



PERSIMMON

PERSIMMON HOMES SOUTH COAST

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RECEIVED

29 OCT 2015

BLANDFORD FORUM TOWN COUNCIL

Our Ref: PB/SAH
Your Ref: B+Draftplan 2015

Date: 28 October 2015

FOA Sara Loch
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Dear Madam

BLANDFORD + DRAFT PLAN CONSULTATION

Please find attached comments on the Blandford + Draft Plan. I have limited my response to Question 1 as this goes to the heart of the matter in that the Draft Plan does not accord with the submitted North Dorset Local Plan Part 1.

Yours faithfully

For and on behalf of Persimmon Homes South Coast

Paul Bedford
Senior Land & Planning Manager

Enc

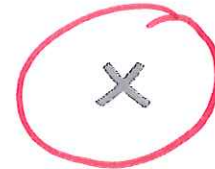
Comment slip for the Blandford + Draft Plan Consultation

To be read in conjunction with the Blandford + Draft Plan, copies available in the the Library, Town Clerk's Office, North Dorset District Council reception, the Hall & Woodhouse shop and Bryanston Estate Club and online at www.blandfordplus.org.uk

Please note that most of the questions seek yes/no answers, but you can provide further comments at the end of this slip.

Please circle for yes or for no.

Q1. Do you agree that the Plan should focus future growth on the northern and eastern edges of Blandford Forum and on the Town Centre?



Q2. Do you agree the proposed mix of uses for this site?
Will the policy ensure that the scheme will be acceptable, especially in terms of its effect on the adjoining AONB and on the local roads?



Q3. Do you agree the proposed mix of uses for this site?
Will the policy ensure that the scheme will be acceptable, especially in terms of its effect on the adjoining AONB and on the local roads?



Q4. Do you agree with this proposal for a smaller food store than the ASDA scheme to serve the local needs of the northern part of Blandford Forum with more land safeguarded for business uses?



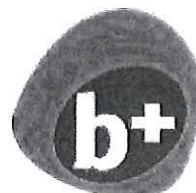
Q5. Do you agree that when the District Council Offices close, the site should be redeveloped for housing but with a childcare facility retained?



Q6. Do you agree that this land on the edge of the Town Centre should be redeveloped for uses that attract more visitors to the town and Trailway?
Has the policy identified the key principles to secure a successful scheme?



Q7 Do you agree this prominent vacant site at the southern gateway to the Town Centre should be redeveloped to provide a new ground floor retail area or community use with flats above?



blandfordplus

Q8 Do you agree with our definition of the Town Centre Area?



Do you agree with our redefined primary and secondary shopping frontages?



If not, why not?

Although the policy does not include proposals, do you have a view on how to improve the traffic flow within the town centre

Q9 Do you support our proposals for a 'green network' to serve Blandford and the surrounding parishes?



Q10 Do you support the provisional list of proposed designations?



If there are other areas you feel should be designated as Local Green Space we would be pleased to hear of these?

**Q11. Does the policy identify all the important characteristics of Blandford Forum town which should be preserved and protected?
If not, what is missing?**



**Q12. Does the policy identify all the important characteristics of the village?
If not, what is missing?**



**Q13. Does the policy identify all the important characteristics of the village?
If not, what is missing?**



Q14. Do you support the protection of visitor accommodation and the proposals to allow a change of use from residential to bed and breakfast accommodation?



Q15. Do you agree that the community facilities listed should be protected?



**Are there any facilities missing from the list?
Is it right for the policy to encourage the improvement or extension of an existing facility for it to remain viable?**



Any other comments

See Separate Sheet.

BLANDFORD + DRAFT PLAN CONSULTATION

**SUBMISSION BY PAUL BEDFORD ON BEHALF OF
PERSIMMON HOMES SOUTH COAST**

Q1. The draft Neighbourhood Plan is clearly not in accordance with the submitted North Dorset Local Plan Part 1. As pointed out in the document this is one of four basic tests which the draft clearly fails.

It does appear a total waste of money to bring this plan out now when the Local Plan is near to conclusion.

I repeat the draft Plan is not in accordance with the submitted Plan.

The Local Plan allocates land at Dorchester Hill. This allocation has been present throughout all of the rounds of public consultation on the Plan. This land is subject to an application for 79 dwellings. Importantly the application does not include all the land shown in the Strategic Housing Land Availability Assessment. The site is sustainable, fits well in the landscape and is capable of early delivery providing 65 much needed homes including 26 affordable dwellings.

This is clearly not a site of strategic significance and could and should be part of what ever final growth strategy is accepted for Blandford.

The Neighbourhood Plan should show the settlement boundary around the allocated site at Dorchester Hill.