

BLANDFORD + NEIGHBOURHOOD PLAN

2011 - 2033

BASIC CONDITIONS STATEMENT

Published by Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended)

January 2019

1.INTRODUCTION

1.1 This statement has been prepared by Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council ("the Councils") to accompany its submission of the Blandford + Neighbourhood Plan 2011 – 2033 ("the Neighbourhood Plan 2033") to the local planning authority, North Dorset District Council ("the District Council"), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan 2033 has been prepared by Blandford Forum Town Council (as the designated lead qualifying body on behalf of the Councils) for the Neighbourhood Area covering the whole of the Town and Parish Council areas, as designated by the District Council on 17 February 2014 (see Plan A overleaf).

1.3 The decision to proceed with the Neighbourhood Plan 2033 was made by the Councils in May 2018, with the agreement of the District Council to proceed on the basis of a shared strategy. The key driver of that decision was the desire to address infrastructure issues in the northern part of the town, mainly the need for a new primary school.

1.4 The plan period of the Neighbourhood Plan is from 1 April 2011 to 31 March 2033, which corresponds with the end of the plan period of the emerging Local Plan. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area, and not to any other area. They do not relate to 'excluded development', as defined by S61A of the Town & Country Planning Act 1990.

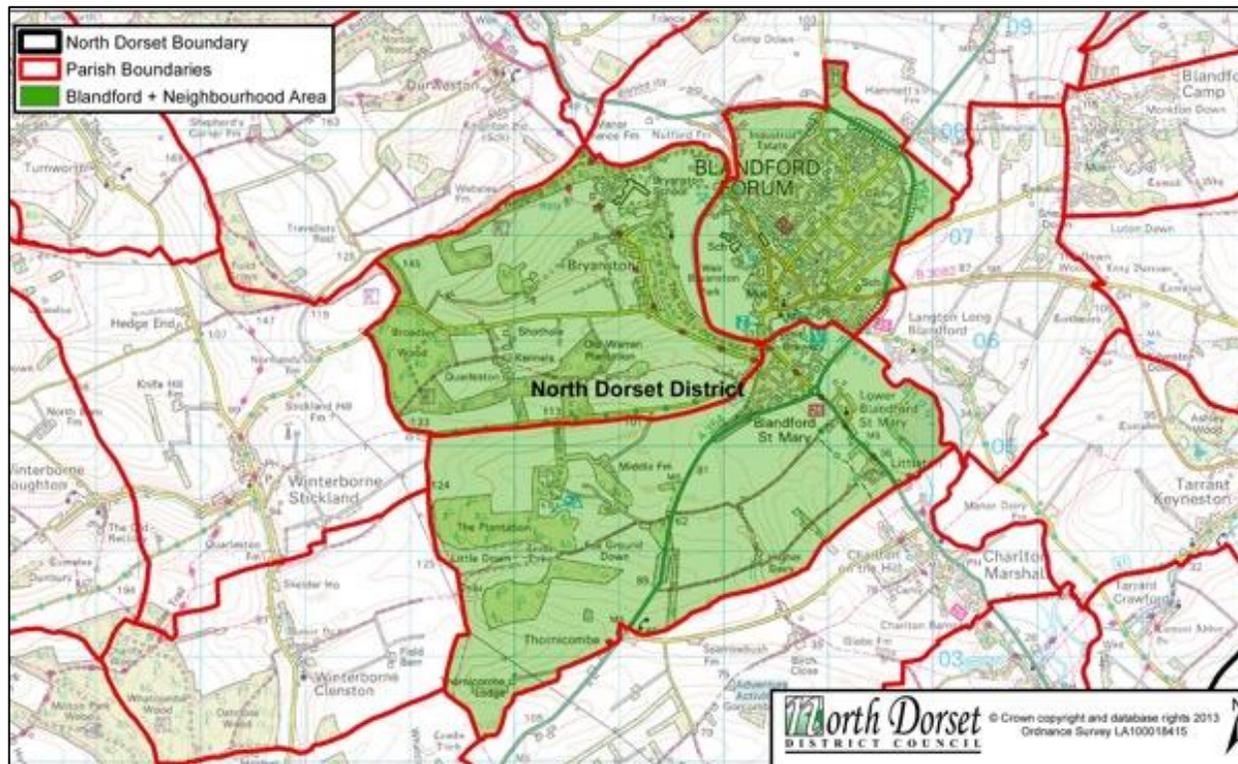
1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations

1.6 The Councils have prepared the Neighbourhood Plan for submission in accordance with the 1990 Act (as amended by the Localism Act 2011) and the Regulations in terms of the process it has followed, and of the submission documentation, which comprises a copy of the Neighbourhood Plan (including the Policies Maps and Insets), this Basic Conditions Statement, a

Consultation Statement, a Sustainability Appraisal Report (incorporating a Strategic Environmental Assessment) and a Habitats Regulations Assessment Screening Report.

1.7 Additional reports have been prepared for the evidence base – most notably the Site Assessment Background Paper which demonstrates how four tests, agreed with the District Council as part of the shared strategy, have been met. The Councils consider that the policies of the Neighbourhood Plan 2033 meet the basic conditions as required by paragraph 8 of Schedule 4B of the 1990 Act and approved the submission of the Plan in January 2019. Its explanation is set out in this Statement, by taking each of those conditions in turn.



Plan A: Designated Blandford + Neighbourhood Area

2.CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 The Neighbourhood Plan has been prepared with full regard to national policies set out in the National Planning Policy Framework (NPPF 2018) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The Neighbourhood Plan will be submitted after 24 January 2019 and will be examined under the 2018 Framework. In overall terms, there are six NPPF 2018 paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Paragraph 11

2.2 Neighbourhood Plans should apply a presumption in favour of sustainable development (Paragraph 11a). The Neighbourhood Plan has been positively prepared to address the identified development needs of the Neighbourhood Area. The Councils and the District Council have worked closely on the preparation of the plan and to seek opportunities to deliver these needs. They have agreed that the most effective and flexible approach to respond to the rapidly changing planning circumstances in the neighbourhood area, is to deliver these needs as part of a shared strategy but through the Neighbourhood Plan. This mechanism is considered appropriate as the Neighbourhood Plan will come forward more quickly than the Local Plan Review. Paragraph 11b is not considered relevant to neighbourhood planmaking as it applies only to strategic or local plans.

Paragraph 13 and 23

2.3 Neighbourhood Plans should support the delivery of strategic policies or spatial development strategies and shape and direct development outside of these strategic policies. Strategic policies are required to plan for and allocate sufficient sites to deliver the strategic priorities of the area, however these priorities can also be delivered through non-strategic policies. Paragraph 23 provides flexibility to Local Planning Authorities to decide how best to deliver these priorities, and in Blandford's case, it has been agreed that the Neighbourhood Plan is an appropriate mechanism. The District Council does not envisage making fundamental changes to its spatial strategy for Blandford through the Local Plan Review (LPR). The LPR proposes to roll forward the Local Plan to 2033. NDDC has reiterated the priority for Blandford is to maintain its role as a main service centre in the south of the District and a continued focus for growth.

Paragraph 28 to 30

2.4 The Councils believe the Neighbourhood Plan is planning positively to support the evidenced needs for Blandford by allocating land to meet these needs in addition to the policies of the North Dorset Local Plan Part 1 2011 – 2031 ("the NDLP1"). The NDLP1 established "a strategic policy framework in advance of specific sites being allocated". The priority for the neighbourhood area is

to match housing and employment growth with the provision of supporting infrastructure - the aim being to increase self-containment to achieve sustainable development.

2.5 Paragraph 8.12 of the NDLP1 establishes the following planning strategy For Blandford:

“The strategy for the town will see the building out of sites already allocated for development or with planning permission in the early part of the plan period, with additional greenfield sites beyond the bypass being brought forward after that date. New development will be supported by the necessary grey, social and green infrastructure, both to meet the overall needs of the town and the more local needs associated with each new development area.”

2.6 Although the emerging Local Plan is still in its early stages of preparation, the District Council have confirmed there are issues in making further large scale allocations elsewhere in the district to correct the current loss of five year housing land supply. The District Council are also mindful that given the need for new primary school places in Blandford is now critical, that the Neighbourhood Plan was the appropriate mechanism to address the requirement for a new school given the Plan could be prepared in a shorter timeframe than the emerging Local Plan. It was agreed that the neighbourhood plan would pick up on the initial work undertaken by NDDC and set out in Local Plan Review 'Issues and Options' Document and Sustainability Appraisal.

2.7 The Plan therefore represents a vision, objectives and policies for the Neighbourhood Area to take forward the Issues and Options work and reflects the desire of the majority of the local community to support the kind of places that the town and two adjoining villages should remain, and how they should change for the better in coming years. The Plan strikes a balance between the major environmental constraints of the town and the community's desire to steer development of the right type to the right locations, principally by providing a primary school and enabling housing in the northern part of the town where it is most needed,

Paragraph 66

2.8 The District Council has provided the Councils' with an outline of the 'reasoning and evidence' underpinning the requirement for additional housing, employment and social infrastructure for the neighbourhood area, to ensure the continuation of the sustainable development strategy for Blandford.

2.9 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF 2018. The paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

| Table A: Neighbourhood Plan & NPPF Conformity Summary | | |
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| No. | Policy Title | Commentary |
| B1 | Blandford Forum and Blandford St Mary Settlement Boundaries | The policy defines the specific areas for directing future development proposals in the Neighbourhood Area to the Blandford Forum and Blandford St Mary settlement boundaries from those elsewhere in accordance with the spatial strategy for the District. It directs growth to Blandford (Forum and St Mary) as one of the main service centres in the District and a focus for growth. It also acknowledges the importance of the natural (§170) and historic (§184) environment and seeks to balance their protection and enhancement with supporting an effective planning policy framework. |
| B2 | Land North and East of Blandford Forum | <p>The policy allocates land for major development, partly in an Area of Outstanding Natural Beauty (AONB), under exceptional circumstances, as it can be demonstrated that the development is in the public interest (§172). The Site Selection Background Paper sets out in detail, how the Plan has met these tests. In terms of this policy, these tests apply to the land that is located within the AONB, the land to the north of Blandford Forum, and is proposed to contain a mix of uses that include a new primary school, allotments (relocated from their current position also in the AONB), a community hub and some enabling housing. The release of the land for the mix of these uses, relies on the allocation for additional housing to the north-east of Blandford Forum. The ownership of the land to the north-east of Blandford Forum extends into the adjoining parish and the policy therefore ensures that the land for infrastructure is reliant upon land within the approved Neighbourhood Area only.</p> <p><u>§172 a)</u></p> <p>The need for primary school places in Blandford is now critical. The Local Education Authority has confirmed that the growth committed in the NDLP1 requires a new 1FE of capacity and that the updated evidence base for the emerging Local Plan Review indicates that a further 1FE of capacity will need to be planned for to accommodate growth that is expected to be delivered in the town, either through the Neighbourhood Plan or the Local Plan Review, or both. It has also confirmed that this need exists in the northern part of the town with the existing schools in the south able to accommodate growth to the south if further provision is made in the northern part of the town. The provision of sufficient school places is a national consideration and the government expects plans to give great weight to the need to create schools (§94). Given that the Local Education Authority has confirmed that the delivery of a new primary school in</p> |

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| | | <p>Blandford Forum is critical to their ability to fulfil their statutory obligation of providing school places, the plan must give great weight to the need for a primary school in the northern part of the town.</p> <p>The need to relocate the allotments on the site has arisen simply to provide the ability for effective master planning to take place on the site to allow for measures to be implemented to moderate the effect of development on the landscape.</p> <p>The need for a community hub includes the provision of a new health and wellbeing facility, a community centre and convenience shop to serve the locality. The need for expanded health facilities in Blandford is recognised in the NDLP1, and subsequent meetings with the local GP surgeries and the Dorset CCG confirms that this remains the case. The emerging strategy to accommodate this need is to upgrade the existing GP services in the town and seek the provision of satellite facilities to deliver services that do not require a specific GP setting, thereby freeing up space in the GP surgeries to meet additional needs.</p> <p>The need for the housing element of that part of the scheme that is located in the AONB is simply to enable the release of the land for the provision of infrastructure in the northern part of the town, however the need to plan for homes is also a national consideration (§59).</p> <p>The adverse impact to the local economy of limiting growth in its entirety for the town due to these environmental constraints, would lead to economic stagnation. The economic and social benefits associated with the allocation include construction employment, new jobs being created at the school and the community hub, the formation of a gateway to the town, widening the connection with the Green Infrastructure Network and strengthening the role of the town as a main service centre in the south of the District.</p> <p><u>§172 b)</u></p> <p>Blandford is completely enclosed by AONBs and there is therefore very limited scope for meeting Blandford's needs unless land within the AONBs are considered. The cost of locating the school outside of the AONB includes the additional car movements that will be generated of 150-300 children travelling to a different location to that where the most acute need has been identified. There is also no scope to do so as there is no land available outside of the AONB to accommodate a new primary school.</p> |
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| | | <p><u>§172 c)</u></p> <p>The policy acknowledges that the allocation of a mix of uses on land within the AONB will have an impact on the landscape, however it requires the design of the scheme to comprise measures to satisfactorily mitigate any adverse impacts on the environment, landscape and recreational opportunities. The development of land within the AONB, including the residential development at Badbury Heights, the employment development at Glenmore Industrial Estate and Sunrise Business Park, retail development of Lidl, and the proposed allocation of a new Waste Management Centre in the AONB, all demonstrate that the impact of development in the AONB in the vicinity, immediate and separated by the bypass, can be moderated.</p> <p>The part of the allocation that lies within the AONB has therefore been made in exceptional circumstances and in the public interest in accordance with §172.</p> <p>The enabling housing development, on land to the north-east of Blandford Forum, lies outside the AONB but within its setting. The housing is necessary to release the adjoining land to deliver the social infrastructure. Although the main policy intent is not in providing new homes, there is no doubt that the policy requirement of the residential scheme to comprise approximately 400 dwellings, largely located on land to the north east of Blandford Forum, will contribute to the housing requirement figure for the whole area taking into account the updated evidence base (§65). An indicative figure of approximately 400 homes has been provided by the local planning authority, and this has been demonstrated to take into account the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority (§66).</p> <p>The mix of housing required on the site is supported by existing evidence that demonstrate there is a need for affordable housing and self-build and custom homes (§61) and the policy requires proposals that will enable and support healthy lifestyles through criteria that encourage and enable sustainable transport options (§91, §102)), requires the provision of community facilities and integration with the existing community (§92), and existing open space, sports and recreational buildings (§97). Criteria also include measures to reduce greenhouse gas emissions (§150b), include a flood risk assessment and sustainable drainage systems (§163, §165), moderating the impact on the AONB and heritage assets (§172, §184), and deliver a net gain in biodiversity (§174).</p> |
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| B3 | Employment | <p>The policy encourages the regeneration of existing employment land to seek a more sustainable and higher wage local economy on the existing employment site of Blandford Heights (§82) where there is a large proportion of under-utilised land and buildings (§118).</p> <p>The policy also seeks to protect land that has been identified for employment purposes in the adopted Local Plan and safeguards this land for future employment uses to meet anticipated needs over the plan period (§81). The land lies within the AONB, although it is a vacant piece of land adjacent to Glenmore Industrial Estate and retail store, Lidl, both of which also lies within the AONB, along with the major housing development of Badbury Heights. It therefore no longer makes any effective contribution to the essential character of the AONB and on this basis it is not considered that the §172 tests apply; however, the policy requires development to satisfactorily mitigate any adverse impact on the AONB (§170). The AONB Partnership confirmed in its Regulation 14 response that it has been able to negotiate acceptable mitigation measures with the landowners for proposals that are currently being prepared.</p> <p>Finally, the policy supports additional employment land at Sunrise Business Park. The site lies adjacent to the existing Sunrise Business Park in the AONB and would effectively operate as an extension to the existing employment site, encouraging sustainable economic growth (§81). The site is currently proposed for the allocation of a new waste management facility which is 'excluded development' for the purposes of neighbourhood planning, however the facility is unlikely to use the site in its entirety and the policy therefore seeks to support the use of the remainder of that land to deliver economic opportunity. The principle for development within this area has already been established by the existing Sunrise Business Park and the siting of the new waste management facility, however there are exceptional circumstances in this case:</p> <p><u>§172a)</u> The Local Plan Review employment evidence has clearly indicated the deficit in employment land in Blandford. The need to build a strong, competitive economy is a national consideration and the government expects significant weight to be placed on the need to support economic growth. The adverse impact to the local economy of limiting growth in its entirety for the town due to its environmental constraints, would lead to economic stagnation. The economic benefits associated with the site include matching economic growth with housing growth, thereby reducing the need to travel elsewhere, construction employment, new jobs being created and strengthening the role of the town as a main service centre in the south of the District.</p> |
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| | | <p><u>§172b)</u> Blandford is completely enclosed by AONBs and there is therefore very limited scope for meeting Blandford's employment needs unless land within the AONBs are considered as well as supporting the intensification of the use of existing employment land, although the latter will not be enough on its own. There is no scope for sustainable economic growth elsewhere in the neighbourhood area that would not result in generating additional car movements.</p> <p><u>§172c)</u> The policy acknowledges that the allocation of land within the AONB will have an impact on the landscape, however it requires the design of the scheme to comprise measures to satisfactorily mitigate any adverse impacts. As mentioned above, the development of land within the AONB here, has already been established.</p> <p>The allocation of this land has therefore been made in exceptional circumstances and in the public interest in accordance with §172.</p> |
| B4 | Secondary Education | The policy supports the expansion of the Secondary School to enable a sufficient choice of school places is available as identified in the Local Education Authority's Statement (§94) and seeks for this to be accommodated carefully, in terms of its impact on the local highway network (§102), adjoining uses and the local character of the area (§127). |
| B5 | Community Facilities | The policy identifies the community facilities that are valued by the community and seeks to protect them from unnecessary loss (§92). |
| B6 | Blandford St Mary Community Hall | The policy identifies a new community facility that is required in Blandford St Mary to enhance the sustainability of this community and ensure an integrated approach with the existing community (§92). |
| B7 | Health Provision | The policy identifies the steps that are needed to address the identified local health and well-being needs (§91) by requiring new development to provide or improve health and wellbeing facilities and supports the delivery of the local strategy of the GP services in the town (§92) by encouraging proposals to expand existing GP surgeries and resisting the loss of existing GP surgeries. |
| B8 | Blandford Forum Town Centre | The policy reasserts the social and economic value and importance of the town centre by defining the extent of the town centre area and the Primary Shopping Area and setting out the types of uses that will be considered in these areas as part of a positive strategy to reshape the town centre (§85). |

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| B9 | Green Infrastructure Network | This policy defines a Green Infrastructure Network for the main settlement and seeks to protect, enhance and manage this Network of green infrastructure (§91) and biodiversity (§174). |
| B10 | Local Green Spaces | The policy identifies important green spaces (§99) to be protected from development (§101) by its designation as a Local Green Space (§100). |
| B11 | Managing Design in the Conservation Area: Blandford Forum | These policies require the design of all development proposals to reflect the local character and countryside of that area (§127) and especially of the landscape and historic land use qualities of the town and villages in respect of the Conservation Area (§185). The extent of each area is defined on the Policies Maps. |
| B12 | Managing Design in the Conservation Area: Blandford St Mary | |
| B13 | Managing Design in the Conservation Area: Bryanston | |
| B14 | The River Stour Meadows | |
| B15 | Tourism | |
| | | The policy encourages investment in tourism offer of the area, in terms of tourist attractions in the town centre and the supply of tourist accommodation inside the settlement boundaries or within the observed built-up area of Bryanston. This will enable the town to boost the economic value of tourism (§85). |

2.9 In overall terms, therefore, the Neighbourhood Plan has paid full regard to national policy as set out in the NPPF 2018. Where necessary, it has sought to assess and balance competing national policy objectives in ways which are considered to contribute to the achievement of sustainable development and in line with the expectations of the local community. Where a national policy objective has been outweighed by one or more others, then this decision has been a matter of planning judgement based on balancing competing issues.

3. CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

3.1 In July 2018, the District Council confirmed that a Strategic Environmental Assessment (SEA) was required for the Neighbourhood Plan under the EU Directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. However, the basic condition of 'contributing to the achievement of sustainable development' requires a broader scope of assessment to embrace social and economic, as well as environmental objectives.

3.2 The Submission Plan has therefore been subject to a Sustainability Appraisal (SA) which incorporates the requirements of the SEA Directive and this is published as a separate document. Section 2.2 of the SA/SEA Report describes the presumption in favour of sustainable development as a cornerstone of national planning policy, to which the neighbourhood plan must contribute to meet the 'basic conditions'.

3.3 The SA assessed reasonable alternatives for addressing the planning issues considered in the neighbourhood plan and highlights the potential environmental, social and economic effects associated with the spatial options and policies, evaluating the overall performance of each spatial option in terms of sustainability. This has helped to inform the decision as to which spatial option and policies will best contribute to sustainable development.

3.4 All spatial options have been assessed as having the potential for both positive and negative environmental, social and economic effects, and when taken as a whole, all options assess reasonably evenly - although in overall terms Option 1 assesses marginally better than others and is considered to form the basis of an appropriate strategy for the town. The SA acknowledges growth in any direction is likely to have effects on the character of one or other AONB, although the effects on heritage assets are greatly reduced in the north of the town.

3.5 The Councils are acutely aware of the importance of protecting designated landscapes but face the difficult decision of balancing such concerns with the need for the neighbourhood plan to contribute towards the achievement of sustainable development which has an economic, social and environmental objective¹ including evidence which supports the critical need for new educational provision in a part of Blandford with an acknowledged under provision and the requirement to plan for more homes and employment to meet evidenced needs. In order to achieve this and adhere to sustainable development principles it is inevitable that some areas in one or other AONB would be affected. This dilemma appears to reflect similar conclusions by the Inspector during the examination of the West Dorset, Weymouth and Portland Joint Local Plan.

¹ NPPF 2018 paragraph 8

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

4.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District, that is the few saved policies of the District-Wide Local Plan of 2003, the strategic policies of the North Dorset Local Plan Part 1 (NDLP1), and waste and mineral plans for Dorset. There are no matters in the adopted, or emerging, Minerals Plan which directly affects this Neighbourhood Plan 2033 in terms of determining its general conformity.

4.2 Blandford (Forum and St Mary) is defined as a main service centre in the District and the main focus for growth and Policy 16 sets out details specification for the area. Bryanston is identified as the Countryside and is subject to countryside policies.

4.2 The District Council is preparing a new Local Plan and is currently in its early stages, having completed an Issues and Options Consultation in 2017. The Dorset Area Shadow Authority currently makes key decisions needed locally to create a new council, which will start operating as such on 1 April 2019. This could have an impact on the timetable of the preparation of the emerging Local Plan and this contributed to the drive of the Neighbourhood Plan 2033. Although the emerging Local Plan will not be adopted prior to the examination of the Neighbourhood Plan 2033, the Planning Practice Guidance makes clear that, where necessary, the reasoning and evidence of emerging Local Plans should inform the evidence base of the Neighbourhood Plan.

4.3 As part of the preparation of the Neighbourhood Plan 2033 the Councils and the District Council agreed to a shared strategy to ensure that there would be no conformity issues. The emerging spatial strategy for the district retains Blandford as a focus for growth, in terms of housing, the economy, and associated infrastructure it was agreed that the Neighbourhood Plan 2033 should allocate land for:

- approximately 400 homes over and above commitments and Local Plan allocations;
- at least a 2FE primary school with space to expand to 3FE
- at least 2Ha of B1-B8 employment land;
- the delivery of the necessary highway and green infrastructure.

4.4 The Waste Authority is preparing a new Bournemouth, Dorset and Poole Waste Local Plan 2033. Whilst waste planning is 'excluded development' for neighbourhood planning, the emerging plan allocates land in the Neighbourhood Area for a new waste management facility.

4.5 An assessment of the general conformity of each policy, and its relationship with emerging strategic direction, where relevant, is contained in Table B below.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

| No. | Policy Title & Refs | Commentary |
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| B1 | Blandford Forum and Blandford St Mary Settlement Boundaries | The policy establishes the settlement boundaries for Blandford Forum and Blandford St Mary to distinguish the consideration of planning applications within the settlements from those outside the boundary. In doing so, it refines NDLP1 Policies 2 (Core Spatial Strategy) in updating the settlement boundaries, and 20 (The Countryside) which sets out the location principles for development outside defined settlement boundaries. |
| B2 | Land North and East of Blandford Forum | <p>While the location of the allocation in the policy is an 'exception' to national policy, it is in line with the core spatial strategy for the District, as per Policy 2 of the NDLP1. It will offer a good range of everyday facilities and will facilitate cycling, walking and the use of public transport as well as minimising the impacts of climate change overall through measure to reduce flood risk as per Policy 3 (Climate Change). The evidence to support the policy demonstrates that it is in the public interest to make this allocation, in line with Policy 4 (the Natural Environment) and the policy includes measures to mitigate the impact on the AONB.</p> <p>The policy delivers the strategic priorities of additional school places and new or expanded health services in Policy 14 (Social Infrastructure) and carries forward the sustainable development strategy set out in Policy 16 (Blandford) to bring forward additional greenfield sites beyond the bypass.</p> |
| B3 | Employment | The policy is in accordance with NDLP1 Policy 11 in contributing to the economic development of Blandford as a main town in the district and in retaining the Land off Shaftesbury Lane for employment uses as it is defined in the Local Plan as a key strategic employment site for the district. It also refines Policy 16 (Blandford) in seeking to retain existing employment sites. While the location of the allocation at Sunrise Business Park in the policy is an 'exception' to national policy, it is in line with Policy 2 and in the public interest to do so, in line with Policy 4. |
| B4 | Secondary Education | The policy is consistent with Policy 14 of the NDLP1 in supporting the delivery of sufficient school places, Policy 3 in facilitating cycling, walking and the use of public transport, and Policy 24 (Design) in seeking to reflect the character of the area in its design. |
| B5 | Community Facilities | The policy is consistent with Policies 14, 16 and 27 (Retention of Community Facilities) that promotes the protection and enhancement of such facilities and gives it local effect by |

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| | | specifically identifying the community facilities in the Neighbourhood Area. |
| B6 | Blandford St Mary Community Hall | The policy supports the delivery of a neighbourhood hall to serve Blandford St Mary in accordance with Policy 16. |
| B7 | Health Provision | The policy seeks to deliver the strategic priority in terms of health services in Policy 14 of the NDLP1 and the requirements of Policy 16. |
| B8 | Blandford Forum Town Centre | The policy is consistent with Policies 11, 12 and 16 which allows for neighbourhood plans to define the extent to which town centre strategies will apply. |
| B9 | Green Infrastructure Network | The policy complements and refines Policies 4, 15 (Green Infrastructure) and 16 which seek the creation of linkages between existing sites and integrations with new green infrastructure networks. |
| B10 | Local Green Spaces | The policy refines Policy 15 which seek to protect and enhance local green spaces, designated in a neighbourhood plan from inappropriate development. |
| B11 | Managing Design in the Conservation Area: Blandford Forum | These policies compliment and refine Policies 2, 5 (The Historic Environment) and 24 that allows for specific guidance on how development should be designed. |
| B12 | Managing Design in the Conservation Area: Blandford St Mary | |
| B13 | Managing Design in the Conservation Area: Bryanston | |
| B14 | The River Stour Meadows | |
| B15 | Tourism | |
| | | The policy compliments and refines Policy 11 that allows for tourism accommodation in Blandford and Policy 31 that allows for tourism accommodation in the countryside. |

5. COMPATABILITY WITH EU LEGISLATIONS

5.1 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

5.2 As outlined in Section 3, the requirements of the EU Directive on Strategic Environmental Assessment have been met. The Screening Opinion also screened for effects in relation to the European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2010 and concluded:

“Given the large scale of the development proposed, and in light of the comments made by Natural England, the District Council considers that an HRA of the Blandford + Neighbourhood Plan (Version 2) is required.”

5.3 A Habitats Regulations Assessment (January 2019) has been submitted alongside the Submission Plan which concludes that there would be no adverse effect on the integrity of the Dorset Heaths SAC (A35 and A349), Fontmell & Melbury Downs SAC (A350) and Rooksmoor SAC (A357).