



**Blandford+
Neighbourhood Plan**

Blandford+ Neighbourhood Plan (2)

Informal Consultations

13th to 27th July 2018

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Index

Introduction & Background	5
Survey Strategy	5
Consultation Survey Questions & Responses:	
3. Settlement Boundary	6
4. Development (Spatial) Options	9
5. Community Facilities	19
6. Blandford Forum Town Centre – Primary and Secondary Shopping frontages	21
7. Green Infrastructure Network	23
8. Local Green Spaces	25
9. Blandford Conservation Area (Crown Meadows)	26
10. Design – Blandford Forum	29
11. Design – Blandford St. Mary	31
12. Design – Bryanston	32
13. Tourism	34
Additional Stakeholder Responses:	
Savills – on behalf of Bryanston RFE	Appendix A
Barton Wilmore - On behalf of Wyatt Homes and landowners (The West Pimperne Pool Trust, Mr C Coats and Mr T Coats)	Appendix B
Dorset County Council – Education	Appendix C
Dorset County Council – Waste Planning Authority	Appendix D
Pimperne Parish Council	Appendix E
Historic England	Appendix F
Dorset AONB Team	Appendix G
Cranborne Chase AONB	Appendix H

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Introduction & Background.

The original Blandford + Neighbourhood Plan (B+NP) passed examination in 2017, but the conditions imposed by the examiner to delete two major policies; Policy 1 – For Development Land to the North & East of Blandford Forum, and Policy 10.4 – The designation of Crown Meadows as a ‘Local Green Space’, were unacceptable to the B+ group.

Soon after the examination, North Dorset District Council (NDDC) announced a shortfall in the 5 Year Housing Land Supply. This rendered their existing Local Plan ‘Out of Date’. Concerned about the impact that this could have for Blandford, the B+ Steering Group wrote to the Secretary of State asking him to intervene. The situation with the Local Plan meant that Blandford could miss out on much needed infrastructure such as a new school, or worse still, become vulnerable to unwanted and unplanned development.

The original B+ NP was withdrawn in May 2018, and since then Blandford+ have been working with NDDC to increase the scope of the new B+NP2 so it can pick up the work from NDDC’s Local Plan ‘Issues and Options’ (I&O) Consultation to move forward with planning options for the Blandford + area.

Using NDDC’s Issues & Options Sustainability Appraisal alongside the latest version of the NDDC SHELAA and the NDDC brownfield register, the new Blandford+ Neighbourhood Plan (B+NP2) is assessing a number of potential development options. The methodology used is set out in Planning Practice Guidance and was agreed with NDDC prior to the work commencing.

Consultation Strategy

Full and formal consultation will be undertaken in line with the requirements of the Neighbourhood Planning regulations and to ensure the plan-making remains robust. However, an informal consultation on the development options and other changes within B+NP2 was held between the 13th and 27th July. Responses received from the consultation will be used to inform the assessment of the development options, and to ensure that B+NP2 represents public opinion.

Consultees included in the informal consultation are:

- Local people and organisations
- Statutory consultees and other appropriate bodies
- Land promoters

A leaflet giving details about the consultation and how to participate was distributed to all residents in Blandford Forum and Blandford St Mary via the Blackmore Vale Magazine and by hand to all residents in Bryanston. Leaflets were also hand delivered to shops and businesses in Blandford Forum town centre. Emails were sent to statutory consultees, local groups and to local media and press organisations. Information was posted on the B+ website, Council websites, Dorset for You, and on social media. Public sessions were held on the 13th and 14th July, and consultees were encouraged to participate in the survey, either at the sessions using paper forms or via the on-line survey.

In total, 244 responses were received via the survey and a further 8 responses were received from Statutory Consultees via email or letter.

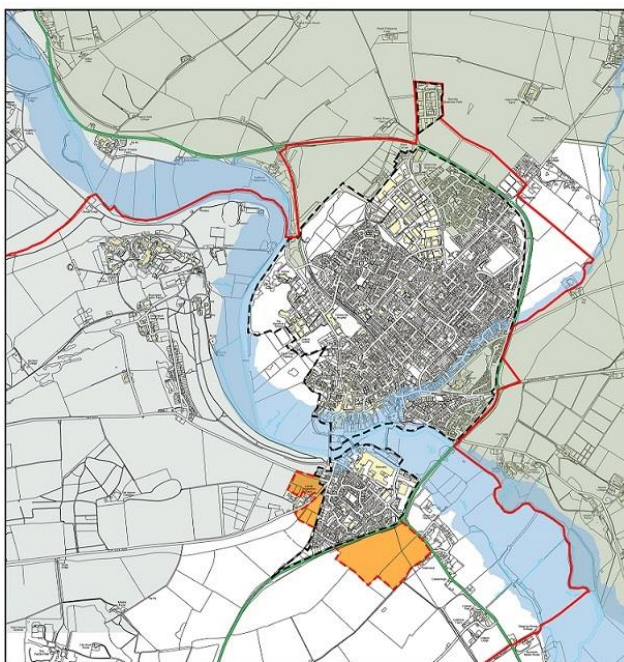
Consultation Survey – Questions & Responses

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 | |

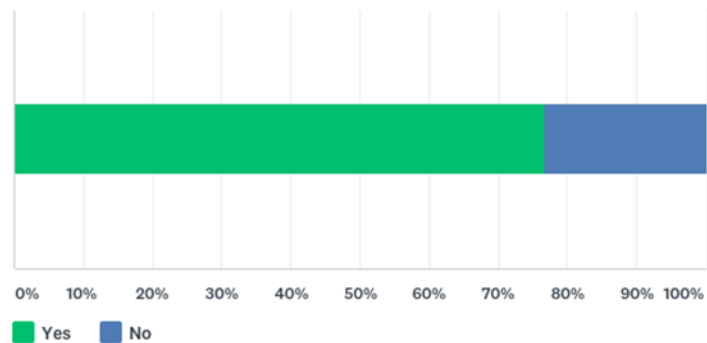
Question 3. Do you agree to Bryanston not having a settlement boundary?

- Yes
- No

If you answered 'No' please comment.

Response Summary:

Q3 Do you agree to Bryanston not having a settlement boundary?



Comments:

1. B+ has indicated that it wishes to precede the revision of the Local Plan. Fixing Settlement Boundaries in advance of the Local Plan allocations seeks to limit the scope for the Local Plan to make those strategic allocations or, in the alternative, will not provide the permanence claimed in the B+ documents.
2. In all of the options land adjacent to F1 and F2, coloured orange, is marked as “Committed land in the North Dorset Local Plan”. This plan was never adopted and so the land cannot be considered committed. Additionally, under your own definitions of what should not be in a settlement boundary, under Criterion (J) “equestrian development” (Lower Bryanston Farm), which is not “wholly surrounded by the built up area of the settlement” should not be included.
3. Bryanston Deer Park should be included as an essential Green Space wedge connecting the AONB to central areas viz. the Rec and the Ham. Inspectors comments do not stand up to scrutiny on this matter. The longest boundary element at the River Stour is impossible to breach and the remaining elements viz. the original town boundary and the school fencing seriously deter casual entry.
4. I really want to put I don't know. Why isn't Bryanston having one?
5. If this mean development can take place anywhere around Bryanston we would not be in favour
6. Not having a settlement boundary may prevent small amounts of sensible in-fill development within the village
7. I do not understand if or why Lower Bryanston, including our property, is not regarded as settlement with permanence.
8. It should be included in Blandford
9. Why should they build anywhere?
10. If Blandford St Mary is included why not Bryanston?
11. Whatever plan is adopted, the traffic in the centre must be addressed. Whitecliff Mill St needs to be 2 way to Eagle House Gdns. Doctors need to get to the hospital and back.
12. Blandford St Mary (lower) should NOT be included within the Blandford Forum Town Settlement Plan. Any further development is unsustainable => and we are already suffering from the current building on Dorchester Hill and will suffer further from consented building near Tesco Roundabout.
13. Partly agreed but not in the area surrounding Blandford St Mary where they effectively place further traffic on already congested single track roads. The effect of the current Persimmon development has had a negative effect on access.
14. Not if it further effects the Blandford St Mary area, which is already suffering from congestion on all the roads, especially the single track past the new Persimmon developments. Parked cars on the others have prevented deliveries by large lorries.
15. I think everywhere should have some kind of boundary to stop developers going overboard

16. I am using this space because there is no opportunity elsewhere to ask where is your plan to improve the health infrastructure of the town? This is an essential part of community needs and it is barely mentioned in the plan. If we expect increased numbers to require a new school, then it's obvious that we need to increase the capacity of our GP services which are already over stretched.
17. However, the proposed new settlement boundary must not encroach further east past Wards Drove
18. Blandford St Mary doesn't have enough community facilities to support the current increase let alone any further additions
19. The boundary images do not make any sense!
20. Although more houses needed, what about the local infrastructure?
21. Please do not destroy character of the area (Blandford St Mary)
22. You have not explained why Bryanston are not having a settlement boundary, so I cannot agree if I do not understand why
23. If no boundary - where will it end?
24. It is a separate settlement and should therefore have boundaries
25. I worry that it will be arbitrarily built upon with no regard to local infrastructure, wildlife or the AONB.
26. All residential areas should have a settlement boundary.
27. Any existing development should have a boundary
28. I don't really understand
29. Leaves too much room for manoeuvre for developers.
30. with no boundary Bryanston and surrounding land could be developed to a size nearly as big as Blandford, without enough infrastructure for the area; such as Schools, Doctors, recreational areas etc., plus loss of beautiful landscape.
31. I don't understand why Bryanston wouldn't have a settlement boundary... don't all settlements have boundaries?
32. Some small-scale development may be beneficial to Bryanston
33. Because the map is illegible and does not give an appropriate view of the area.
34. Can't see border for Blandford St Mary

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.

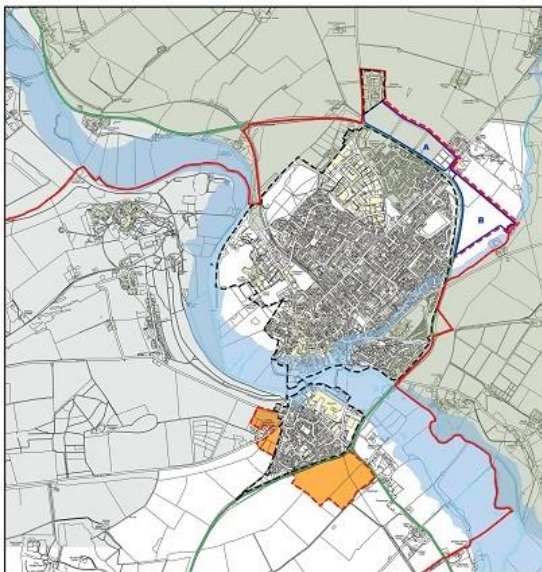
Blandford+ has agreed with NDDC that the Neighbourhood Plan version 2 needs to allocate land for:

- 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

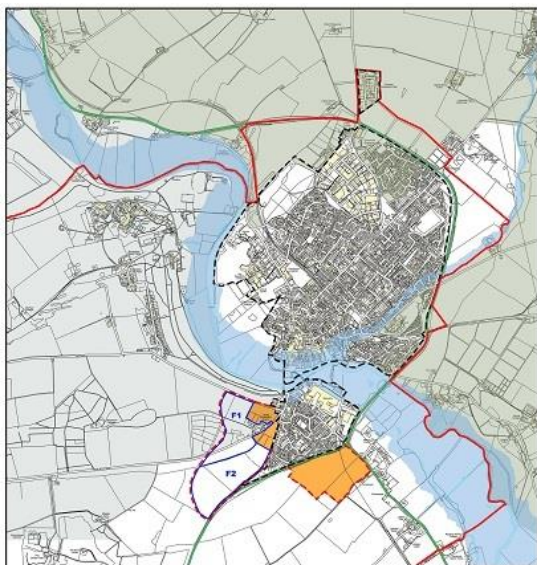


B+NP Spatial Option Plan 1 - July 2018



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

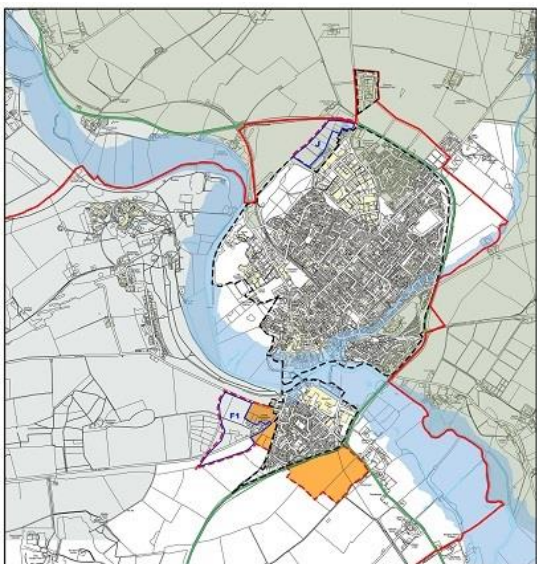
- Located South and South East of the Town (marked F1 and F2 on the map)
- Would provide the housing, the employment land and the school that are needed.
- Would provide highway and infrastructure provision



B+NP Spatial Option 2 - July 2018

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

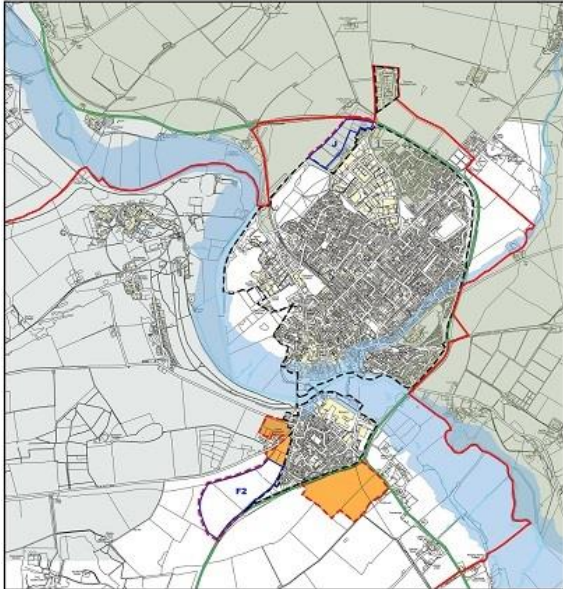
- Located North West and South West of the Town (marked F1 and J on the map)
- Would provide 300 homes, the school and employment land
- Would provide highway and infrastructure provision



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



B+NP Spatial Option 4 - July 2018

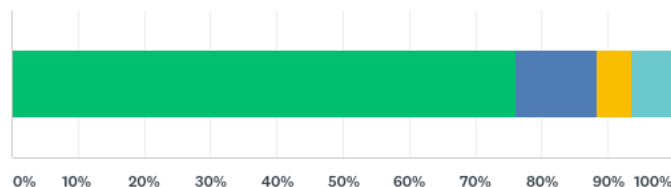
Question 4. Which Development Option do you prefer?

- 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

Response Summary:

Q4 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:

1. The Steering Group have not provided in the current set of documents a fair assessment of the reasons for the rejection of Option 1 by the B+ Examiner (following its earlier rejection by the Local Plan Inspector) and how these objections can be overcome. Option 1 is the only option to have been tested and failed at Examination from which it was clear that necessary infrastructure will not be provided by the B+ proposal and that it is the only option to use Grade 2 land. Prima facie this has not changed.

The key concern is the repetition of policies and reasoning that were rejected by the B+ Examiner where circumstances have not changed and without any explanation by the Steering Group on the B+ version 2 website as to the reasoning of the Examiner which must necessarily inform public responses. The B+ website states that there is “no Local Plan in place” (twice) - that is ingenuous and incorrect.
2. This is the only option which does indeed provide 2Ha of land for employment (and employment already exists in this area) and a primary school, plus the infrastructure (especially main roads). All the other options are removed from existing employment, are on roads which are already so overused and narrow as to be unsafe, and with no safe walking facilities, which means traffic congestion in Blandford will be made considerably worse.
3. The only place I can see future development working if we have to have it, is the waste ground by Lidl and the field opposite Tesco or between Blandford and Pimperne where there is already development and the roads can cope with the additional housing.

I feel that these proposals are being imposed on us whether we like it or not by central government and I don't feel we really have any say. The proposals to develop on Lower Bryanston Farm show an area which I tried to object to online, but it was a really difficult process which I and other people found difficult to actually make our views known, but according to your proposals it is already designated for development. The town centre is already congested on a daily basis and traffic noise is high where I live fronting White Cliff Mill Street, where most of us are not allowed double glazing for conservation reasons. People park on double yellow lines outside my front door because parking is difficult. 1,200 or 300 more homes will increase the number of cars by at least twice those figures and the roads through town cannot cope now not to mention the health concerns from the fumes which are tangible now when you step outside. I feel very strongly about building on Lower Bryanston Farm (including the part that is already apparently designated which I oppose). It is an area of outstanding natural beauty, two businesses and a family home. I have to access it daily (twice in winter) at peak times when traffic is highest. The junction at Fairmile Road and New Road would need some sort of traffic control which will only create more congestion there than there already is. It is a shelter for wildlife. Bats (whether the species are rare or not – the study seemed to differentiate quite happily), buzzards, owls, and hares which are pitifully rare, as well as home to around 50 horses which are owned and looked after by hardworking dedicated people – not rich people as some might think. Blandford Forum is an exceptionally beautiful town. I look at it every day and feel that, with a great community. I know that. I have lived here for over 8 years. Central Government don't know that, but they still think they know what is good for our town.
4. Option 1 exhibits the following and obvious advantages: (i) Generates the least effect on town centre traffic congestion. (ii) Best ease of access to both local industrial estates and all other external employment locations. (iii) Least effects on all environmental matters of concern. (iv) Least effects on already overloaded and ageing utilities and services. (v) Best location for expanding social / education services.
5. If we have to have more development, then at least this would keep it away from the already congested town centre. It would also provide a school where we don't have one at the moment.
6. Options 2, 3 & 4, all have traffic and congestion issues big time. Already the current development is causing issues and there are no people there yet!! The amount of wildlife in the vicinity and flora/fauna is immense. Light pollution a big issue - not so in option 1. The location of both Sunrise and Blandford Heights makes it totally logical for option 1 from as transport situation. To get fuel Option 1 gives the option of NOT using Tescos which

already becomes blocked and causes congestion. More dentists, doctors, schools situated around Option 1 means less traffic congestion in town.

7. The road opp. Stour Inn cannot take more cars - it should be no parking on that road.
8. Area F2: Not within Dorset AONB. Seen a natural extension of the Dorchester Hill development, and the built development of Blandford Forum. Screened from the A354 by the established planting. A visually and physically logical location for additional development. Area J: Within Dorset AONB, but not generally visible from the town. A logical physical expansion of the town, with clear visual and physical boundaries. There would be a clear "line in the sand" to this development
9. Option 2 is already over developed with further building work planned and in progress. Traffic flow would be useless. Options 3 & 4 do not deliver 400 homes and comments re option 2 also apply Option 1 offers far more space and better traffic management
10. AONB land to the south should not be "nibbled away at the edges, it should be sacrosanct." (M. Gove.) Yes, site A is on such land, but is surrounded by development. A+B have access to good road links. The single track lanes, (Fairmile and Dorchester Hill) are totally unsuited to heavy traffic, as shown by congestion difficulties caused by current house building within F2.
11. Not only a school but a Doctors surgery
12. The only feasible option. The north of the Town is anyway chronically under-resourced, and this Option will help to redress the balance. The Town also needs room to expand without destroying its natural environment, and northwards is the only logical direction to do so.
13. None because there are not enough doctors dentists etc to cover any more housing. Build bigger surgery and not houses
14. If you are to build new houses the new school would be in catchment of these houses. It makes sense to expand Blandford St Mary rather than the already large town
15. Doesn't breach the bypass to the N and will support town centre commerce directly
16. If need be: OPTION 4 - INVESTMENT, IMAGINATION, and ENTERPRISE, along with honest PLANNING are parameters if Blandford is to progress satisfactorily. - Why develop Blandford? Have you really thought why one should be driven to provide additional mediocre housing in this rather poor and struggling township? - Reasons to adopt any of your OPTIONS for Development are considered WEAK to UNCLEAR: just words. - IF there were one option, it would be OPTION 4. - OPTION 1 does not make sense: another unwanted roundabout on the combined A350/A354 Blandford Bypass, north /south trunk route from the M4 to the major Bournemouth / Poole Metroplex? Highways cannot agree this approach in either this B+ plan, nor the separate / alternative North Dorset plan. Need to understand the complexity of roundabout design. - Blandford Development: does not make overall sense. Serious Considerations: Infrastructure, Sustainability and failure to attract appropriate Companies to this area. No more second / third - level Companies employing quantities of unskilled / semi-skilled labour. - Big Alternative: redirect proposed development to Cranbourne or Portman Estates - both have land in abundance - why are these guys not considered for large developments, not in-fills. Why not, for example, propose these guys join the rest of the normal population and take a share of this modern burden? Nobody ever dare mention Lord Cranbourne's land! Anachronism and protection of the ruling class in history need change, especially in a democratic and cosmopolitan modern society. Otherwise, I have nothing against these large land-owners: they need to yield a small amount. A balance is paramount. - in general, Blandford, and other townships are being squeezed / controlled into easy submission when it comes to these declared Government policies: do not accede so meekly.
17. No building on the Crown Meadows. They will completely flood one day with Global Warming.
18. This option already has major road access with the by-pass. It would provide at least a school, and perhaps GP Surgery / shops / community facilities for both the new builds and those many houses that have already been built to the north of the town in the last 10 years. The other 3 options involving Blandford St Mary have no suitable infrastructure, damage the VILLAGE environment, and already have 2 schools that suffice the catchment area. Option 2 (F1&F2) would more than double the area and population of the existing village => it would

completely lose its identity in a county that prides itself on its village atmospheres and would become a suburb of Blandford.

19. I am opposed to any further developments around the area of the Fair Mile Rise development due to the fact that the current infrastructure (roads up to the development) are unsuitable for a higher number of cars / lorries. I am opposed to construction traffic using lower school lane as an access point to the building site at Fair Mile Rise. We have repeatedly been asked to move our car at unsociable times to make way for large lorries. The construction workers are also leaving litter and other materials in the vicinity of the site.
20. The road now being used on Dorchester Hill for the 60 house development is not fit for purpose. As we warned, 120 cars will eventually use that road and the result will be traffic CHAOS! Vehicle accidents and the risk of injury to life and limb. To even consider using this old road for more traffic is madness. Brewery Centre 13 July 2018 The only reason I attended this meeting was to express my feelings about the use of old Dorchester Rd. We have two-way traffic, pedestrians, dog walkers, school children use this road all the time. Surely you can see the dangers! You cannot stick your heads in the sand and pretend there is no problem. What will it take for you to do something!
21. Still very concerned re potential grid-lock around roundabout in front of Bryanston School entrance forcing "rat-runs" through Upper and Lower School Lane and Birch Avenue
22. This option has the potential for direct access onto the ring road without funnelling traffic along what are already difficult single-track country lanes. It also provides the full number of homes required under the plan. The other options will create another "rat-run" through narrow roads through existing housing to reach Tesco plus further traffic over the Stour bridge into the town centre, which is often already at a standstill. A major concern is the lack of detail with regard to infrastructure. The highway provision is not detailed and from previous experience, this tends to mean "as little as we can get away with" resulting in further congestion due to inadequate width or access to main roads, plus uncontrolled parking. In addition, we are currently on the point of severe water shortages, what provision is being made for additional water catchment - has anyone consulted Wessex Water on the increased population that these developments will bring? Finally, what is the position regarding the provision of health and other services?
23. This surely is the only option as increased traffic will flow onto ring road and not congest any further local roads. Blandford St. Mary roads are now a danger to pedestrians and when the traffic from the new development (Persimmon) comes out onto Dorchester Hill, we fear for the safety of the elderly and children walking to town and the school. In addition, the roundabout near The Stour Inn is a daily challenge to pedestrians and the lack of footpaths on the approach to Dorchester Hill. I am concerned about the lack of detail on the roads to support development i.e. Dorchester Hill is not suitable to support the new 70 house Persimmon development. What provisions have been costed to provide safe access for both vehicles and pedestrians. Has account been taken of the current situation at key school times of major parking blocking access roads up from the Tesco roundabout. Where are the pavements in these plans?
24. Very concerned about all the extra traffic using the estate (upper and lower School Lane and Birch Avenue) and worried for the children attending the school. More houses mean more cars and the narrow roads will reach gridlock!
25. I think it is preferable to have large scale housing developments spread out, in order to reduce the impact on particular sections of the infrastructure (such as road junctions). Such a split would help provide a better balance to Blandford's growth, and reduce the distance of the new housing from the town centre. Also, new residents would be able to exert a preference for living in, and commuting from, one or other side of Blandford rather than all being pushed into one patch. I note that two planning applications have already been made for housing development in area J, which would probably be a popular part of town in which to live. My second choice would

be option 4, where F2 is a bit further from the town centre but may possibly gain better access to the main road - not sure about that.

26. Infrastructure better.
27. 1. being located nearer to the bypass would make road infrastructure simpler and prevent even more congestion travelling through the town (as with the other options)
28. It seems to make sense to have all of the development in one place
29. Option 2 - or any further development in F1/F2 - is unacceptable without direct access from the bypass in addition to local access to the existing developed area. Options 3 and 4 are just trying to get the numbers up and fail to address the problem!
30. I prefer options 3 and 4. Your survey does not allow 2 buttons to be ticked. My reasons are that your Preliminary Development Options report states "Each option will deliver the full specification on one or more sites", with "For all these options we estimate that their housing quantum will be supplemented by at least 100 new homes on sites within the existing built up area". In which case it is best NOT to choose options 1 or 2 which will encroach the most on the AONB.
31. I think there would be more options to improve the infrastructure in this area I feel option 1 I would be best it would suit the larger volume of homes
32. I feel strongly the road structure is unable to cope with extra traffic along the Dorchester Hill option - it will be an accident waiting to happen! I feel option 1 will suit the larger volume of homes - with which come facilities with multiple cars.
33. Dorchester Hill cannot take any more traffic, the junction at the bottom is already dangerous and there is no option to change it. Houses at the top of town would be better because the road system can take the extra traffic. There has been too much building in BSM. Please no more houses in BSM.
34. This site not only delivers the extra houses Blandford needs, but also a 2FE primary school in a place that is accessible to parents and children in the Northern part of town. This Site also delivers some of the infrastructure Blandford so desperately needs. I admire B+ NP team for the tremendous effort to steer B+ NP2 through speedily in what would normally be a lengthy process.
35. As far away from F1 & F2 proposals My wife and I visited to complain about Dorchester Hill project i.e. development F1 & F2. The lane has been ruined, extra cars will cause a hazard to pedestrians and the environment. the whole scheme should be one way only. Dev 1 will ruin the fields and local residence. A blot on the landscape. The whole thing is a disaster. The lane itself is not fit for a dust cart!!
36. This site will deliver both housing and the need of another primary school Also the possibility of another Doctors Surgery
37. This is the only option with access to employment, the bypass, senior schools, road access to Salisbury Station for trains to London
38. There needs to be a selection of 1-4 bed houses for FTB, not just second homes
39. Option 1 is the most logical given the infrastructure and existing developments
40. The roads are better for this
41. Need large enough new school. Possibly dev tertiary education so youngsters don't have to get to Poole/B'mouth/Weymouth. Town centre needs sorting out - esp. shops (empty) & traffic. Doctors - desperate need for different/larger facility & more availability. Housing that young people can aspire to own and have responsibility for - too much rented is leading to peoples lack of respect/care.
42. Parking will always be an issue. School needs to be in this area as other schools able to cope! New High School?? Need affordable housing with more than 1 parking space. Traffic in town needs a revamp. Continue development in option 2. Young people need affordable housing so that they own their own & not drawn on Govt for repairs

etc. Traffic highways in all proposals need to be carefully planned. Where will people work - think environmental!

43. It needs to include green space and infrastructure for employment. Blandford really needs a good and useable arts venue
44. Should/must include Community Hall
45. All the other options involve land marked F1 and F2. These areas have a unique character, and to impose a further 400 homes would destroy this. It would also result in a huge increase of traffic across the Stour Bridge, through the narrow area between the Stour and Fairmile Road, and through the residential areas of Folly Lane, Upper and Lower School Lane down to St Mary's School and Tesco. It might also involve the re-opening of Dorchester Hill up to the A354, creating a hugely dangerous junction. these comments are particularly pertinent to F2 having a proposed primary school, with the traffic problems they result in. The new housing development should be to the south of Blandford in order to rebalance the town so that the centre of town is actually more in the centre (and to limit sprawl to the north). Next best is option 4 which combines majority to the south with some in the north. The south provides a good space for living and offers a more defined location and within easy walking distance of town centre and the river.
46. Dorchester Hill cannot accommodate anymore traffic - we have to use areas where schools + roads can be built to help keep the area moving. I hope that the sixty houses being built on Dorchester Hill will be the last development. the road isn't built for a lot of traffic.
47. The only option that gives traffic access to main roads without creating more congestion in town and overloading the Bryanston School roundabout and the old town bridge. Dorchester Hill has become an area of high hazard with construction traffic, but when the work is complete the full road width must be preserved by proper hedge maintenance.
48. Even the engineers on the present sight on Dorchester Hill have been saying the sight is really not suitable because of the narrowness of the road + amount of traffic which uses it. Similarly, no better for the sight which is due to be used on New Road. NO MORE HOUSES ON DORCHESTER HILL PLEASE
49. There is no room for any more traffic down Dorchester Hill. As I write this (Friday 13th) there is a large Hay lorry completely blocking the junction unable to move. No more houses in Blandford St Mary - inadequate facilities.
50. Bryanston Farm houses 50 horses, the proposal to build on this land would affect this. there are bats living and feeding off the field. The traffic on Fairmile Road going into the town is already excessive and would become unbearable for residents if building was granted. Building on the edge of town along the bypass is the best solution. The open space along Fairmile Road and New Road is used by all of the community for outdoor pursuits this should be protected, further building works need to be along the bypass allowing traffic to flow.
51. The development should stay north where there is the road structure to support the number of houses needed. The development plans to lower Bryanston Farm will have too much impact to the local community + countryside. A lot of wildlife (inc Bats) rely on this quiet side of town to live without being pushed out.
52. Best option by far, more space, better road layout. Deliver the full specification in one area makes more sense. Current site being built at Dorchester Hill is a nightmare. not enough space, poor access. Current road structure can't handle traffic as it is. Junction to Stickland at bottom of the hill can't cope with current level of traffic, without adding to it. Development not designed and cannot cope with site traffic. Will not cope with future traffic that new site will bring.
53. Any option that includes the area of Land at F2 will increase the traffic using Dorchester Hill or the Bryanston Hills Estate. Option 3 only offers 300 houses so option 1 is the only option remaining. In order to build on F2, there needs to be access to the main Dorchester Road to take away the traffic. Will there be an opportunity for people

who live in the Northern part of Blandford Forum to make comments about the building proposals? Why is there not an option 5 which would include the areas J, A, B - more opportunity to develop. And finally.....in order to build on F1 or F2, there must be an exit created onto the main Dorchester Road at the top of Dorchester Hill to avoid congestion at the junction of Dorchester Hill, Fairmile and New Road, also at the roundabout at Bryanston gates and Tesco roundabouts. This added congestion will be horrendous.

54. Option 4 - not quite such density in one area: first choice, Option 2 - Second choice
55. This option takes care of all the housing needs as well as providing adequate amenities and transport links
56. This seems to spread the development to both ends of the settlement, while keeping within the bypass natural boundary. Alternatively, Option 2 would also be a preference, as it rebalances the population areas between Blandford Forum and St Mary, while also staying neatly within obvious boundaries.
57. Option 1 is the only viable option that delivers the housing, school and infrastructure Blandford needs.
58. Surely better as majority of town that side of river.
59. Options 2,3 & 4 would all result in extreme adverse traffic conditions crossing The Stour as well as the existing Dorchester Hill area. Fair Mile Rise will already have affected this.
60. This offers the least impact on traffic. The other options would cause immense problems to an already very busy area.
61. Appears best as this is a quieter area.
62. Better to have development North of the town. More room, less disruption, better road access. Leave Blandford St Mary alone. It is not made to take more numbers. Very concerned that the area around Dorchester Hill will be over-developed. Blandford St Mary is NOT suitable for the extra traffic that would be generated. All very well to say infrastructure has been considered but there are problems attracting GPs / Teachers to the area. Birch Avenue / Lower School Lane etc. NOT suitable for increase in traffic. North of Town development would be less invasive. There is more room there. Please do not allow character of BSM to be destroyed.
63. Do not like any option as it stands. However, options 3 & 4 (F1, F2, and J) seem to me to provide the required housing being forced on us, whilst keeping any development (mostly) in the town, thereby allowing the town to spend any 106(?) money on improving the town to cope with the influx. As with any plan, the infrastructure must be improved to cope with the additional building / people.
64. Develop Letton Park in general is best
65. Housing priorities should provide more one and two bedroom properties - these are in heavy demand in Blandford. Ditto genuinely low cost housing - low cost housing in the Blandford area is currently unaffordable for many earning more than the minimum wage.
66. There is space for all 400 required homes Easier and safer road access than the other options# Most suitable option for employment land
67. There is more space and a better road structure than in the Blandford St Mary area.
68. It would reduce the traffic flow through Blandford, but what about a new surgery for the area. Increased housing will mean more traffic through a Blandford to the at present both surgeries in the same road. Also, a school to the North of Blandford would also reduce traffic flow and be better especially for those in the North side of town.
69. This land was the original preferred option in the draft local plan of 2010. It has the capacity to provide much needed health and school facilities close to the other developments already in existence in the North and North East of the Town.
70. None there is no need to ruin any more of the beautiful countryside
71. It is closer to the committed land and would make for a stronger community spreading housing and employment around Blandford. I would have preferred to have been given more than one choice. This seems like you are not really giving the people of Blandford an opportunity to hear their voice. I am also in agreement with option 1
72. It's in a better area for roads.
73. It would have the least impact on the town.

74. Having difficulty getting maps up
75. None
76. There has been far too much development in Blandford St Mary and the roads cannot take the extra traffic, whereas the other areas have sufficient roads to accommodate extra development.
77. least damaging option, though personally I do not like any of them
78. There should be no further development outside of the bypass. The bypass is already badly congested at times and there should be no further impediments to the traffic flow.
79. Vehicular access can be provided direct from the A354 Dorchester Road (new roundabout) to a new development (but not through to the town centre) to reduce traffic in Blandford St. Mary, with bus, cycle and pedestrian accesses providing routes to the town centre.
80. Option 1 is the only option to provide the houses needed, school and infrastructure for the NE.

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 Fording 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 OPR
- 10 **The Parish Centre**, The Plocks, Blandford Forum, Dorset DT11 OYU

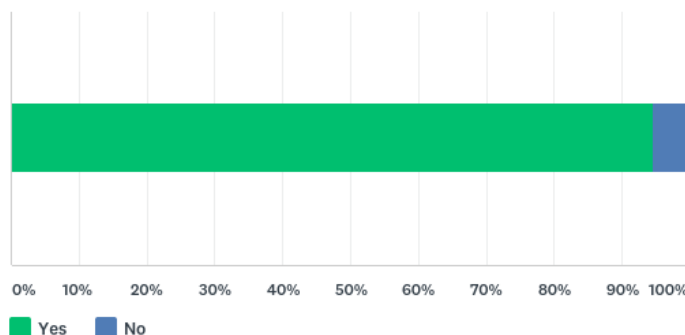
Question 5. Do you agree with our Community Facilities ideas?

- Yes
- No

Do you have any ideas of your own?

Response Summary:

Q5 Do you agree with our Community Facilities ideas?



Comments:

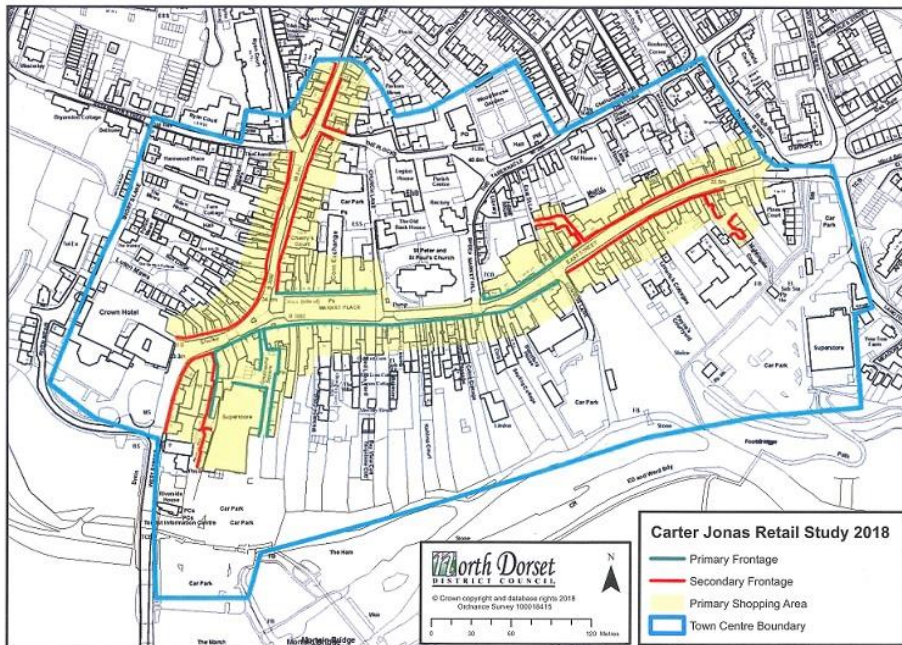
1. We really need to be thinking about the young people in the town too. How much is there for them to do esp. once we have the longer, darker evenings and outdoor activities are less attractive?
2. Most Community Facilities are grouped around Milldown Road area of town
3. The youth centre
4. More car parking needed
5. The VILLAGE community could be supported by a village hall - possibly on the proposed H&W Brewery development site.
6. However, are you sure of the potential take-up of this facility? Having moved from another county where several village halls were funded from "millennium money", they are now facing a funding crisis because of lack of regular income to pay ongoing costs.
7. Some handy public tennis courts would be a welcome addition.
8. I think somewhere there should be a hot desk facility, so small business like mine can meet up with other small business
9. Your plan includes a detailed report on initial proposals for a community hall in Blandford St Mary. I have heard that funding for this will come from the developer contribution for the new developments already under way in the Blandford St Mary parish. It's obvious that those new residents will make use of facilities in Blandford as well as Blandford St Mary, but how much of this contribution, or the Blandford St Mary parish precept contributes to facilities such as the Leisure Centre? It would make a lot more sense to view the community facilities as a whole, and pay for them jointly. There is a dire shortage of venue space in Blandford which is suitable for professional performance such as Artsreach. If there is to be a new hall in Blandford St Mary, please ensure there is expert advice on the acoustics and other requirements for professional performance at an early stage in its design.
10. Perhaps add the museums 'Victorian Garden'
11. Please include the Tourist Information Centre, GP Surgeries
12. Another Doctor Surgery
13. See answer to Question 3 Need improved public transport options bus & trains!
14. I do not understand the need for a Village Hall and feel that a specific survey of local opinions should be carried out before this is progressed (assuming that this has not already been undertaken)
15. The town needs a purpose built theatre/cinema arts centre.
16. The river should be regarded as a precious community asset
17. The Museum Victorian garden
18. Any buildings e.g. village hall must be clearly marked BEFORE building starts and if the new house owners complain after they move in they need to be reminded it was on the plan. Do not get the facility removed from the plan because of complaints. Ideally, build the facility first!
19. The TIC should be added to this list of facilities.
20. Better facilities for the Youth centre, there was a disabled and special needs youth club. Which with the closing of the youth centre some time ago became defunct. I am also amazed that with a swimming pool situated in the leisure centre situated in the same area as 2 schools that the schools do not use it fully. When I went to school, the whole school went to the local outside swimming pool. All non swimmers were taught to swim and progressed. My granddaughter went to Pimperne and then Blandford. Although we taught here to swim, both schools never had swimming within the curriculum? It would be interesting to know how many non swimmers are at school in the Blandford catchment area?
21. We need more for the teenagers of the town
22. The town is in need of a Cinema complex like tower park. This would draw a lot of income into the town. Also more recreation grounds if so many more houses are being built. This will bring more families and pets.
23. Blandford needs a cinema or somewhere suitable to show films in a community setting
24. What happened to the community centre that was to be built on the Blandford Heights Estate?
25. Museum needs to be included
26. turn all the riverside land over to public open space and improve its wildlife potential

27. Blandford Library, Allotments, Museum gardens, Museum

28. What about the various church and school halls in Town?

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?

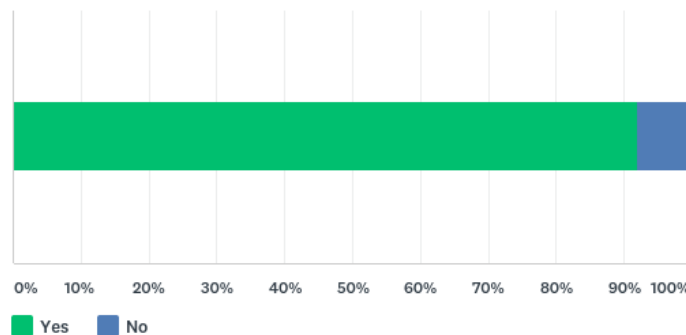
Yes

No

If 'No' please give us your comments

Response Summary:

Q6 Do you agree?



Comments:

1. Primary and Secondary frontages are a matter of fact. There is no rationale for the B+ proposed divergence. Nor is there any regard for changes in shopping patterns over the lifetime of the B+ plan – which the current documents assert to be about 15 years
2. But I would rather see an office than an empty building.
3. We believe that Salisbury Street should be included up to where it splits up to Whitecliffe street.
4. We need primary shopping area with good clothes shops and fewer charity shops.
5. We are so desperate for shops who cares where they go as long as they are encouraged to come to Blandford. The currently dead market town in Dorset.
6. I agree with B+ ideas
7. I agree with these shopping areas, but can we attract another chemist and clothes shop?
8. Presumably including the south side of West Street as Primary will also mean that the ridiculous dividing line down the middle of Barnack Walk will be removed, and the whole of Barnack Walk will be primary?
9. Very strong requirement for services and primary retail. Favourable rates should encourage shoppers to Blandford rather than forcing people to Poole or Dorchester.
10. We must protect as much of the primary shopping as possible to encourage the diversity needed for the vitality of our town centre.
11. Clean up to the shop front and remove the graffiti of advertising from the shops and food takeaways
12. We must preserve the town shops to support the community and not just the big entities e.g. Tesco Morrison Etc
13. Salisbury Street is PS. Has been for many years
14. As a relatively new resident in the area, it does not seem that Blandford shops are going the same way as many other such towns, with out of town shops taking trade away from the town centre, leaving a preponderance of A3, A4, A5 and D1 units, many of which will struggle with funding business expenses.
15. Agree with the suggested extensions to Primary Frontage, particularly up both sides of Salisbury Street, however I also think the area shaded yellow as Primary Shopping Area should be extended to the East to encompasses the Marks & Spencer, in the same way Morrisons and Ham Car Park are to the West.
16. Need to mix Primary and Secondary more as parking will limit access to your primary. Mixing will promote health of all retail areas.
17. (Isn't the SS area what used (?) to be called the conservation area?
18. Not sure if this will achieve the greater flexibility needed to ensure maximum use is made of the town centre for retail, business, leisure and community activities. There is currently a dire shortage of small business units in the Blandford area. See business units in the Exchange building at Sturminster Newton.
19. Leave things as they are
20. Town centre retail is not going to be required so would be better to allow restaurants and coffee shop/bars to operate

21. The lower end of Salisbury Street is primary not secondary
22. But... retail needs to be properly managed in the same way that Wimborne is.
23. Salisbury Street from Market Place to Plocks should be classed as Primary Frontage
24. primary frontage needs to go up Salisbury street
25. I agree with the Carter Jones retail study, and as a small business owner I can see clear differences between primary and secondary shopping frontage and some of the areas you are suggesting I would not agree with.

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

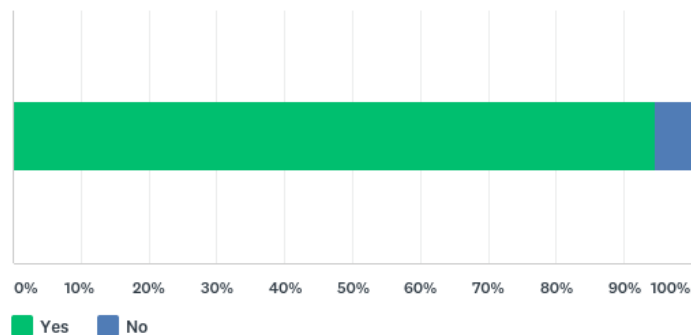
Question 7. Do you agree that the Green Infrastructure list above is correct?

- Yes
- No

If 'No' please comment

Response Summary:

Q7 Do you agree that the Green Infrastructure list above is correct?



Comments:

1. Retention of the Deer Park is a paramount factor in local aspirations to give Blandford the best possible future designation as a vibrant Market Town. Actively marketing our renowned Georgian t/c with such a striking landscape (a town & country planners dream!) would promote the town into the top ten division of tourism destinations. The attraction rating would do wonders for the local economy. The 'Crown Hotel' would return to the pre-war glory days.
2. If Options 2, 3 & 4 are considered then how can Bryanston Hills be part of the Green Infrastructure. It will be totally destroyed and all wildlife, of which there is a substantial amount, will be eliminated.
3. Lower Bryanston farm is a public footpath and bridleway given hundreds of Blandford St Mary residents access to open spaces, wildlife and good old fashion fresh air.
4. Add Crown Meadows
5. Put on Crown Meadows
6. Not sure I'd say half of these were 'green areas'.....??
7. Agree in general, but you've mentioned here Stour Meadows, and elsewhere the Marsh & Ham and Crown Meadows, but there is no reference to Langton Meadows (although you've mentioned the Railway arches without, I think, saying where they are!)
8. We must at all costs, protect the green spaces we have
9. Where are the demands/plans to support electric cars and the mandatory need for new housing to include at least 2 charging points for every house?!
10. Crown Meadows Bryanston Deer Park (Crown Meadows) has special local significance as identified by the local outcry when the Crown Estate attempted to have it identified for development. The land is a wildlife site (Greater Horseshoe bats, etc) and provides the southern setting for the town. In the view of the towns' inhabitants it is one of the most important Green Space assets to be protected. It is regrettable that it does not feature in the Councils Open Space study. The Crown Meadows friends group is called the Bryanston Park Preservation Group not the Crown Meadows Preservation Group. Under 2.15 and 2.17 mention should be made of the Greater Horseshoe Bat; a protected species. Negotiations should be held with RFE to open riverside paths.
11. Yes, plus the additional areas of the Bradbury Heights / Persimmons estate that are earmarked for parks (but not yet adopted or developed on) should be included for future protections.
12. Angus Wood wasn't shown on the display in the Corn Exchange on Saturday! Got me to complete the survey though.
13. Crown meadows should be added
14. Butwe could do with more.

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

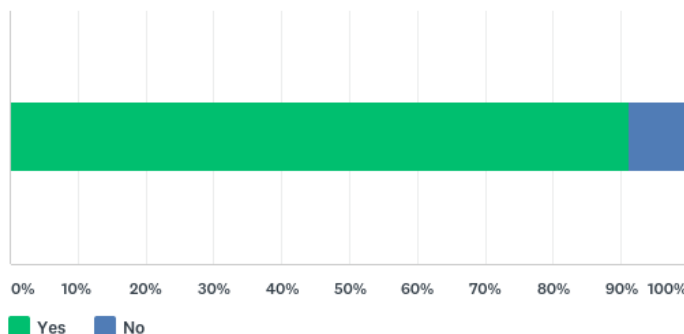
Question 8. Do you support the provisional list of proposed designations (above)?

- Yes
- No

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

Response Summary:

Q8 Do you support the provisional list of proposed designations (above)?



Comments:

1. Deer Park. The phrase 'elephant in the room' comes to mind here.
2. Lower Bryanston farm **MUST BE INCLUDED**.
3. It is difficult to agree without seeing a map showing exactly where these areas are
4. Angus Woods
5. Add Crown Meadows
6. The list is good so far, but the land between Fair Mile and Old Dorchester Hill should also be a green space to protect the nature and integrity of the current green space on the opposite side of Dorchester Hill and protected hedge with both.
7. Must maintain as much green space as possible and be fully aware of the existing and likely future flood plains
8. Both Yes and No were ticked; The grassed area between no 19 Parklands and the garages of Eagle House Gardens DT11 7BA
9. Bryanston Deer Park needs including
10. I support the proposed, but We also need more allotments to provide for the new homes
11. But.... more are needed
12. What about the old graveyard on Damory Street?

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.

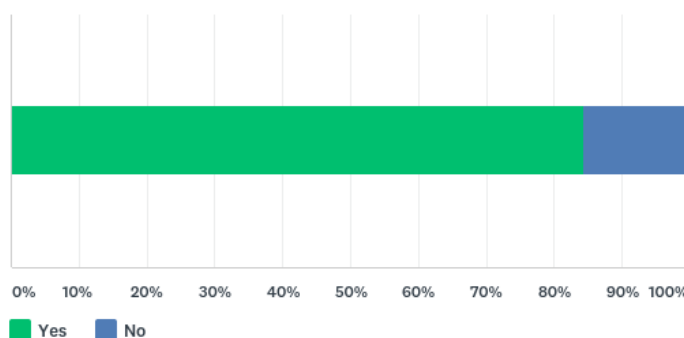
Question 9. Do you agree with our approach?

- Yes
- No

If 'No' please comment

Response Summary:

Q9 Do you agree with our approach?



Comments:

1. The Examiner's report is clear on this issue.
 - i. The setting of the area is indisputable
 - ii. The range of exceedingly rare wildlife is quite unique
 - iii. Historically and heritage rich at all points of viewing
 - iv. Pre-WW2 the area was a major tourism attraction (ref. Crown Hotel visitors) and local recreation uses
NB. The description 'Crown Meadows' is a misnomer / contravenes T&PA.
2. Absolutely. Why was it taken off?
3. Please maintain Crown Meadows as green area
4. It is important that Crown Meadows is kept as green space - surely it is not entirely suitable for building purposes as it is subject to flooding.
5. The actual deer park site is unused build your houses there. In fact a long way from actual crown meadows by bridge.
6. Previous proposals did not focus on the most important part of Crown Meadows which is the area by the river visible from the bridge rather than next to the houses
7. More power to your elbow! The Examiner's approach is puzzling and disturbing.
8. Leave it alone it's green space
9. nice open that does flood but I would prefer it to stay as open fields may be used for events though out the year
10. Something has to go, housing is the future so we can keep our community growing.
11. Should be part of Local Green Spaces
12. Where is the substantive plan?
13. Definitely
14. If that is the best you can do, then fine. However, given that there is no size threshold for a Local Green Space, I still see no reason why the examiner could not accept this designation for Crown Meadows - it seems to match the criteria very well. The justification I heard about that lack of public access was a problem does not appear to be relevant to the criteria as stated, and I am surprised that the rejection was not appealed against.
15. I feel the Crown meadows should be kept as a green space as it floods sometimes making it not worth putting houses on it
16. Absolutely! Yes!
17. Believe Crown Meadows by the Crown should not be built on but by riding school would not have a detrimental effect on the view
18. This is an absolute red line. The attractiveness of this area, on the entrance to the town, helps define Blandford in an iconic Georgian setting
19. no more building
20. Also there are huge access infrastructure issues
21. Essential flood plain and local community area
22. We should be moving with the times and as long as the proposed development is confirmed as outside of the flood plain this should be satisfactory
23. Proposed Purbeck National Park I understand that the proposal for a Purbeck National Park, which is currently being discussed, identifies boundaries which just skirt round Blandford. I think it wrong given Blandford's historic buildings, etc that this should be the case. To be included would provide a great deal of the protection that is sought against ill-judged housing development and would include the Crown Meadows. Have discussion taken place for Blandford town centre to be included within the proposals.
24. proposals shouldn't encourage public access / recreation particularly dog walking
25. The Crown Meadows should be afforded protected status to preserve them for future generations
26. Everything must be done to protect the remaining space ion the Deer Park/Crown Meadows.
27. A very precious 'green resource'
28. The contribution of the Crown Meadows/Bryanston Park to the setting of this unique Georgian Town must be recognised. Historic England have noted this and as far as I know no impact assessment of this particular point

has ever been undertaken. The earlier DCC LIA merely assessed the impact of development on the site itself. Any added protection above its conservation status would be hugely helpful in securing its long term protection from development.

29. This is an important town feature and an asset to the local environment
30. Should be a green space
31. The Crown Meadows by The Crown should be listed in the Local Green Spaces but not where the old ridings stables are. This cannot be seen from the road so would not have a visual impact.
32. all of the riverside meadows should be protected and if possible expanded, not just the Crown and Stour meadows
33. Not entirely. It would depend on which part is included.
34. Part of the crown meadows may be suitable for development if it opens access to the remainder of the meadows for the public.
35. Deer Park Future Public Access Absolutely Green Space Not Entirely Crown Meadows Community Town Recreation Important Flood Plain

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.

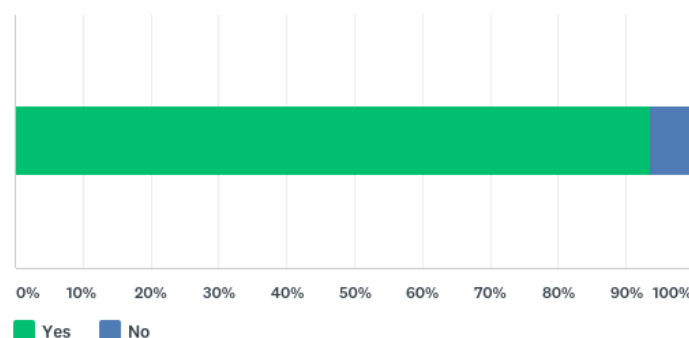
Question 10. This is what we want for Blandford Forum, have we got it right?

- Yes
- No

Have we left anything out?

Response Summary:

Q10 This is what we want for Blandford Forum, have we got it right?



Comments:

1. Enhancement of the Conservation Area is a key requirement found in national and local plan policy. B+ Design Management is couched in negative terms and disregards the role of national policies for sustainable development in regenerating the vitality of the town centre.
2. Refer to Bryanston Deer Park and associated tourism potential
3. It would be nice to see uniformity of shop front signs.
4. Shop frontage. Tidy them up. Also get rid of the graffiti advertisements on the windows at food outlets. Correct paint colour.
5. Yes, but let's not be obsessive about it! Towns do evolve, as they are not museums. However, overall I agree with the approach.
6. Plan required?
7. if it were to actually happen that way then Yes
8. OK as far as it goes.
9. Plenty about green spaces and schools don't forget the healthcare. Doctors and dentists. Lower Bryanston Farm shouldn't be built on, traffic issues already a nightmare, in fact an accident waiting to happen. The livery yard is very important for a large number of hard working people that keep their horses there and use farriers, vets, feed suppliers etc., making a big contribution to the economy of the Blandford.
10. I agree with your principles, BUT high standards of design should not mean all new builds should be replica or pastiche of the heritage vernacular. I am in favour of modern contemporary design which is sympathetic to the existing buildings. I do not want to 'set in aspic' design principles. New buildings can echo and complement older buildings without pretending to be of the same era - Cambridge is a good example of this where iconic buildings of different centuries did not mimic but rather reflected and echoed earlier structures
11. Is there sufficient planning for the increased water, gas and electric demand with all the new houses being built?
12. I understand why it is as it is, but I would like to see more detail included of essential local amenities included from the outset.
13. Shop frontages. Compare the cohesiveness of the town centre at first floor level with the dismal design standards at street level.
14. Preservation and protection of the town's unique architectural heritage should be included. Public consultation on the town centre Conservation Area Appraisal is about to take place and will be followed by a Conservation Area Management Plan.
15. We don't need more housing there's not enough parking
16. However, the town should also not be frozen in time places must adapt to survive and thrive
17. You have not included pavements and traffic signage. Pavements should be re-paved and tarmac removed to restore the original stone paving. Unnecessary and unsightly signalled should not be allowed on shops or road signs.
18. The town is dated and run down as no-one can afford to repair to the style that is pushed. Blandford should move to a progressive outlook and show Dorset what can be achieved with a modern progressive outlook and use new emerging technologies

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.

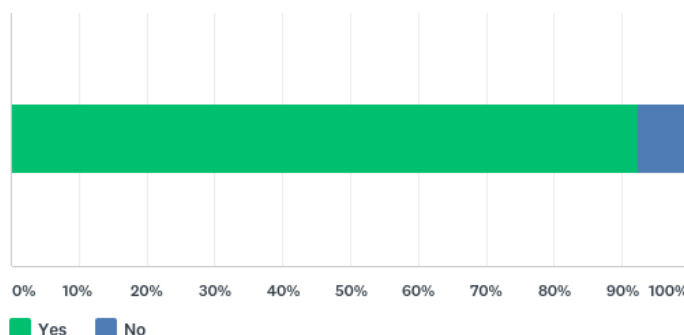
Question 11. This is what we want for Blandford St Mary, have we got it right?

- Yes
- No

Have we left anything out?

Response Summary:

Q11 This is what we want for Blandford St Mary, have we got it right?



Comments:

1. Agree in principle however it was agreed that any development on Dorchester Hill would follow existing development i.e. brick and flint etc. but the present Persimmon development is much lower standard and aesthetics.
2. No room for any more houses.
3. No
4. Disagree to maintaining boundaries
5. Plan required.
6. But not enough attention to road infrastructure with Brewery flats development and Fairmile Rise, let alone even more up New Road.
7. I support most of this, but I do not want Blandford St Mary getting too large and going for a merge with Bryanston
8. Yes - solar panel heating is cost inefficient
9. Hopefully the hedges along the north side of Dorchester Hill will be reinstated where necessary once Persimmons have finished, together with the disturbed grass area at the end of Folly Lane.
10. Insisting on 'sympathetic' building materials. There should be the possibility for really good design in modernist style
11. We must maintain the design of integrity of Blandford St Mary despite its degradation by Persimmon on Dorchester Hill.
12. I am very disappointed with the ruination of Dorchester Hill. It is no longer safe to walk into town. A 'oneway' system would have been sensible. The noise, fumes + dust over the past weeks, lorries along Folly Lane, ruining the grass, mounting the pavement have been intolerable. Parking on both sides of Birch Ave outside the school has caused traffic jams. Why don't you take out some of the grass (which you don't cut) + widen the road???
13. Leave Blandford St Mary alone! It is at capacity.
14. In principle, although, sadly, it has already been spoiled by too much housing.
15. No infill wanted in BSM. The road system is not up to it. More space to north of town.
16. We must retain hedges and trees in Blandford St Mary and not let development take them 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.

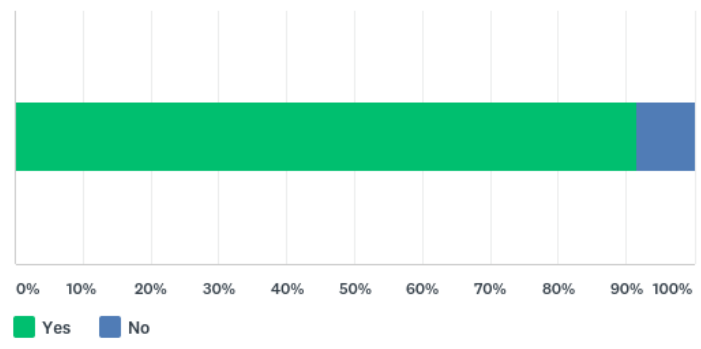
Question 12. This is what we want for Bryanston, have we got it right?

- Yes
- No

Have we left anything out?

Response Summary:

Q12 This is what we want for Bryanston, have we got it right?



Comments

1. The Bryanston deer Park is within the Purview of the Bryanston Parish
2. No more houses
3. Preservation of AONB status of surrounding land, rejection of development proposals on it.
4. Plan required?
5. I agree with all of the above as long as Bryanston does not go for a merge with Blandford St Mary, this may happen as Bryanston will not have a settlement boundary
6. Building at Lower Bryanston Farm will damage the environment and aesthetics of the area.
7. As previous response
8. The representative 2 pictures of new houses built in the last 20 years does in no way reflect the features of the older buildings shown. If stricter planning requirements are not enforced, new builds will not be in keeping with existing surroundings.
9. If Bryanston is not to be included in consideration, why is it part of the planning process?
10. 'Development proposals are unlikely to be supported' is very negative, and appropriate development can help the village grow.

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.

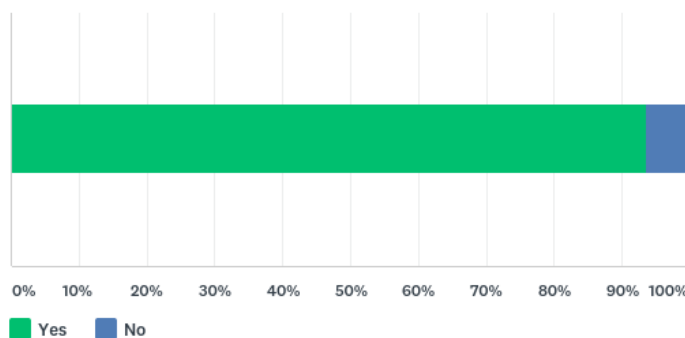
Question 13. Do you agree with our Tourism Strategy?

- Yes
- No

Can you suggest any amendments?

Response Summary:

Q13 Do you agree with our Tourism Strategy?



Comments:

- Please stress the importance of the Bryanston Deer Park in obtaining any full potential plan for Blandford. Seek extensive advice on this matter. As a born and bred Blandfordian, I hope to see my vision of Blandford as a major heritage rich tourism and social destination as currently achieved at Wareham and Wimborne. My wife, London born, thoroughly agrees that trying to match the progress of both Wareham and Wimborne is a worthy aspiration for all.
- Could try to enhance the Georgian characteristics of this historic town

3. Ecotourism must not be to the detriment of quality of life, however. The Trailway is often a place of tension between cyclists and local pedestrians, for example.
4. Blandford is pleasant, but it's standards need improving. Looks poor.
5. Great idea to support the trailway but could better signs be put up, like from the town centre carpark to encourage more people to use it
6. If you are supporting Tourism through conversions to B&B hostels etc, why are you destroying the already established B&B business at Lower Bryanston Farm?
7. There should be an ambition to use arts and culture to enhance areas such as the Trailway. This will add to the distinctiveness of our tourism offer.
8. I would be interested to see local tourism figures; suggesting that Inside Park is beneficial on any scale to Blandford. What do tourists come to Blandford for. I would suggest that other towns such as Wimborne, Dorchester, Wareham & Poole all have viable tourist attractions. Blandford I'm afraid doesn't. No real time or money (I suspect) remains in Blandford from Dorset Tourism. Blandford must offer itself as a viable destination on its own grounds. A hotel, Premier Inn or otherwise would benefit the local economy when coupled with some form of entertainment or Arts complex (nearest cinema is T Park @13 miles)
9. We require a co-ordinated Tourism Strategy for North Dorset, encourage a 'chain' hotel to locate in ND, preferably Blandford. This would encourage business stopover and the casual 4-day tourist
10. Another hotel on the bypass to encourage tourism
11. Encouraging people to come into the town. Signs etc. Wi-Fi Encourage new better restaurants.
12. More tourist facilities/attractions needed, not just increase in B&B's /Campsites Railway arches development is in a floodplain and should not be developed Cycle shop is a good idea as a very popular sport now
13. We need a good arts venue to encourage more visitors perhaps upgrading the Corn Exchange. I heard there was a plan to build an Arts Venue by the museum, but I work as a theatre technician and I don't think the access is good enough, I wouldn't be able to bring our Van in to unload kit and that would put off a lot of potential users.
14. I consider the railway arches a financial liability to the town.
15. Get on with it!
16. A longer opening time for the Tourist Information Centre would be good. More public conveniences.
17. The market place should be pedestrianised leaving just the road for cars. This would create a permanent market space as well as space for outdoor cafes and bars such as the one in Wimborne. This will attract more visitors and make the town more attractive.
18. If fine example of Georgian Town, then put effort into promoting it - Such as ensure any changes to town centre properties are in keeping with Georgian theme. Provide decent safe pavements and keep it clean. Develop a theme for the town to be developed as a whole.
19. Invest in Public spaces / toilets. More FREE Parking Increase the rates to pay for more development of public spaces, toilets open spaces etc.
20. Priority should be given to providing a coordinated approach to tourism across north Dorset. (NDDC did not provide the funding needed to achieve this.)
21. I enjoy walking along the trail way, but not being so healthy addition seating for resting would be appreciated.
22. Not sure about the hostel bit.
23. More should be done to encourage tourists to the area, are the railway arches a draw to tourists?!
24. You have not included the Tourist Information Centre or coach parking. Coach parking is dire and restricts day trippers.
25. support for information boards around the town and meadows giving details of the buildings and wildlife of the area, plus additional blue plaques where appropriate
26. Blandford has limited tourist appeal with most being due to area of convenience (e.g. as its near steam fair) rather than people actually having an aim to come to Blandford deliberately.