

# **BLANDFORD + NEIGHBOURHOOD PLAN**

## **2015-2031**

### **CONSULTATION STATEMENT**



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

**June 2016**

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## 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Blandford + Neighbourhood Plan (B+NP). The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- i. Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
  - ii. Explain how they were consulted;
  - iii. Summarise the main issues and concerns raised by the persons consulted; and
  - iv. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

### Neighbourhood Area Designation

- 1.2 To ensure the most appropriate area was selected, after agreeing that a joint neighbourhood plan could better address the needs of the local area, it was considered important to include the whole parish focusing on the centres because each area is interlinked in terms of geographical area and the proximity to each other and the services each area provides. Although each area has their own separate identities, it was considered that the community is integrated as they share a central infrastructure system.
- 1.3 Therefore it was proposed that the plan would provide Blandford + with an opportunity to better address the communities' needs and infrastructure requirements as a collective whole rather than separate entities.
- 1.4 The District Council published the area application as required by regulations and no adverse comments that would not allow adoption was received. The area application was approved on 17<sup>th</sup> February 2014 (see Appendix 1).

## 2. The Consultation Process

### Dateline of Events

- ⇒ Monday 23<sup>rd</sup> April 2012 Blandford Forum Town Council agreed that it wants to develop a Neighbourhood Plan and that the Town Council would like to work with the surrounding parishes of Pimperne, Langton Long, Blandford St Mary and Bryanston.
- ⇒ Monday 30<sup>th</sup> April 2012 surrounding parishes invited to meeting with the Town Council and the DT11 Community Partnership to discuss the development of a Plan.

- ⇒ 25<sup>th</sup> May 2012 confirmation sent to North Dorset District Council (NDDC), the Local Planning Authority, that Blandford Forum Town Council will lead the preparation of a Neighbourhood Plan for Blandford Forum and surrounding villages. Blandford St Mary, Bryanston, and Pimperne Parish Councils confirmed. Langton Long Parish Meeting declined as they considered they have more of a rural landscape than that of the other surrounding parishes. NDDC's views sought. NDDC encouraged the proposed approach.
- ⇒ 21<sup>st</sup> June – 4<sup>th</sup> October 2012 The Steering Group met between these dates solely to discuss a joint response to the Draft Core Strategy consultation.
- ⇒ Summer of 2012 Bryanston village questionnaire drafted and circulated.
- ⇒ October 2012 Press release to public to encourage them to respond to the Draft Core Strategy Consultation.
- ⇒ 15<sup>th</sup> January 2013 Meeting with Bryanston Neighbourhood Plan Steering Group and Smiths Gore, Crown Estates. The purpose of the meeting was to consider possible development options on the West side of the Cliff following the considerable support for this investigation within the Neighbourhood Plan questionnaire circulated in the summer of 2012.
- ⇒ In April 2013 and May 2013 the Town and Parish Councils approved Blandford + area application as well as Terms of Reference. An application was submitted, but then placed on hold, as negotiations were taking place with Pimperne Parish Council to join Blandford + and include Pimperne parish in its area application.
- ⇒ 13<sup>th</sup> April 2013 promotional table at Community Expo.
- ⇒ June 2013 Meeting with NDDC to clarify support.
- ⇒ August 2013 Pimperne Parish Council informed Blandford + that they had rescinded their decision to join Blandford +.
- ⇒ August 2013 Forum Focus recruitment adverts.
- ⇒ 21<sup>st</sup> August 2013 the application to designate a Neighbourhood Area for Blandford + was taken off hold, but placed back on hold due to a request from Pimperne Parish Council.
- ⇒ 9<sup>th</sup> October 2013 Pimperne Parish Council formally withdrew their commitment to be involved in Blandford +.
- ⇒ November 2013 confirmation from the Town Council and Parish Councils received that the original area application submitted in June 2013 can be taken off hold.
- ⇒ 13<sup>th</sup> December 2013 Meeting to formulate response to Local Plan consultation.
- ⇒ 12<sup>th</sup> April 2014 promotional table at Community Expo.
- ⇒ 16<sup>th</sup> April 2014 Members of Blandford + attended Getting To Grips with Neighbourhood Planning held by Action For Market Towns
- ⇒ 26<sup>th</sup> April 2014 a public consultation day was held based on Blandford + analysis of the proposed Local Plan for the area to seek more members and comments regarding the proposed direction the plan is proposing.
- ⇒ 14<sup>th</sup> May 2014 Steering Group meetings
- ⇒ 28<sup>th</sup> July meetings with NDDC
- ⇒ August 2014 Skills Audit of Steering Group members
- ⇒ August 2014 agreed to employ consultant to assist with process

- ⇒ September 2014 consultation with Blandford estate agents
- ⇒ September 2014 views of Bryanston young people
- ⇒ 16<sup>th</sup> October 2014 Neighbourhood Planning MOT held
- ⇒ October 2014 Article in the local magazine
- ⇒ November 2014 Bryanston Neighbourhood Plan Steering Group held public event
- ⇒ December 2014 Memorandum of Understanding agreed
- ⇒ January 2015 Inception Meeting with rCOH Ltd
- ⇒ February 2015 Action Workshop
- ⇒ February 2015 Developers/Landowners invitations
- ⇒ February and March 2015 Public consultation events
- ⇒ March 2015 website up and running
- ⇒ Spring 2015 DAPTC Article
- ⇒ April 2015 Public consultation events
- ⇒ May 2015 Update flyer
- ⇒ July 2015 District and County member presentations
- ⇒ October 2015 Public consultation events for the Draft Plan
- ⇒ December 2015 Stakeholder meetings
- ⇒ February and March 2016 Pre-Submission Plan consultation
- ⇒ Throughout these periods regular updates have been provided at Town and Parish Council meetings and in each councils newsletter

## **Early consultation**

- 2.1 Blandford Forum Town Council decided to prepare a Neighbourhood Plan as it wanted to achieve what Thame Neighbourhood Plan achieved. In Thame the Town Council allocated sites for housing after the District Council allocated the number of housing required for the area. North Dorset District Council had put forward a number of sites that the local community had objected to and the Town Council considered that there were more suitable sites that could also address the infrastructure deficiencies created in the north of the town in the past.
- 2.2 Following Councillor informal discussions with their constituents it was agreed to prepare a Neighbourhood Plan (see Appendix 2), but to invite the parishes immediately adjacent to its boundary to consider forming a joint Neighbourhood Plan. Blandford St Mary, Bryanston, Langton Long and Pimperne (see Appendix 3), because it was considered that residents of these parishes would benefit from one neighbourhood plan, because the proposed housing for each parish in the Draft Core Strategy for the district had been allocated across boundary lines, and the infrastructure proposed in the Infrastructure Delivery Plan for the district would serve the area proposed as the neighbourhood area.

- 2.3 Blandford St Mary Parish Council agreed to prepare a joint Neighbourhood Plan because it agreed with the Town Council's approach (see Appendix 4).
- 2.4 Bryanston Parish Council agreed to prepare a joint Neighbourhood Plan because it agreed with the Town Council's approach (see Appendix 5). Bryanston Parish Council had already carried out public consultation within its parish by way of a questionnaire (see Appendix 6).
- 2.5 Pimperne Parish Council initially agreed to form a joint Neighbourhood Plan, however withdrew its intention after working with the group to respond to the Draft Core Strategy of the Local Planning Authority.
- 2.6 Langton Long Parish Meeting considered the matter, however was satisfied that the Local Plan provided the protection it sought after as a rural landscape.
- 2.7 The group's first action was to inform the Local Planning Authority of the Steering Group (see Appendix 7) and to prepare a joint response to the Draft Core Strategy (see Appendix 8), as well as encouraging the community to respond to the Draft Core Strategy consultation (see Appendix 9).
- 2.8 Next the group dealt with the necessary administrative matters to move forward and it was agreed that Blandford Forum Town Council would be named as the lead organisation for taking forward a Neighbourhood Plan, and allows for the plan to contain other areas of other parishes with those parishes' consent as per Section 61 F & G of the Town and Country Planning Act 1990 as amended by the Localism Act 2011.
- 2.9 The Steering Group informed the community of the parishes' intention to prepare a Neighbourhood Plan and started to recruit members of the community who wanted to be involved in preparing a Neighbourhood Plan through a press release in the local community magazine, the Forum Focus, and on the Town and Parish Councils websites (see Appendix 10) and at the Town Council's Community Expo on Saturday 12<sup>th</sup> April 2013 (see Appendix 11).
- 2.10 A Terms of Reference was agreed (see Appendix 12) and a further joint response to the Local Plan Consultation was prepared and submitted (see Appendix 13).
- 2.11 The area application was approved in February 2014. The approved area application was published and the community was asked what they wanted the Neighbourhood Plan to contain. This process started at the Town Council's Community Expo on Saturday 12<sup>th</sup> April 2014 (see Appendix 14).

### **Public and Stakeholder Consultation**

- 2.12 The Possibilities and Opportunities Document (see Appendix 15) was prepared and presented to the community on the 24<sup>th</sup> April 2014.

2.13 The public event was published by circulating an invitation (see Appendix 16) through the following channels:

- Local Schools
- Care homes and Blandford Hospital
- Cranborne Chase AONB
- Blandford Camp Garrison Staff Officer
- Blandford Camp Community Information Officer
- Local sports, recreational and other community organisations
- Local radio stations
- Local newspapers
- Local magazines
- Press Officers at the District and County Council and the Dorset Waste Partnership
- Local Councillors
- Youth Advisors to the Town Council
- Facebook
- Websites
- Town and Parish Council notice boards installed throughout each area
- Each household, business and organisation in the three parishes
- Developers, doctors, dentists and key officers and portfolio holders at NDDC

2.14 Comments received at the events gave a clear steer of where the group should invest their time (see Appendix 17).

2.15 Recruitment also took place at the public event and the uptake resulted in the formation of different groups: Development, Environment, Green, Housing and Infrastructure. This led to the group workshops held on the 14<sup>th</sup> May 2014.

### **Group Workshops**

2.16 Contact details were shared as well as comments received from the public consultation event. Together with these comments, the Possibilities and Opportunities Document and a list of evidence already compiled by NDDC during their preparation of the Local Plan the groups met individually, carried out further consultations and research and reported back to Steering Group meetings.

2.17 The Steering Group sought clarification as to what evidence would need to be produced from NDDC. Once the Steering Group had a clear understanding of what needed to be produced a skills audit was carried out. It was clear that professional help would be required and the Councils agreed to employ a



professional consultant to assist with the production of a Neighbourhood Plan to reflect what the community had requested.

- 2.18 An advert to maintain interest in the Neighbourhood Plan was placed in the local magazine (see Appendix 18). The group then held an MOT Workshop to decide how to proceed. Following this workshop in December 2014 a Memorandum of Understanding between the parishes was agreed (see Appendix 19).

### **Action Workshop**

- 2.19 In January 2015 an Action Workshop was held which led to the Steering Group publishing its Vision Statement (see Appendix 20) and a Project Timetable (see Appendix 21).
- 2.20 It was also agreed to present the Visioning Statement to the community to see whether the Steering Group has interpreted their views and comments correctly. This led to a survey and further public consultation events. A further invitation to developers and landowners were also sent (see Appendix 22).

### **Public and Stakeholder Consultation**

- 2.21 A survey (see Appendix 23) was published as well as an invitation to public events (see Appendix 24) and circulated through the channels listed in 2.13. The Steering Group's website was also launched in March 2015 [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk).
- 2.22 Comments received from the survey gave a clear steer of where the Steering Group should invest their time (see Appendix 25). It led the group to invest time and finances into taking part in the Local Plan Hearing.

### **Local Plan Hearing Public and Stakeholder Consultation**

- 2.23 The survey was run to support the Steering Group's case at the Local Plan Hearing (see Appendix 26) and an article published in the DAPTC Magazine (see Appendix 27).
- 2.24 A Local Plan Hearing Statement was prepared and submitted (see Appendix 28) and responses from the survey prepared should a further submission be allowed. Unfortunately a further submission at the Hearing was not allowed, but the responses to the survey (see Appendix 29) confirmed which policies the clear majority of the community wanted to see develop in the plan. An update flyer was published through the channels listed in 2.13 (see Appendix 30).



## **Member presentations**

2.24 The Steering Group had decided to produce a Draft Plan, and wanted to prepare Parish, Town, District and County Councils members should any constituents approach them about the Draft Plan and therefore held a Member Presentation offering two dates in July 2015 to present the content of the Draft Plan and answer any queries.

## **Draft Plan Consultation**

2.25 The Draft Plan was published and an invitation to comment (see Appendix 31) was published through the channels listed in 2.13 and to the list of organisations set out in regulations (see Appendix 32) to ensure that any address changes were dealt with at this stage prior to the Pre-Submission Plan.

2.26 Comments received showed that the policies had been formed with a clear majority of community support (see Appendix 33).

## **Stakeholder Meetings**

2.27 Comments received from stakeholders highlighted some matters to clarify and meetings were held in December 2015 to clarify these matters and agree a way forward (see Appendix 34).

2.28 Once a way forward to enable the publication of a Pre-Submission Plan was established, the Pre-Submission Plan was created.

## **Pre-Submission Plan Consultation**

2.29 The Pre-Submission Plan was published and an invitation to comment (see Appendix 35) was published as well as a comment slip (see Appendix 36), as per Neighbourhood Planning (General) Regulations 2012 Part 5 (a), through the channels listed in 2.13 and to the list of organisations (see Appendix 37), as per Neighbourhood Planning (General) Regulations 2012 Part 5 (b). Additional invitations were sent to stakeholders, statutory consultees, local groups and utilities (see Appendix 38).

2.30 Copies of the Pre-Submission Plan were sent to the Local Planning Authority as per Neighbourhood Planning (General) Regulations 2012 Part 5 (c) (see Appendix 39).

2.31 Copies of the Pre-Submission Plan comments were uploaded to the Steering Group website and a Regulation 14 report was prepared (see Appendix 40).

### 3. Changes Made Resulting From Responses to the Pre-Submission Consultation

- ⇒ Policy 1 – Updated information regarding the School and Waste Management Centre, changing explanatory text to reflect the policy allocates land to the east in the Blandford Forum boundary only, and a requirement for the social infrastructure land to be released following planning consent for a Phase 1 scheme covering all the land in the B+ area and prior to the commencement of that scheme to make it clear that there should be no dependency on the land release in Pimperne Parish.
- ⇒ Policy 2 – Updated information regarding the Lidl application being submitted and amended the mix of uses for the site to include tourism accommodation following a request from the landowner and support from the community for such a facility in the area. The area of allocation for the different uses has also been amended as result of owners of the site's comments and car parking spaces has been amended to reflect that submitted in the Lidl planning application. The policy also requires light pollution to be limited into the AONB due to comments received from the Cranborne Chase and West Wiltshire Downs AONB Partnership.
- ⇒ Policy 3 – A minimum number of car parking spaces per dwelling has been deleted due to the existing parking provisions already set out in the Local Plan.
- ⇒ Policy 4 – The explanatory text has been updated to reflect the most recent negotiations.
- ⇒ Policy 5 – The explanatory text has made it clear that options for the Trailway Visitor Centre location remain to be finalised.
- ⇒ Policy 7 – Policy 7 has been deleted and reasons for this are set out in the Regulation 14 Report.
- ⇒ Policy 8 – Morrisons has been included in the Primary Shopping Frontage to reflect the importance of the store following negotiations with the land agents of the site to show the importance of the store to the local community. The policy has been amended to reflect that parking spaces should not be lost providing it does not outweigh the community benefit such as the proposals forming part of the Corn Exchange Regeneration Project.
- ⇒ Policy 10 – The site outline for the proposed Local Green Space for Crown Meadows has been amended and reasons for this are set out in an updated Local Green Spaces Study forming part of the evidence base.
- ⇒ Policies 11-13 – The Policy wording has been changed to Design Management rather than Design Principles following comments received from Historic England.
- ⇒ Policy 15 – The sites have been identified more clearly by listing their addresses and this has now become Policy 7 simply for administrative ease.

- ⇒ Evidence Base – A number of documents have been updated:
- Local Green Spaces Study 2016 – The format has been changed and further supporting evidence for each proposed local green space has been added;
  - The Blandford Pupil Planning Statement – The statement has been updated to reflect that the only site that DCC is currently pursuing for a new school is Land North of Blandford Forum;
  - Green Infrastructure Network Report 2016 – The purpose of the report has been included;
  - The SA/SEA – This document has been amended and is no longer a draft as per the regulations.
- ⇒ Evidence Base – A number of further documents have been produced:
- Consultation Statement – Required as per the regulations;
  - Basic Conditions Statement – required as per the regulations;
  - Heritage Statement – This has been produced following comments from Historic England;
  - Blandford Heritage Group 2015 Towards a Conservation Area Appraisal and Management Plan – This has been produced following comments from Historic England;
  - Statement for Community Hub at Nordon: This has been produced following comments from NDDC;
  - Savills Exception Statement – This has been produced following comments from NDDC and the Cranborne Chase and West Wiltshire Downs AONB Partnership;
  - Gemaco Holdings Ltd letter – This has been produced as part of the Savills Exception Statement;
  - Savills Heritage Statement – This has been produced following comments from Historic England.

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