

BLANDFORD + NP2 NEIGHBOURHOOD PLAN

FEEDBACK ANALYSIS REPORT: INFORMAL CONSULTATIONS JULY 2018

Purpose

1. The purpose of this report is to summarise part of the outcome of the informal consultation period on the proposed scope of the Blandford + Neighbourhood Plan 2 held from 13 to 27 July 2018. The report reviews the representations made by the statutory consultees, and by developers/landowners in response to the consultation and the Preliminary Development Options Report (July 2018) which was prepared for the consultation. The report summarises the comments received and makes recommendations to the B+ NP 2 Steering Group on how to proceed to the Pre-Submission stage. It is expected that comments from the local community will be analysed by the Blandford + Steering Group.

2. This draft report has yet to be considered by the 'qualifying body', Blandford Forum Town Council, in agreement with Blandford St Mary and Bryanston Parish Councils, but once finalised it will be appended to the Consultation Statement that will accompany the submitted Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012 and subject to the new National Planning Policy Framework (2018) transitional arrangements.

Consultation Analysis & Recommendations

3. During the consultation period, representations were received from the Local Education and Waste Authorities at Dorset County Council (DCC), Savills (on behalf of Bryanston RFE Ltd), Barton Willmore (on behalf of Wyatt Homes), Pimperne Parish Council, Historic England, the Dorset AONB Partnership and the Cranborne and Chase AONB Partnership.

4. The summary analysis of these representations is provided below, together with recommendations on how to proceed to the Pre-Submission stage:

Dorset County Council – Education

5. The Local Education Authority is committed to securing a minimum 2FE school site (2.1ha) in Blandford allowing for further expansion on the same site to 3FE (2.8ha) the delivery of which, DCC confirm, is now critical to the ability of the Authority to fulfil its statutory obligation for providing school places to serve the Blandford Pupil Planning area. Their response confirms their preferred location for the new school is to the north of Blandford Forum on land to the north of the bypass defined by Option 1 and no other options are suitable to meet the primary education needs of the town.

6. They restate that the existing North Dorset Local Plan 1 housing commitments focussed around Blandford St Mary and Lower Bryanston will increase the pressure on places on Blandford St Mary School which is at capacity as school places in Blandford St Mary are being taken up by Blandford Forum children living in the north of the town. DCC has been managing the additional pressures through the

temporary expansion of Milldown Primary. It currently has existing demand of 30+ places per year in excess of what can be managed. The projections, without taking into account further housing, suggest a 150 4+ catchment children per year requirement through to 2026.

7. As well as these additional 30 places (1FE equivalent) that are required now, there is a need for an additional 1FE entry to accommodate the proposed housing committed in the North Dorset Local Plan 1, and as previously confirmed there are considerable difficulties that at present could not be overcome to increase the town capacity by 1FE. DCC confirm to add a further 1FE of capacity can only be accommodated by a new school as the existing school sites (including The Blandford School - secondary) have no room for this level of expansion. Based on the housing growth proposed in Blandford to 2033, the 660 new homes would generate a further 161 additional children (23 per year group at primary). This in itself would require a new 1FE of capacity e.g. 3FE in total

8. Given that an additional 2FE of capacity is required in the Town to absorb existing demographic pressures and to respond to the housing in the Local Plan 1, DCC confirm the most efficient, appropriate and sustainable way forward is a single new school. If additional housing comes forward as part of the Blandford+ proposals, this will further entrench the need for the 2FE of additional capacity, and a new school in a location, where the need has been identified (the north of Blandford Forum), would in turn release spaces from St Mary's Primary School. DCC Education therefore consider that it would not be appropriate to locate a school to the south of Blandford Forum as the need is in the north of Blandford Forum.

i. This information will be used to inform the sustainability appraisal of the spatial options and the selection of sites to allocate for the required scope of the Blandford + Neighbourhood Plan 2, along with information from the three other deliverability tests identified in the Preliminary Development Options Report. The information will be drawn together in a final Site Allocations Report that will be prepared by Oneill Homer for consideration by the Steering Group to take forward to the Town and Parish Council's for approval.

Dorset County Council – Waste

9. The emerging Bournemouth, Dorset & Poole Waste Plan is currently undergoing examination, adoption is expected by the end of 2018. The examination version of the Waste Plan includes part of the land included in Spatial Option 1, to deliver a new waste management centre for Blandford, located directly to the south-east of Sunrise Business Park. DCC request this land be excluded from any Spatial Option and advises that explanatory text accompanies Spatial Option 1 to make reference to the allocation of land in the Waste Plan for the new waste management centre.

ii. The final boundary of the allocation in the Waste Plan will determine the boundary and land available to serve Spatial Option 1 and its ability to deliver the full specification as set out in the Preliminary Development Option Report. See comments from Barton Willmore at paragraph 11 below for further information on this matter.

Barton Willmore (on behalf of Wyatt Homes promoters of land at Areas A and B)

10. They make comments made in relation to the settlement boundary and seek assurance that any allocations proposed in the neighbourhood plan will be included within the settlement boundary once chosen.

iii. **An exercise has been carried out by the Blandford + Steering Group that has identified the changes that are required to the existing settlement boundary (defined in the 2003 Local Plan) resulting from the Local Plan 1 allocations. Further consideration of settlement boundary modifications will be carried out as the work on site allocations is taken forward.**

11. A red outline of the site boundary being promoted by Wyatt Homes is included with their representation which excludes the area of land immediately adjacent to Sunrise Business Park and which forms the land currently being promoted through the Waste Plan examination. This also includes outside of the Blandford + NP boundary.

12. A subsequent email received from Savills (land agents for the landowners of Spatial Option 1), dated 27 July, explains that should the Waste Plan proposal not proceed through the examination process, that the site would revert to deliver the original intention of providing employment land. Equally, if DCC do not require all of the land for the waste management centre then any remaining land would be available for employment use.

iv. **The Blandford + Steering Group has supported a new waste management centre (WMC) to the south-east of Sunrise Business Park, however the extent of the proposed WMC site boundary had not been known until recently. The adoption of the Waste Plan coincides with the timetable for submission of the Blandford + Neighbourhood Plan 2, and following the Waste Plan examination hearing there are no proposals to alter the WMC boundary. Note: the Waste Plan post examination modifications are due for publication at the end of August.**

13. The representation also confirms that the land parcels promoted by Wyatt Homes and the landowners should be referenced in their entirety, although appreciates that land outside of the Blandford + neighbourhood area cannot be included in any policy. They confirm that the land can accommodate a new school, the relocation of the existing allotments and the provision of new allotments, and a new community building that could accommodate facilities for allotment holders and dual-purpose hall and sports changing rooms for playing pitches which could also be shared with the proposed new school. The provision of a green infrastructure network is welcomed, and they would seek to add to the network as part of their proposal. The representations include reference to residential development being located primarily outside the CCWW AONB and designed to mitigate landscape impact.

v. **See i. above**

Savills (on behalf of Bryanston RFE Ltd promoters of land at Area F1)

14. They confirm that the land at F1 is available and deliverable in the short term to deliver the mix and quantum of development specified in option 2 by making access available to land at area F2 off Fairmile. They confirm that an additional small parcel of land opposite the entrance of Lower Bryanston Farm (circa 0.7ha) could be included within the F1 boundary and provide a red line boundary. They also confirm that in combination with the other employment options the site can deliver Option 3 and that an opportunity exists to combine F1 with a current outline planning application to create a comprehensive development around Lower Bryanston Farm. The land interest acknowledges the land lies within the Dorset AONB and relates comments from the Dorset AONB that given the degree of envelopment of Blandford by AONB designations further encroachment into these designations to deliver the required levels of additional housing growth is inevitable

vi. See i above. Amend the land availability plan to accommodate the additional land parcel submitted.

Pimperne Parish Council

15. Considers that Option F1 and the smaller area of F2 that runs up to the Dorset AONB boundary is the most sustainable option. It considers so because Area A sits entirely within an AONB and that the site is not sustainable in terms of access, and that the bypass is an ideal planning boundary.

vii. The Site Selection Methodology being used to determine the appropriate option to be delivered through the Blandford + Neighbourhood Plan 2 and will provide the appropriate tests that will address the matters raised by Pimperne Parish Council.

Historic England

16. Welcomes the working relationship between the Local Planning Authority and the Neighbourhood Planning Authority and offers assistance in dealing with relevant heritage issues prior to the publication of the Pre-submission Plan. Additionally, welcomes the news of a Conservation Area Appraisal given Blandford Conservation Area is on the national Heritage at Risk Register and refer to separate guidance published by HE on Site Allocations, Settings and SEA.

viii. They welcome continued input into plan preparation and the SG are encouraged to take up HE's offer of discretionary consultation with them on site options evaluation as the work proceeds

Dorset AONB

17. Considers that the neighbourhood plan is pre-empting the outcomes of the Local Plan Review and therefore fails to meet the tests of para 116 (now para 172) of the NPPF. Areas F and J are of greatest concern. Further development in Area F is highly limited. Development in Area J would significantly affect views from the Dorset AONB, although the eastern portion comprising fields to the west of Tin Pot Lane and, to a lesser extent, towards Kites Corner is less sensitive in relation to the Dorset AONB.

- ix. **The SG should note these concerns and discuss this matter with NDDC and agree a response. However this response was submitted prior to the publication of the NPPF (2018) and appears to run counter to paragraph 23 and paragraph 66 which enables Local Planning Authorities to provide an indicative housing figure if requested to do so by the neighbourhood planning body and in circumstances where the strategic policies for housing are out of date (Footnote 31 page 18).**

Cranborne Chase AONB

18. Attaches basic information on the responsibilities of the Blandford + Neighbourhood Plan group in relation to the AONB. Comments that Area A and Area J is within the AONB and would need to pass the appropriate tests within the NPPF if they are to proceed. Considers that a new school is strategically required in the south of the town and considers that land adjacent to Area E should be considered. Questions why the solar park and land safeguarded for the Charlton Marshall and Spetsbury bypass is not shown. Suggests that the cemetery and Crown Meadows should be included in the Green Infrastructure Network.

- x. **See i. above. Additionally, the submission by DCC confirms the evidence of need for a new school is in northern part of the neighbourhood area. The Steering Group considered all land that had been made available in drawing up the Spatial Options. The Solar Park and safeguarded land for the Spetsbury By Pass is illustrated on the B+NP Constraints Plan. The Green Infrastructure Network policy will consider access to all open spaces, including the cemetery, however Crown Meadows is not accessible to the public, but may however be identified as potential improvement to the Network should circumstances change.**

Summary

19. The majority of the responses have not raised any new issues that the Steering Group were aware of that they had to address in the final version of the Pre-Submission Plan. The changes to the boundary for Spatial Options 1 however does introduce an issue that the Steering Group will need to discuss further with the Local Planning Authorities to continue its inclusion as deliverable within the Neighbourhood Plan and to be tested under the remainder of the tests set out in the Site Selection Methodology.

- xi. **In parallel with the modifications to the option boundaries the above comments will be considered in taking the plan forward regarding the Spatial Options, and the SA/SEA process, ONeill Homer will now start preparing a Pre-Submission Plan. The Steering Group should advise what the results of the community consultations have shown. During this process it is also likely that further work may need to be undertaken by the Steering Group who will be advised during the process of preparation.**