

# Blandford+ Informal Consultation (13<sup>th</sup> to 27<sup>th</sup> July 2018)

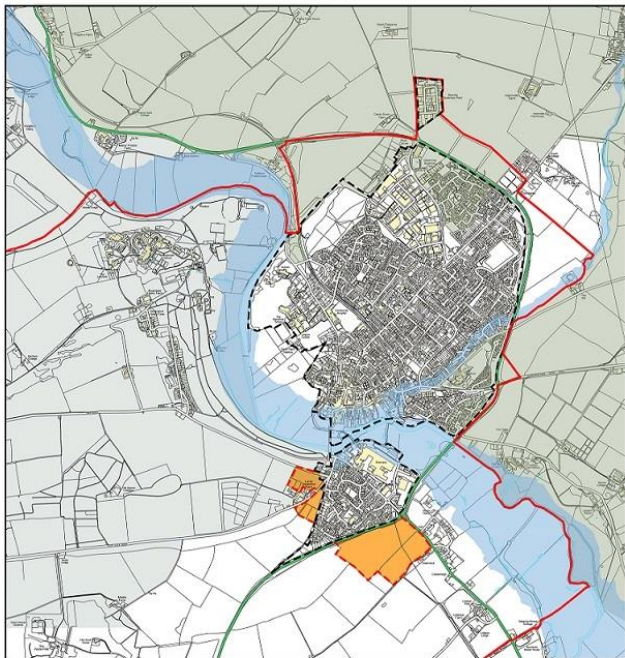
## On-line Survey Questions

**Question 1. Your name (and Organisation if you wish) - OPTIONAL**


**Question 2. Your postcode - MANDATORY**

### Question 3. Settlement Boundary

We need to update the Settlement Boundary to reflect the houses that have been built, planning permissions that have been granted and the land that has already been committed in NDDC's Local Plan. See the map below for the suggested changes. We will not be creating a Settlement Boundary for Bryanston.



B+NP Proposed Amendment to Blandford St Mary Boundary- July 2018

- |  |   |
|--|---|
|  Neighbourhood Plan Boundary                    |  Proposed Boundary                             |
|  Cranbourne Chase and West Wiltshire Downs AONB |  Committed land in the North Dorset Local Plan |
|  Dorset AONB                                    |  Spatial Options                               |
|  Settlement Boundary                            |   |

**Question 3. Do you agree to Bryanston not having a settlement boundary?**

- Yes
- No

If you answered 'No' please comment.

#### Question 4. Development (Spatial) Options

Following the [Issues and Options \(I&O\) consultation](#) run by NDDC, various sites within the Blandford + area have been identified as options for development. Over the next few pages we are describing the areas and then asking you to give us your preference.

**Blandford's initial allocation of housing is 400, required as soon as possible (having no development is not an option). A new school must also be built. It is vital that you help to choose which site would be the best for delivering both of these.**

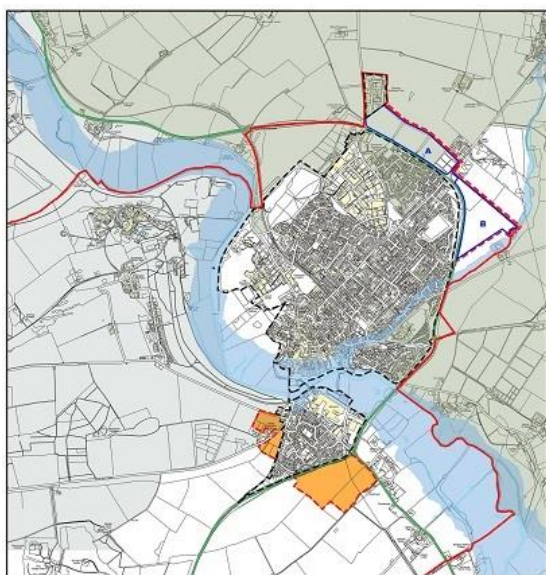
Blandford+ has agreed with NDDC that the Neighbourhood Plan version 2 needs to allocate land for:

- a further 400 houses
- at least 2 Ha of employment land
- a primary school (2 form entry)
- highway and other infrastructure to support the new development

Below are images of the four possible development options:

#### Option 1 - Land to the North and North East of Blandford (areas A and B)

- Located North and North East of the Town (marked A and B on map)
- Would provide the housing, the employment land and the school that are needed.
- Would have highway and infrastructure provision

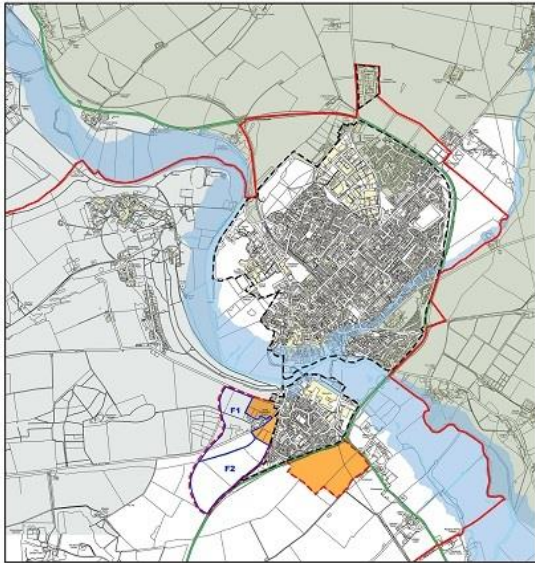


B+NP Spatial Option Plan 1 - July 2018



### **Option 2 - Land to the South of Blandford (areas F1 and F2)**

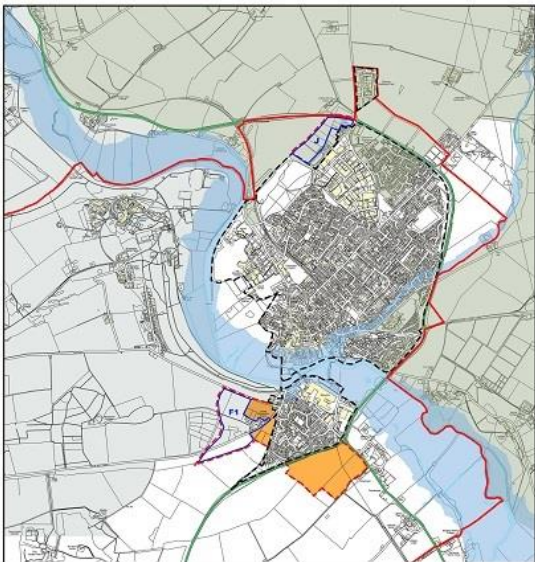
- Located South and South East of the Town (marked F1 and F2 on the map)
- Would provide the housing, the employment land and the school that are needed.
- Would provide highway and infrastructure provision



B+NP Spatial Option 2 - July 2018

### **Option 3 - Land at area F1 combined with Land at Tin Pot Lane (area J)**

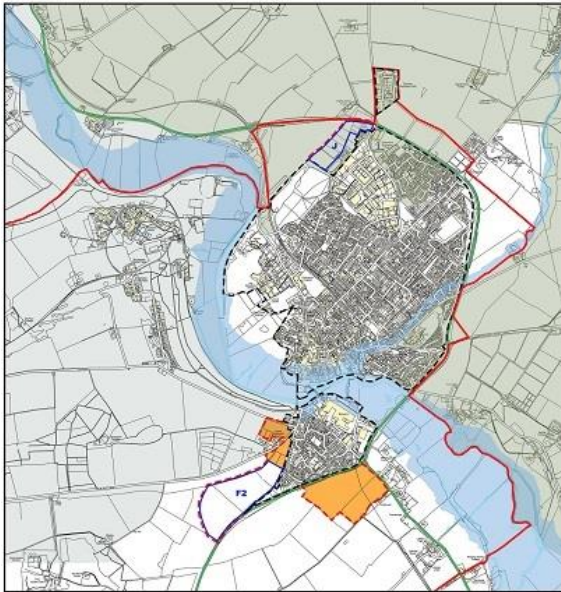
- Located North West and South West of the Town (marked F1 and J on the map)
- Would provide 300 homes, the school and employment land
- Would provide highway and infrastructure provision



B+NP Spatial Option 3 - July 2018

#### Section 4 - Land at area F2 combined with Land at Tin Pot Lane (area J)

- Located North West and South West of the Town (marked F1 and J on the map)
- Would provide 300 homes, the school and employment land
- Would provide highway and infrastructure provision



#### Question 4. Which Development Option do you prefer?

- Option 1 - Land to the North and North East of Blandford (areas A and B)
- Option 2 - Land to the South of Blandford (areas F1 and F2)
- Option 3 - Land at area F1 combined with Land at Tin Pot Lane (area J)
- Option 4 - Land at area F2 combined with Land at Tin Pot Lane (area J)

Comments

#### Question 5. Community Facilities

The Neighbourhood Plan defines the properties below as Community Facilities.

Proposals that will result in either the loss of or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable.

Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities such as the Forcing Point, will be supported.

- 1 **The Corn Exchange**, The Market Place, Blandford Forum, DT11 7AF
- 2 **The Leisure Centre**, Milldown Road, Blandford Forum, DT11 7DB



- 3 **Woodhouse Gardens and Pavilion**, The Tabernacle, Blandford Forum, DT11 7UN
- 4 **The Bowling Club**, Milldown Road, Blandford Forum, DT11 7DD
- 5 **The Football Pavilion**, Milldown Road, Blandford Forum, DT11 7DD
- 6 **The Cricket Pavilion**, Milldown Road, Blandford Forum, DT11 7DD
- 7 **Larksmead Pavilion**, Larksmead, Blandford Forum DT11 7LU
- 8 **The Skate Park**, Stour Park, Blandford St Mary, DT11 9LQ
- 9 **Bryanston Estate Club**, Hillside, Blandford Forum, Dorset DT11 0PR
- 10 **The Parish Centre**, The Plocks, Blandford Forum, Dorset DT11 0YU

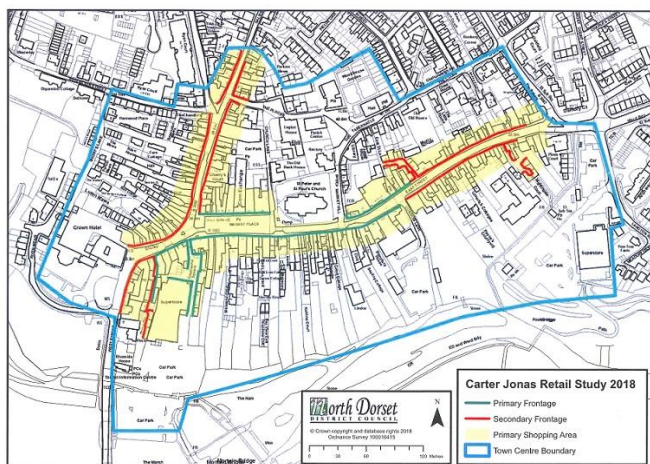
**Question 5. Do you agree with our Community Facilities ideas?**

- Yes
- No

Do you have any ideas of your own?

**Question 6. Blandford Forum Town Centre – Primary and Secondary Shopping frontages**

We've reviewed the [Joint Retail and Commercial Study](#) carried out by Carter Jonas in 2018 the map below shows their estimation of the Town's Primary and Secondary Shopping Frontage.



Blandford + Steering Group agrees with this in the main but believe that the following should be Primary not Secondary Shopping Frontage:

- Salisbury Street (East side) from the Market Square to the Plocks. (PS)
- Salisbury Street from Plocks to Bedlam yard (PS)
- Salisbury Street (West side) from Junction with Whitecliff Mills street to number 55 (PS)
- Salisbury Street from junction with Bryanston street to no 3A West Street (PS)
- West Street (South Side) from Barnack Walk to China/China Restaurant (PS)

**Question 6. Do you agree?**

- Yes

No

If 'No' please give us your comments

### Question 7. Green Infrastructure Network

The Green Infrastructure report has been prepared to define the existing Green Infrastructure Network and to make opportunities for maintaining and improving the network clear.

The Green Infrastructure Network of the Blandford + area consists of:

- The Trailway
- Milldown
- Damory Down
- Badbury Heights
- Preetz Way
- Larksmead
- Woodhouse Gardens
- Parish Churchyard
- Stour Meadows
- Westbury Way
- Angus Woods
- Diamond Way
- Coppice & Badger Sett
- Bryanston Hills

### Question 7. Do you agree that the Green Infrastructure list above is correct?

Yes

No

If 'No' please comment

### Section 8. Local Green Spaces

We've reviewed and extended our Local Green Spaces list to include an 'Important Open Wooded Area' that meets the Local Green Space Criteria.

Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose. The list is as below:

**Blandford Forum:**

- Diamond Way Amenity Area
- Westbury Way
- Davies Gardens
  
- Badbury Heights Open Spaces
- Land Adjacent to the Leisure Centre
- The Trailway
- Overton walk (new addition to the list)

**Blandford St. Mary:**

- Coppice and Badger Sett
- Bryanston Hills

**Bryanston:**

- Central Island and Notice Board
- Village Entrance

**Question 8. Do you support the provisional list of proposed designations (above)?**

- Yes
- No

If 'No' please comment (or let us know if we've missed any!)

**Question 9. Crown Meadows**

On the Examiner's instruction Crown Meadows was deleted from the list of Local Green Spaces. However, the Neighbourhood Plan Steering Group are endeavouring to strengthen its protection in terms of its importance to the 'setting' of the area.

**Question 9. Do you agree with our approach?**

- Yes
- No

If 'No' please comment

**Question 10. Design Management - Blandford Forum**

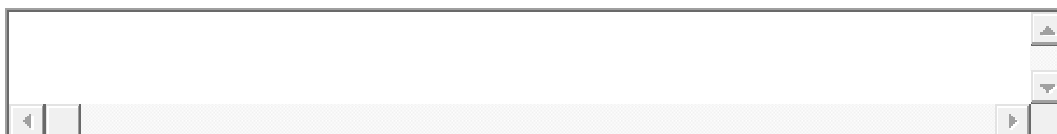
Proposals within or affecting the setting of the Blandford Forum Conservation Area should preserve or enhance the character or appearance of the area and should demonstrate:

- i. consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, burgage plots, building lines and building form;
- ii. the use of building materials and finishes which are sympathetic to the area, in particular the use of red brick in facades;
- iii. no harmful impact on the townscape and roofscape of the Conservation Area;
- iv. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area, and the use of permeable surfaces to reduce surface water flooding;
- v. where appropriate, the removal of unsightly and inappropriate features or details; and
- vi. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shop fronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area.

**Question 10. This is what we want for Blandford Forum, have we got it right?**

- Yes
- No

Have we left anything out?



**Question 11. Design Management - Blandford St Mary**

Proposals including infill within or affecting the setting of the Conservation Area, as shown on the Policies Map, should preserve or enhance the character or appearance of the area and should demonstrate:

- i. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area;
- ii. the use of building materials and finishes which are sympathetic to the area;
- iii. the retention and protection of trees, front gardens, boundary hedges and other open areas which contribute to the character or appearance of the area;
- iv. the use of permeable surfaces to reduce surface water flooding; and
- v. where appropriate, the removal of unsightly and inappropriate features or details.



Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the conservation area will not be supported.

**Question 11. This is what we want for Blandford St Mary, have we got it right?**

- Yes
- No

Have we left anything out?

**Question 12. Design Management - Bryanston**

Development proposals are unlikely to be supported.

Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the area will not be supported.

Any renovations, extensions or amendments to existing buildings must have full regard to the design principles of Bryanston village as follows:

- i. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area;
- ii. the use of building materials and finishes which are sympathetic to the area, in particular the use of red brick or flint in facades and slate for roofs;
- iii. the retention and protection of trees, front gardens, boundary hedges and other open areas which contribute to the character or appearance of the area;
- iv. the use of permeable surfaces to reduce surface water flooding;
- v. where appropriate, the removal of unsightly and inappropriate features or details; and
- vi. the retention and, where appropriate the reinstatement of original features such as chimneys, gates, railings and small architectural details which individually or cumulatively contribute to the character or appearance of the area.

**Question 12. This is what we want for Bryanston, have we got it right?**

- Yes
- No

Have we left anything out?

### Question 13. Tourism

This policy is intended to support the growth of the tourist economy, by protecting existing tourist uses, and supporting the development of new ones.

- Proposals for the development of, or change of use to, a bed and breakfast, hotel or hostel use within the defined Development Boundaries of Blandford Forum or within the observed built up area of Blandford St Mary and Bryanston village will be supported, provided the scheme has sufficient off-street car parking spaces and has regard to the amenities of adjoining residential properties.
- Proposals that will result in the loss of an existing tourist use will be resisted, unless it can be demonstrated that its continued use is no longer viable.
- Blandford + also supports the regeneration of the Railway arches and continued maintenance and enhancements to the Trailway and other footpaths to increase the attraction of the area to eco tourism.

### Question 13. Do you agree with our Tourism Strategy?

- Yes
- No

Can you suggest any amendments?