



Gladman Developments Ltd

North Dorset Local Plan Part 1 Examination

Issue 7 – Blandford (Policy 16)

7.1. Is there any evidence that the proposed residential development sites at Blandford Forum, including the development of land to the south-east and west of Blandford St Mary, is not available, sustainable or deliverable? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

7.1.1 Gladman support the identification of Blandford as one of North Dorset's four main settlements. Acting as the main service centre for the southern part of the district, the town benefits from a good range of services and facilities, employment opportunities and public transport services. The town represents an appropriate and sustainable locations to provide further development in the district.

7.1.2 Gladman particularly welcome the identification of land to the south east of Blandford St Mary as an appropriate location for housing. To recognise the full potential of this area and meet the authority's objectively assessed housing needs over an extended Plan period, we submit that further housing growth should be directed to this location, commensurate with an area that extends to Ward's Drove, which would provide a logical and defensible boundary to development.

7.1.3 Gladman submit that there are no significant constraints, infrastructure, land ownership or viability issues that would preclude an acceptable and deliverable development from coming forward in this location within the Plan period. Suitable highway's access could be achieved, whilst on site conditions and features could be appropriately investigated and integrated into a proposal.

7.2. Can development at Blandford St Mary be satisfactorily assimilated into the existing settlement and the wider setting, including the AONB?

7.2.1 Gladman submit that land to the south east of Blandford St Mary, north of Ward's Drove, could be successfully developed to provide a proposal that is well related to its surroundings and the existing form of the settlement. The development of the site would seek to provide a high quality scheme that responds to on site features, the local landscape and character of its setting, with pedestrian and cycle routes provided into the town and its facilities. A proposal could be designed and developed to avoid any potential impacts on the setting of the Cranbourne Chase and West Wiltshire Downs AONB.

7.4. Can it be demonstrated that the proposed development in Blandford Forum and Blandford St Mary would not have a significant adverse effect on highway safety or on the ability of other infrastructure to satisfactorily accommodate the growth?

7.4.1 There are no anticipated infrastructure, highway or utility issues that would preclude further development from coming forward to the south east of Blandford St Mary, north of Ward's Drove. The Council's Infrastructure Delivery Plan indicates that there are no significant infrastructure constraints to development in Blandford St Forum and Blandford St Mary that could not be addressed through appropriate planning conditions or obligations.

7.5. Are all the infrastructure requirements listed in policy 16 justified and deliverable?

7.5.1 Whilst recognising the ambition to deliver some the infrastructure items listed in Policy 16, we question whether they are all directly related to provision of further development in the town. Some of the requirements could be incorporated into and delivered through development proposals, such enhancements of walking and cycling links and the improvement of and extension of the North Dorset Trailway. It is important to recognise that developer contributions can only be sought where these would meet the three tests outlined in the 2010 CIL Regulations.

