Local Education Authorities preferred location for a new 2FE primary school.

The Policy was consulted on at Pre-Submission stage in March 2016 and Submission Stage in July 2016 and at that time formed another part of the emerging development plan alongside the emerging Waste Plan.

The policy acknowledged this relationship and required proposals to come forward as a comprehensive outline planning application to include a new 2FE primary school, housing, employment expansion of the Sunrise Business Park (alongside the Waste Facility, if approved), a

mixed-use local centre, allotments and green infrastructure; acknowledging the great weight attached to the AONB.



Since withdrawal, the Steering Group is currently considering updated growth options for the designated area to accommodate the following land use specification:

- The requirement to allocate land for at least 400 homes over and above Local Plan Part 1 commitments
- At least 2 Ha (and up to 5ha) of B1-B8 employment land to assist in correcting the employment land supply deficit in Blandford
- 2FE primary school with flexibility for expansion for any additional requirement identified by DCC in their updated evidence
- Delivery of the necessary highway, green and social infrastructure

Ensuring that the proper and comprehensive planning is a key principle underpinning spatial option testing.

Waste Management allocations in general:

21 How would development of the allocated sites safeguard and enhance local amenity, landscape and natural resources, environmental, cultural and economic assets, tourism and the health and well-being of the people?

The B+ Steering Group have noted that during the Waste Plan consultation process that the boundary for the Waste Transfer Facility has moved forward, i.e. away from the northern edge (or rear of the site) towards the by-pass presumably for AONB mitigation purposes (see overleaf).



Original Consultation site boundary



Latest site boundary

The employment expansion originally proposed in the withdrawn neighbourhood plan was intended to secure land for the expansion of a local manufacturing company on land fronting the bypass adjacent to the Sunrise Roundabout. Visibility of the manufacturing facility and frontage onto the bypass being, we understand, key attractors for the company.

The Steering Group has since heard that this employer is constrained by the availability of suitable alternative land in Blandford and may have no option but to move out of the area. Alongside which the Local Plan Review confirms there is an employment land deficit in the town which the new neighbourhood plan seeks to address. The adjustments to the Inset 2 boundary may have unintended consequences for addressing this employment land deficit and the Steering Group would not wish to see the potential loss of local economic investment and jobs to the area which would run counter to a key planning principle and the role of Blandford in the District. While consideration of other employment land options are now being tested, opportunities are considered to be few given the constrained nature of the town; as the location of the Inset 2 land in the Waste Plan testifies.

In summary, the B+NP Steering Group support the plans to develop the new Waste Facility on this site. The purpose of this statement is to bring to the attention of the examination, the need to ensure that the design and layout plans for the new Waste Facility do not prejudice other land use considerations or the potential for local business and employment opportunities by blocking all access and frontage onto the roundabout and the by-pass.

Sally Gardner

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