

BLANDFORD + POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 1 - Presumption in Favour of Sustainable Development Will look favourably upon sustainable development and sets out how it will determine planning applications.</p>	
<p>Local Plan Policy 2 - Core Spatial Strategy</p> <ul style="list-style-type: none"> · Blandford Forum and Blandford St Mary will function as one of the main service centres in the District, main focus for growth, for the vast majority of housing and other development. · Bryanston defined as The Countryside. Development will be strictly controlled unless it is required to enable essential rural needs to be met. <p>New settlement boundaries can be defined in neighbourhood plans.</p>	<p>Potential to define settlement boundaries.</p>
<p>Local Plan Policy 3 - Climate Change Development should seek to reduce greenhouse gas emissions.</p> <p>New builds should be in line with Policy 2. Energy Statements to be submitted. Neighbourhood Plans will be required to consider local community actions that will help to mitigate and adapt to climate change.</p>	<p>Investigate setting a local renewable energy standard for development. Wind turbines supported by some, and not by others. Solar panel farms and water turbines, and solar panels over car parks supported. Are there enough trees in town?</p> <p>New development should have compulsory renewable energy built in.</p>
<p>Local Plan Policy 4 - The Natural Environment Neighbourhood Plans should have regard to landscape character to ensure that the character of an area is not degraded through incremental development.</p> <ul style="list-style-type: none"> · Nationally and locally designated wildlife sites, other habitats and features of landscape that are important to wildlife, legally protected species and other important species, are safeguarded in accordance with national policy. · Any proposal is in keeping, and does not cause detriment to natural and historic landscapes or the setting of a listed building or conservation areas. <p>· AONB, archaeological sites, Listed Buildings, Conservation Areas are protected.</p>	<p>http://www.dorsetforyou.com/406313</p> <p>Identify important natural and historic environment in the area.</p> <p>Identify areas that are crucial for protected species habitat (Bats, Otters etc.)</p> <p>Identify important sites and include plans Residents want a nature audit of Stour Meadows to set up a nature trail. Community Orchard need? Look at enhancing the approaches into the area. Pet educational days on Stour Meadows requested.</p> <p>Tree Conservation should happen at the planning stage not after the work has taken place</p>
<p>Local Plan Policy 5 - The Historic Environment - NEW</p> <p>Sets out conditions to meet should proposals harm a heritage asset, designated or unidentified.</p>	<p>What to do with the Railway Arches Enable the town to take part in National Heritage Week. Too much street furniture</p> <p>Identify criteria of heritage assets</p>

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 6 - Housing Distribution Blandford will accommodate about 23% of housing growth, 960 dwellings inc 380 affordable homes by 2026.</p>	<p>Reevaluate the number of houses proposed for the NP area</p> <p>Propose sympathetic development in area between information centre and Magnolia Court</p> <p>Release smaller development sites allowing smaller builders to bring variety and character</p>
<p>Local Plan Policy 7 - Delivering Homes</p> <p>A neighbourhood Plan could establish more detailed policies relating to infilling within a settlement as a whole, or develop different approaches in different part of the settlement. All housing should contribute to mixed and balanced communities. NDDC will seek development proposals that makes effective use of the site, respects the character of the locality and is acceptable in terms of design and amenity. High density development is only likely to be acceptable in certain cases.</p>	<p>Assess infilling</p> <p>Consider self-build properties</p>
<p>Local Plan Policy 8 Affordable Housing All development of three or more dwellings must contribute to affordable housing</p> <ul style="list-style-type: none"> · A minimum of 40% of the total number of dwellings must be affordable. If this is not viable, following justification, maximum level must be achieved, and re-assessed in the event of improvement in relevant financial circumstances prior or during construction. · Affordable housing should be provided on site, but this is not always possible. Off – site provision may be allowed provided it meets certain criteria for local needs. Financial contribution are less desirable and will only be accepted where on – or off - site provision are not viable options. · The aim is to deliver 70 to 80% as affordable rented social housing and 15 to 30% as intermediate housing (purchasing part of the equity). The starting point for negotiation on individual sites will be 70/30%, this maybe changed on individual sites, but only if it can be justified by local needs. · Affordable Housing should be designed to be indistinguishable from other housing and 'pepper potted' across large sites. 	<p>Social Housing, LCH, Shared Equity and Affordable housing to be investigated and whether a selection of these can be imposed on developments should there be a need.</p>
<p>Local Plan Policy 9 Rural Exception Affordable Housing (NEW)</p> <p>Does not apply as it does not apply to villages adjoining Blandford (Forum and St Mary)</p>	
<p>Local Plan Policy 10 Gypsies, Travellers and Travelling Showpeople - link with LPP 26 Check DPD to see if sites allocated are within Blandford + area - No</p>	

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 11 - The Economy</p> <ul style="list-style-type: none"> · In Blandford, 3 hectares of employment land is provided by the The Brewery, Blandford which has permission for a mixed use scheme and 4.8 hectares at Land off Shaftesbury Lane Will allow community uses, healthcare facilities, education facilities and small-scale retails ancillary to B-Class uses 	<p>Identify any potential employment land.</p>
<p>Local Plan Policy 12 - Retail, Leisure and Other Commercial Developments</p> <ul style="list-style-type: none"> · Provides the opportunity for a neighbourhood plan to define a town centre boundary, primary shopping areas, secondary shopping areas, uses in primary shopping areas and opportunity to tackle town centre issues otherwise Part 2 will do this. · NDDC will seek to ensure proposals (e.g. town enhancements) do not prejudice operations of the market. · NDDC will have regard to their draft Shopfront Design guide when considering shop front design · Blandford Forum is designated as a town centre and performs the role and function of a market town. · Development for retail and other main town centre uses will be permitted in the town centre. · Development for retail and other main town centre uses may be permitted outside town centre uses subject to conditions. · Any development resulting in a change of use of an existing ground floor Class A1 use fronting a street in the "primary shopping frontages" will not be permitted where this results in loss of retail frontage or ground floor net retail floor space. · Secondary shopping frontages can only change use from Class A1 to Classes A2, A3, A4 & A5 – no residential. 	<p>Define a town centre boundary</p> <p>Identify areas that could be used/created as wildlife corridors</p> <p>Shopfront Design Guide adopted by Blandford Forum Town Council, will Blandford + adopt this?</p> <p>Land behind Nightingale Court, what to do with it? Work with PPG's to start education on mobile scooters, residents raised issues regarding use of these.</p> <p>Residents want to encourage larger/chain businesses into the town.</p>

BLANDFORD + POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 13 - Grey Infrastructure · Provides an opportunity for neighbourhood plans to identify specific sites for infrastructure.</p>	<p>Identify a better traffic management through Blandford Forum. Potential change to current one way system. Identify impact of new developments on traffic in communities. Identify potential improvements to the circulation of Public Transport and improved pedestrian access between the communities of Blandford Forum, Blandford St Mary, Bryanston to make it preferable to use than private car. Identify the potential for Blandford as a Public Transport Hub (Bus) with loop connections of smaller public service vehicles or on demand solutions to serve the Blandford + Communities Identify Parking needs in balance with encouragement of use of Public transport, walking and cycling (Annex D) Residents concerned with state of roads. Investigate planned works Look at traffic density.</p>
<p>·CIL will help fund projects identified in the IDP</p> <p>A more sustainable approach will be developed by:</p> <p>Transport</p> <ul style="list-style-type: none"> · Improving traffic flows at 'pinch points' and key junctions; better signage and routing for freight, especially on the A350; schemes to improve environmental quality on busy routes or to improve road safety, seeking improved scheduled bus services, providing and enhancing walking and cycling facilities, developing and enforcing parking standards and guidance. <p>Utilities Gas, Electricity, Water and Telecommunications</p> <ul style="list-style-type: none"> · NDDC will work with statutory undertakers, utility companies and other agencies to upgrade existing utilities and provide new facilities to support development. <p>Drainage & Flood Prevention</p> <ul style="list-style-type: none"> · NDDC will work with the Environment Agency and other relevant bodies to make provision for transfer and treatment of wastewater, and sustainable drainage. <p>Waste</p> <p>NDDC will work with DWP to manage this service</p> <p>Public Realm</p> <p>NDDC will seek public art, and will encourage liaison with local artists, on major developments. Developers should take account of the visual impact of infrastructure such as street and other lighting and take full account of the needs of people with disabilities.</p>	
	<p>Identify reasonable needs in new developments Identify sufficient spaces to allow for community use in balance with encouragement of use of Public transport, walking and cycling</p> <p>Identify how to have efficient and sustainable use of this. Identify need for cycle parking (Annex D)</p> <p>Identify need for Motorcycle Parking Identify provision of disabled Parking (Annex D) Identify potential for improved cycling and walking routes between Pimperne and Blandford. Examine potential for Market Place Blandford Forum to be a 'Permeable' zone.</p> <p>Identify loading limitations. Identify the need for bus shelters in new developments or other locations. Identify that utilities provision to new developments takes account of subsequent planning to anticipate future capacity. Identify coordination of upgrades for all utilities to prevent continued community disruption. Monitor upgrades and new development provision gives, choice of provider, choice of services, and equitable access. Monitor for use of Sustainable Drainage Systems (SuDs) in new development planning New Developments to have separate systems Upgrades to existing system during new development work</p> <p>Better access for wheelchair users and parents with push chair users (pavements very narrow) Identify laying cables for telecommunications. (Consider meter boxes in design policy)</p>

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 14 - Social Infrastructure</p> <p>Education Facilities The Council will ensure that needs are met.</p> <p>Health Services Community hospitals need to be retained, new or expanded surgery planned for Blandford.</p> <p>Cultural Facilities Existing libraries need to be retained, multi-functional art galleires and centres are encouraged in Blandford, and existing museums are protected.</p> <p>NDDC's assessment of pre-school and childcare facilities did not highlight a need.</p> <p>Existing communtiy halls are protected, in the countryside these facilities may be allowed. There is sufficient land is provided for cemeteries and burial grounds.</p>	<p>Blandford – Refurbishment of Corn Exchange Bryanston – Possible former fire station usage identified Blandford St Mary – New village hall Sustainability and enhancement of Blandford Leisure Centre Urban Leisure Uses—Fording Point Rural Leisure Activities—Identify possibility of growth.</p> <p>Commercial Community Facility—Identify need on any new development Identification of demographics and new developments that direct need for expansion of existing schools and childcare provision Identification of demographics and new developments that indicate need for further education provision locally or within District</p> <p>Identification of adequacy of existing provision with demographics and new developments</p> <p>Identification of expansion and or enhancements to White Cliff Mill Street and Eagle House surgery with demographics and new developments</p> <p>Keep Phoenix House</p>

BLANDFORD + POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 15 - Green Infrastructure NDDC will produce a Green Infrastructure Survey which will set out a strategic approach to the provision, design and management of an integrated network of green spaces, green links and other green elements.</p> <ul style="list-style-type: none"> · National policy makes provision for local communities to identify green areas of particular importance for special protection where new development will be ruled out other than in very special circumstances, neighbourhood plan opportunity to designate Local Green Spaces. · Delivery of allotments on-site will be required on new developments, where practicable to do so. <p>Sets out that neighbourhood plan should consider measures that assist delivering key green infrastructure</p> <p>Thriving Market Towns</p> <p>The main existing sites and main items of new green infrastructure required at Blandford, Gillingham, Shaftesbury and Sturminster Newton are set out in draft Core Policies 15 to 18. For the three main towns, the Green Infrastructure Strategy will seek:</p> <ul style="list-style-type: none"> • to improve linkages between sites and between town centres and residential areas; • to protect and enhance existing open space, outdoor sport and recreational facilities to meet strategic needs; • to support new strategic facilities, such as the provision of new playing fields at Blandford Forum; • to meet the requirements of children and young people for safe play and recreation; • to meet the strategic requirements for allotments and cemeteries where there is an identified need; • to provide public access to wildlife sites (for example, through the declaration of Local Nature Reserves¹⁹²) and the open countryside for relaxation and educational purposes, utilising natural features such as river corridors where possible; and • to provide green links to mitigate the effects of climate change by facilitating the migration of habitats and species¹⁹³. <p>Sustainable Rural Communities</p> <p>Rural communities also require their own sport and recreational facilities.</p>	<p>Identify Key Open Space, Outdoor sport and recreational facilities</p> <p>Identify need and location for Sports facilities and expansion with new developments Identify need and location for Children and Young People facilities and expansion with new developments</p> <p>Identify need and location for allotments and cemetery facilities and expansion with new developments – future proofing. All three parish councils need allotments Identify potential for sustainable green corridors between Blandford Forum, Blandford St Mary, Bryanston and Pimperne Identification of need for Open space, Sport or recreational facilities at Blandford St Mary, Bryanston or shared use at Blandford Forum Identify possible development of the river and ownership and its environment and the adjacent land.</p>

BLANDFORD + POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 16 - Blandford</p> <p>Sustainable Development Strategy</p> <ul style="list-style-type: none"> · Blandford will maintain its role as a main service centre. <p>Environment and Climate Change</p> <ul style="list-style-type: none"> · Impact of climate change on the town will be addressed. <p>Meeting Housing Needs</p> <ul style="list-style-type: none"> · 960 homes to be provided, future sites include Mixed Use Regeneration of the Brewery Site, west of Blandford Forum and west of Blandford St Mary and infilling and redevelopment within the settlement boundary. <p>Supporting Economic Development</p> <ul style="list-style-type: none"> · Needs to be met by development of land off Shaftesbury Lane, mixed use regeneration of the Brewery Site, the development of vacant sites on existing industrial estates and retention of existing employment sites. <p>Grey Infrastructure</p> <ul style="list-style-type: none"> · Provision and enhancement of walking and cycling links within Blandford between residential areas and key destinations · Provision and enhancement of public transport, cycling and walking links between Blandford and surrounding villages (inc Camp), · Improvement and extension of North Dorset Trailway. <p>Social Infrastructure</p> <ul style="list-style-type: none"> · Refurbishment of the Corn Exchange · Provision of neighbourhood hall for Blandford St Mary · Provision of neighbourhood hall for north of Blandford Forum · Retention of Blandford Leisure Centre in community use · Extension of Archbishop Wake and Milldown Primary and the extension of existing secondary school · New doctors' surgery or expansion or relocation of existing. <p>Green Infrastructure</p> <ul style="list-style-type: none"> · Network will be developed by focussing on linking sites such as the Milldown, Stour Meadows and the Trailway. · New sports pitches and associated facilities on land within the built up area of Blandford. · Open space in the Stour Valley associated with the development to the west of Blandford Forum. 	<p>Identify a further plan for housing needs in the future and appropriate sites and facilities for it Identify whether there is any further land that is required for employment land and identify whether it is needed Identify location for potential relocation of recycling centre Use information gathered from studies of the effect of internet shopping to identify whether there are other uses that could be introduced in the town centre to provide a 'shopping experience'. Identify what we need at Langton Car Park.</p> <p>IDP Bridge to Bryanston</p> <p>Consider removal or upgrade of Damory Street cycle lane. Identify whether it is possible to make Blandford more cycle friendly Is Blandford disabled and dementia friendly, including facilities for scooters? Identify potential projects.</p> <p>Crossing at bypass from Pimperne improvements, identify evidence of need Identify need for community hall north of Blandford Forum Identify solution due to all schools being oversubscribed, where are new developments children going?</p> <p>Identify need for provision in villages Investigate centre for digital economy with fibre-optic broadband Identify accessibility of shops</p> <p style="background-color: #d9ead3;">Identify usages/solutions for empty buildings.</p> <p>Local people do not want the Crown Meadows site to be developed, and what happens if it is refused?</p>
<p>Local Plan Policy 20 - The Countryside</p> <p>Development will only be permitted if: it is appropriate or there is an overriding need.</p>	

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 22 - Renewable and Low Carbon Energy Proposals for generating heat or electricity from renewable sources will be permitted provided that it can demonstrate it meets conditions set out in the plan.</p>	
<p>Local Plan Policy 23 - Parking - link with Appendix C Development permitted if:</p> <ul style="list-style-type: none"> · Provision for residential and non-residential vehicle and cycle parking made in accordance with Council's standards, unless different level of provision can be justified by local circumstances; · Provision for motorcycle parking made using council's guidance; · Provision for parking for people with impaired mobility is made in accordance with the Council's standards. 	
<p>Local Plan Policy 24 - Design</p> <ul style="list-style-type: none"> · Must adhere to design principles (Character, Continuity and Enclosure, Ease of Movement, Quality of the Public Realm, Legibility, Adaptability, Diversity, Energy Efficiency, Safety and Security, Layout, Density and Mix, Scale, Appearance; Introduces space standards for cycle storage, laundry drying and storage of bins and recyclables <p>Must improve character and quality of area and justify how development address design principles Development will be expected to incorporate existing mature trees and hedgerows into the public realm of layout and provide additional landscape planting to integrate into its surroundings.</p>	<p>Local communities encouraged to develop local guidelines and local character assessments for incorporation into neighbourhood plans</p> <p>Residents do not want cheap standard housing.</p>
<p>Local Plan Policy 25 - Amenity Development must;</p> <ul style="list-style-type: none"> · Provide privacy to occupants and neighbours; · Provide private open spaces or communal open spaces appropriate to needs of occupants; · Buildings and associated open areas required adequate levels of daylight and sunlight; · Where external lighting proposed, minimum necessary to achieve purpose; · In case of development that would generate unpleasant emissions, amenity of locality is not adversely affected; · In case of development resulting in regular human occupation close to unpleasant emissions, impact reduced to acceptable degree 	<p>Does not want us to fall into same position as Shaftesbury in terms of developments lacking in services and amenities.</p> <p>Need amenities and shops with new developments.</p>

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 26 - Gypsy and Traveller Sites - link with LPP 10 Permanent caravan sites, transit caravan sites and emergency stopping places for Gypsies, Travellers and Travelling Showpeople will be permitted provided that:</p> <ul style="list-style-type: none"> · the occupation of the site is restricted to Gypsies, Travellers or Travelling Showpeople; · there is a demonstrable need for the site in North Dorset and there are no existing suitable sites elsewhere in the District that could meet the needs of the intended occupants; · the site is located within, on the outskirts of, or within a reasonable distance of, a settlement that offers local services and community facilities; and · there is safe access to the highway network and adequate space. 	
<p>Local Plan Policy 27 - Retention of Community Facilities - link with LPP 14 · Development involving loss or commercial facility if no longer viable or cannot be made viable and no longer practical or desirable to use the facility and it is not likely to be of any use to the local community.</p>	<p>Identify 'Community Facilities' in: Blandford Forum Blandford St Mary Bryanston</p>

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 28 - Existing Dwellings in the Countryside Replacement Dwellings in the Countryside</p> <p>The replacement of an existing dwelling in the countryside will be permitted provided that:</p> <ul style="list-style-type: none"> · the existing dwelling is permanent, has not become derelict and is not the result of a temporary permission; · the existing dwelling will be replaced by a single new dwelling; · the replacement dwelling is located on the footprint of the existing dwelling unless the relocation of the dwelling within the existing residential curtilage will bring about a significant environmental benefit; · there is no extension of the existing residential curtilage; · the replacement dwelling is of a size and design that is no more visually intrusive in the landscape than the existing dwelling; and <ul style="list-style-type: none"> · the replacement dwelling is of a size and design that respects the character and appearance of the existing residential curtilage, its immediate setting and its wider surroundings. <p>Alteration or Extension of Existing Dwellings in the Countryside</p> <ul style="list-style-type: none"> · The alteration or extension of an existing dwelling in the countryside will be permitted provided that: the dwelling to be altered or extended is permanent, has not become derelict and is not the result of a temporary permission; · the alteration or extension would not create an additional separate dwelling (or dwellings), or be capable of severance to form an additional separate dwelling (or dwellings); · the alteration or extension would not require an extension of the existing residential curtilage; · the dwelling as altered or extended would be of a size and design that is no more visually intrusive in the landscape than the existing dwelling; and k) the extension or alteration would be of a size that is subservient in scale to the existing dwelling and designed to be in character with the existing dwelling. <p>Ancillary domestic buildings within Residential Curtilages in the Countryside Permitted providing it meetsd certain criteria.</p>	

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 29 - Reuse of existing buildings in the countryside The re-use of an existing building in the countryside will be permitted provided that:</p> <p>Building Characteristics</p> <ul style="list-style-type: none"> · the existing building is permanent, has not become derelict and is not the result of a temporary permission; and · the existing building is not in an isolated location, unless the purpose of the re-use is to support an existing rural business in that particular isolated location; and · the existing building is of sound construction and is of a bulk and general design that are in keeping with its surroundings; and · the proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlements. <p>Proposed Uses</p> <ul style="list-style-type: none"> · the proposed re-use is for economic development or community purposes including: business use; storage; a small-scale tourist attraction; holiday accommodation; a non-residential use in association with a caravan and/or camping site; community activities; or recreational use (including equine-related recreational use); or · the proposed re-use is for residential purposes only where there is an essential need for a worker to have a dwelling in a countryside location; and · The loss of the existing use would not give rise to future need for another building to fulfil the function of the building being re-used. <p>Sets out assessment criteria.</p>	
<p>Local Plan Policy 30 - Existing employment sites in the countryside Within existing employment sites in the countryside, the extension of an existing building, the construction of a new building, or the re-development of buildings or the site as a whole will be permitted provided that:</p> <p>a) the existing development and use is lawful;</p> <p>b) the extent of the site in lawful employment use (including ancillary uses) is not increased;</p> <p>c) the development would not include or give rise to ancillary uses within the site, such as open storage, that would be visually intrusive, or would not give rise to ancillary uses that could not be accommodated within the site;</p> <p>d) the development is of a size and design that is no more visually intrusive in the landscape than the existing development and respects the immediate setting of the site and its wider surroundings;</p> <p>e) in the case of an extension to an existing building or a new building, it is of a size that is not disproportionate to the existing building (or buildings). Any extension should be designed to be in character with the existing building (or buildings) and any new building should not detract from the character of the existing building (or buildings); and</p> <p>f) where redevelopment is proposed, a specific need for the scheme has been identified, the scheme deals comprehensively with the site as a whole.</p>	

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Local Plan Policy 31 - Tourist Accommodation · Proposals and extensions for caravan & camping sites and chalets permitted if it meets certain criteria.</p>	
<p>Local Plan Policy 32 - Equine related developments in the countryside Equine-related developments in the countryside will be permitted provided that it meets general , private recreation and leisure uses, commercial recreation, leisure, training or breeding uses, and ancillary development criteria.</p>	
<p>Local Plan Policy 33 - Occupational dwellings in the Countryside - NEW Will only be permitted providing criteria is met.</p>	
<p>Appendix C—Standards and Guidance for Parking Provision - link with LPP 23 · Parking for developments of 5 dwellings or less: 1 bedroom=1, 2 bedroom=1 or 2, 3 bedroom=2, 4 bedroom=2 or 3. Minimum of 1 unallocated space also required. Garages (6m x 3m) count as parking space, however research shows often not used as such so extra unallocated 0.5 car parking space to be provided.</p> <p>· Parking for developments of more than 5 dwellings: Calculation used e.g. 54 dwellings, 3 x 1 bed flats, 15 x 2 bed flats, 2 x 1 bed houses, 20 x 2 bed houses, 12 x 3 bed houses, 2 x 4 or more bed houses = 36 spaces as a minimum required + 8 visitor spaces.</p> <p>· Non-residential parking, figure A3 published for this</p> <p>· Parking for disabled: up to 200 spaces: Employees and visitors=1 for each disabled employee plus 2 spaces or 5% of total capacity whichever is greater. Shopping, recreation and leisure=3 spaces or 6% of total capacity whichever is greater. Over 200 spaces: Employees and visitors=6 spaces plus 2% of total capacity. Shopping, recreation and leisure=4 spaces plus 4% of total capacity. Minimum standards.</p> <p>· Cycle Parking encouraged and should be increased on developments.</p> <p>· Residential cycle parking provided as per Code for Sustainable Homes.</p> <p>· Non-residential cycle parking=1 cycle parking space for every 5 car parking space minimum 1.</p> <p>· Motorcycle parking demand rising, Traffic advisory letter provides guidance. Residential motorcycle parking=could use car parking spaces, but must provide designated if needed. Non-residential motorcycle parking preferable in town centre developments and leisure or other facilities.</p>	<p>Identify parking standards required in each parish for new developments.</p>

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Retained policies from the North Dorset District Plan 2003-2011 Opportunities specifically listed for neighbourhood plans NDDC will review these policies in Part 2 of the Local Plan or it can be dealt with in a neighbourhood plan:</p>	
1.7 Settlement Boundaries	Development will only be approved within Settlement Boundaries if the proposal satisfies the Standard Assessment Criteria Policy.
1.9 IOWA's within settlements	Designated Important Open or Wooded Areas will be protected from development.
1.12 River Valleys	Development will not be permitted within the River Valley areas defined on the Proposals Maps where; (i) the water quality of the river would be adversely affected by effluent pollution from the development. (ii) the wildlife and their habitats, the vegetation and the landscape of the river valleys would be adversely affected by the development.
3.16 New retail outlets in town centres	Within primary shopping frontage areas, development of additional retail uses (A1) will be permitted. Development of financial and professional services (A2) and food and drink uses (A3) will be permitted within secondary frontage areas subject to criteria in Policy 3.17.
3.17 Change of use in retail areas	The retailing function of shopping centres will be protected by resisting the loss of A1 premises within the primary shopping frontage area. The change of use of retailing units within primary shopping frontage areas to financial/professional and food and drink uses will only be permitted where one or more of the following applies; (i) the vitality and viability of the area is not prejudiced; (ii) change of use does not result in an unacceptable concentration of similar uses. (e.g.) at least 1 adjoining unit should be in retail (A1) use; (iii) the existing shop frontage is retained. Applications for change of use to professional or food and drink uses in the secondary shopping frontage areas will be permitted. Change of use to other uses may be permitted where the property is on the periphery of the area with minimal pedestrian flows and providing that the existing shop front and fascia are retained where commercial redevelopment occurs.
4.3 New Community Buildings, Village Halls and Libraries (West Street site and Bryanston Village Hall)	Land is reserved at West Street, Blandford for a library. Land is reserved for community buildings (or expansion of existing) on the following sites; (i) Shaftesbury Lane, Blandford (Site F) Neighbourhood Hall; (iii) Rear of Pigeon Close, Blandford St Mary Neighbourhood Hall; In the above settlements (and the relevant catchment area for (iv)) in order to make proposals acceptable in land-use planning terms, appropriate provision may be sought for these facilities which are directly related to and necessary for the development to proceed, having regard to the type, location, scale and impact of the development proposed.
4.5 Provision of Outdoor Sports Pitches and other Recreational Open Space	Provision of outdoor sports pitches and other recreational open space will be assessed against the National Playing Fields Association Standard of 1.6-1.8ha (4.0-4.5 acres) per 1000 population for youth and adult use. Sites at the following locations are reserved for outdoor sports pitches and other recreational use; (i) Blandford, for provision to the north-east of the bypass (R/2/1); In the above settlements and their relevant catchment areas, in order to make residential development acceptable in land-use planning terms, appropriate provision may be sought for outdoor sport facilities when it is directly related to and necessary for the development to proceed, having regard to the type, location, scale and impact of the development proposed.

**BLANDFORD +
POSSIBILITIES AND OPPORTUNITIES IN THE NEIGHBOURHOOD PLAN**

LOCAL PLAN POLICIES	NEIGHBOURHOOD PLAN SUGGESTED ROUTE
<p>Retained policies from the North Dorset District Plan 2003-2011 Opportunities specifically listed for neighbourhood plans NDDC will review these policies in Part 2 of the Local Plan or it can be dealt with in a neighbourhood plan:</p>	
<p>4.11 The Use of Redundant Railway Lines</p>	<p>The Local Authority will explore opportunities for the re-use of the Somerset and Dorset disused railway line for utility and recreational purposes, where it is not required for other transport purposes. Proposals which would prejudice the provision of a recreational route on redundant lines will not be permitted unless an alternative route over a short distance is provided as part of the proposals for the land.</p>
<p>5.27 A350 Blandford Bypass/Milldown Road</p>	<p>A realignment of the A350 Blandford by-pass/ Milldown Road junction will be carried out through the provision of a roundabout.</p>
<p>BL6 Land North of the Bypass</p>	<p>Land north of the bypass will be developed for recreational use subject to: (i) vehicular access being from Sunrise Business Park. (ii) pedestrian, cyclists and disabled access being provided by a bridge over the bypass.</p>
<p>BL7 Crown Meadows and Milldown</p>	<p>The Crown Meadows and land north of the Milldown should remain as open countryside and protected from encroaching development which would jeopardize their use as informal recreational areas.</p>
<p>BL9 and BL10 Cycling Schemes</p>	<p>A cycletrack will be provided as part of the A350/C13 Higher Blandford Road Improvement, between the A350/C13 roundabout and the entrance to the Sunrise Business Park. This will include a crossing facility at the A350/C13 roundabout to allow for cycle movements between Shaftesbury Lane and Sunrise Business Park. Cycle lanes are proposed along Shaftesbury Lane between its junction with Salisbury Road and the A350 Blandford By-pass.</p>
<p>BL16 Minor highway improvements at Blandford Heights Industrial Estate</p>	<p>A corridor will be reserved across the Town Council's allotment gardens, as shown on the Proposals Map, between the Clump Farm and Blandford Heights Industrial Estates, for the construction of a new road.</p>