



Dorset Council Local Plan



Blandford 2021 Consultation Summary of Responses

January 2023



Dorset
Council

Contents

| | | |
|-------|---|----|
| 1.1. | Blandford..... | 3 |
| 1.2. | Introduction..... | 3 |
| 1.3. | Vision..... | 4 |
| 1.4. | Development Strategy..... | 4 |
| 1.5. | Town Centre Strategy..... | 5 |
| 1.6. | Policy BLAN1: Future town centre expansion..... | 7 |
| 1.7. | Main Development opportunities..... | 9 |
| 1.8. | Town wide issues..... | 10 |
| 1.9. | Policy BLAN2: The Brewery, Blandford St Mary..... | 13 |
| 1.10. | Policy BLAN3: St Mary’s Hill..... | 14 |
| 1.11. | Policy BLAN4: Lower Bryanston Farm..... | 15 |
| 1.12. | Policy BLAN5: Land off Shaftesbury Lane..... | 16 |
| 1.13. | Policy BLAN6: Land adjacent to Ward’s Drove..... | 17 |
| 1.14. | Policy BLAN7: Land north-east of Blandford Forum..... | 20 |
| 1.15. | Omission sites..... | 29 |

1.1. Blandford

1.2. Introduction

North, Central or South-East Functional Area

Blandford Forum Town Council

- Blandford's inclusion in the South-East of Dorset, rather than North suggests that it is viewed as a dormitory town for Poole and Bournemouth;
- Unclear what the implications are for Blandford being in the South-eastern Dorset section. What are the benefits.

Cranborne Chase AONB Partnership

- There seems to be some confusion between whether Blandford relates to South-Eastern Dorset or to the more central and northern parts.

North Dorset CPRE

- We see no reason why Blandford and many of its surrounding villages have been included in the South-East Dorset Functional Area other than to support the need for houses in the Bournemouth, Christchurch and Poole conurbation. It is a market town that provides services for both north and central Dorset.
- It was the administrative seat of North Dorset for many decades and is culturally and geographically linked to the Blackmore Vale to the north.

Tarrant Gunville Parish Council

- We are in North Dorset, not South-East Dorset.

Genesis Town Planning Ltd on behalf of Wates Development Ltd

- Significant future growth at Blandford Forum is strongly supported. Blandford is the main service centre for the central part of Dorset and serves a large rural hinterland.
- There are only two Tier 2 Settlements in the South Eastern Functional Area that are not affected by the Green Belt.

Public response

- Blandford is now classed as "South Eastern Dorset Functional Area" and presumably classed within "The large built-up area of Bournemouth, Christchurch and Poole"
- Blandford is orientated towards North and Central Dorset and not South-Eastern Dorset.
- Object to Blandford Forum as a satellite of the BCP conurbation.

Paragraph 10.1.5 - Legal Advice

Natural England

- Natural England advises that the proposed development should be considered as "major" in the context of NPPF paragraph 172 and so any proposals should be required to meet the policy's "exceptional circumstances" test.
- We note legal advice from the Cranborne Chase AONB partnership and others regarding the lawfulness of the proposed allocation.
- You will need to give very careful consideration to the weight given to the Neighbourhood Plan Examiners report. In particular, whether the exceptional circumstance tests have been met.

- Given the uncertainty around the Neighbourhood Plan, the local plan should provide a detailed assessment as to how it has met the exceptional circumstance.

North Dorset CPRE

- At the time of writing, no response has been given to the legal advice submitted by Pimperne Parish Council, Cranborne Chase AONB Partnership and Dorset CPRE.

Paragraph 10.1.5

Cranborne Chase AONB Partnership

- Paragraph 10.1.5 refers to delivery of approximately 400 dwellings when the figures indicated by promoters of the scheme are in the order of 600, and the development area extends into the parish of Pimperne.

North Dorset CPRE

- The description grossly understates the number of dwellings that is being targeted for development which amounts to 1,505 dwellings.

1.3. Vision

Vision

Cranborne Chase AONB Partnership

- It is disappointing that section 10.2, Vision, includes reference to protecting the surrounding AONB landscapes when the development being proposed clearly does not do that.

North Dorset CPRE

- The visionary statements simply do not match what is being put forward. Proposals do not meet local needs, protect the AONB landscape, reflect Neighbourhood Plans or flood risk.

Historic England

- We welcome mentions of Blandford Forum's heritage assets, historic character and special landscape setting in the vision, development strategy and town centre strategy.

Public response

- Number of houses goes against the vision - Pimperne NP meets needs of the village - additional housing will add nothing and not appropriate to size of settlement.

1.4. Development Strategy

Paragraph 10.3.1

Blandford Forum Town Council

- Possible conflict between this strategic role for Blandford and the vision for climate change, sustainable development, and private car use.
- Concerned that Blandford St Mary and Bryanston are included as part of Blandford in the settlement hierarchy as they have separate identities.

Bryanston Parish Council

- The proposed development areas in the Consultation document are broadly in line with the emerging Blandford+ Neighbourhood Plan.

Blandford & District Civic Society

- The population in some age groups is falling – are there not fewer potential house buyers (those under 70?) since five years ago.
- There are 530 with consent and 975 on options sites (675 already the subject of planning applications) – total 1505 of which only 300 are not already ‘in the pipeline’
- Is this provision for the 680 houses suggested here or for the 1505 houses in total in the Blandford area?

Employment

Public response

- 1500 homes seems excessive - there is insufficient work and infrastructure in the area for that number of families.
- Insufficient evidence that the plan will see the expansion of employment opportunities in Blandford area for the increased population proposed - will increase commuting.
- Plan needs to include robust strategies to attract employers to centres of significant population growth.
- Insufficient local commercial development to meet needs of all new houses, failing to meet climate strategy and economic growth strategy.

1.5. Town Centre Strategy

Paragraph 10.4.2 - Town Centre Boundary

Blandford Forum Town Council

- There is an error in 10.4.2. With reference to the town centre area, in that “Salisbury Street” should read “Damory Street”. This area is much larger than the town centre boundary defined by Carter Jonas in the “Retail and the Town Centre” Report, September 2018.
- The town centre boundary should be redrawn to follow the Pimperne Brook from the bottom of Damory Street to the River Stour, thus excluding the Langton Road car park and the M&S Food store. This area should be re-designated as an “edge of centre location” when applying the sequential test to planning applications for main town centre uses.

Blandford & District Civic Society

- Description of the town centre does not entirely accord with your map, which is a bit out of date – the Magistrates Court disappeared a long time ago.
- Do you really mean ‘from just south of Whitecliff Gardens in the north, along Salisbury Street (which goes north) and Langton Road (which goes out to the bypass) to the east’ or do you mean ‘to Damory Street and Langton Road in the east’.
- The map shows a northern boundary meandering from the southern end of Whitecliff Mill Street along The Plocks and The Close to Damory Street, excluding several commercial enterprises north of The Plocks.
- It is nevertheless wider than what has been suggested as the ‘retail town centre’ in the Blandford+ Neighbourhood Plan.
- Whilst it is unlikely that there is anywhere with this boundary where additional retail floor space could be provided other than the two locations suggested, the extension seems contrary to experience.

North Dorset CPRE

- If the retail centre of Blandford is allowed to contract, reflecting the new E use class, our concern is that this will increase the likelihood that Dorset Council will view Blandford as a further extension of the Poole/Christchurch/Bournemouth conurbation. It is more than likely that there will be ribbon development on the A350 and further east to Verwood.

Paragraph 10.4.3 - Shopping Frontages

Blandford Forum Town Council

- Shopping Frontages may no longer be appropriate in Blandford post Covid-19.
- Post-Covid, the centre could start to adapt to become an activity-based community gathering place. Green spaces, restaurants and bars, boutiques and market stalls, arts and culture, health and social care services and hi-tech businesses must combine with accommodation to create a space that is a hub of human life and activity, fostering greater social interaction and local identity.
- It may not be possible or desirable in the future to maintain traditional retail frontages.
- Concerned that recent Government Planning reforms 'Supporting housing delivery and public services infrastructure' could lead to the loss of historic shop fronts and inappropriate alterations.
- It is vital for towns like Blandford, that DC vigorously resists this extension of PDR and places safeguards on the likely rapid move by landowners to create more town centre residential accommodation post Covid.
- Even if the new PD Right is not introduced, then the traditional notion of retail areas and shopping frontages will still be obsolete, to be replaced by "Class E Frontages".

Blandford & District Civic Society

- Even if the proposed Permitted Development Rights are not extended, the traditional notion of retail areas and shopping frontages will be obsolete, replaced by Class E Frontages introduced on 1st September 2020.
- How the town centre adapts post-Covid remains to be seen, particularly in the light of the recent consultation on permitted development rights allowing change of use to residential from commercial, business and service uses, even in conservation areas, which could lead to the loss of historic shopfronts and features.

Clemdell Ltd

- Draft Blandford+ Neighbourhood Plan identifies a primary shopping area but fails to record this area encompasses back land residential uses, as well as secondary shopping.
- The next iteration of the Dorset Plan should include definition of primary and secondary frontages (which the Plan states at paragraph 5.7.2 are already in place).
- The sterilisation of the town centre inherent in the Draft Blandford+ Neighbourhood Plan is not supported – the plan should confirm that Blandford is not excluded from local and national policy to encourage flexibility.

Public response

- The traditional notion of retail areas and shopping frontages is obsolete as it is to be replaced by "Class E Frontages".
- A new Class E Frontage would replace previous Primary and Secondary Retail Frontages and should confirm with the frontage identified by the red lines in the Carter Jonas report.
- The frontage should not include the east side of West Street from the former Crown & Anchor pub to the entrance to the Marsh & Ham carpark.

Paragraph 10.4.4 - Thursday & Saturday Markets

Blandford Forum Town Council

- There is a need to establish a re-imagined open air market in Blandford.
- The viability of any future open-air market in Blandford, which might well involve a re-location of the market to another car park area.

Blandford & District Civic Society

- The percentage of a recent survey who said they would use the Market more after the pandemic was only 28%, compared with 59% who said they would use local shops and businesses more.
- The need for proposals for the Market Place not to prejudice the future operation of the Thursday and Saturday Markets (10.4.4) should not preclude the possibility of those markets being reinvented in the light of changing consumer, retailer activity and economic activity.

Public response

- The Market Place is not large enough to sustain a viable street market, which requires a minimum of 30 to 40 stalls. The Blandford markets are so poor they have become an embarrassment and should be discontinued.
- Professional advice from consultants should be sought as to the viability of any future open-air market in Blandford, which would be much better located on the lower Marsh & Ham carpark.

Paragraph 10.4.5 - Additional floorspace need

Blandford & District Civic Society

- The need for additional retail floorspace (10.4.5. to 10.4.7.) is questionable, particularly in the case of Langton Road which is too far from the established centre, including M&S which is perceived already as a 'edge-of-centre' store.
- As with housing need, any forecast of retail trends and consumer behaviour should be over a limited time, not long-term, and so phased for regular review.
- In the "Town Centre Recovery Survey", 41% of respondents said they missed the Market, as opposed to 70% who missed the restaurants, pubs and cafes.
- Fewer face-to-face shoppers (increase in online shopping) and could continue to fall.
- Any forecast for housing should be phased for regular review in the light of demand.

Blandford Forum Town Council

- The Carter Jonas report was published in 2018, so the Local Plan should establish the need for a new post-pandemic "retail" survey to be carried out no later than 2023.

1.6. Policy BLAN₁: Future town centre expansion

Policy BLAN₁ - Approach

Clemdell Ltd

- Both sites are edge-of-centre and West Street has been refused permission.
- Other sites are available particularly to the rear of Market Place and East Street – the resolvable policy constraints are less than the sites identified and they are within the town centre and substantively more sustainable.
- Policy BLAN₁ is flawed and should be replaced by a policy that recognises the sites which actually support regeneration which may include those mentioned.

Public response

- Town centre doesn't meet requirements.
- Relocation of the toilets and TIC.
- Would create too much traffic.

Policy BLAN₁ - Heritage

Historic England

- We welcome the inclusion of specific criteria in Policy, however, prefer to see 'conserve and enhance the significance of other heritage assets' used.
- We are not clear what the historic environment evidence base is for Policy BLAN₁ and for the future expansion areas.
- We would welcome clarification on this point and the location and size of the future expansion areas as Blandford Forum town centre.
- There may be a need for the preparation of additional evidence.
- There is no local plan policy setting out how development within Blandford Forum's Town Centre should conserve and enhance its historic environment and positively contribute to local character and distinctiveness in streetscape and townscape.
- This new policy to direct plan users to Dorset Historic Towns Survey for Blandford Forum, an adopted Blandford Forum Conservation Area Appraisal and a new management plan.
- It may be appropriate to introduce a new policy criterion requiring masterplans to be prepared for these sites that are underpinned by the preparation of heritage impact assessments.

Blandford Forum Town Council

- Concerned that there is no conservation area management plan (CAMP) for Blandford town centre.

Policy BLAN₁ - Habitats

Natural England

- Blandford Forum supports an existing population of swift, a species that has suffered significant UK declines and add significantly to the character of town. Development and redevelopment within the town centre should be required to provide nesting opportunities for swifts.

Policy BLAN₁ - Flood risk

Environment Agency

- The car park at West Street is at high and regular flood risk and inappropriate for development. Active flood defences at this location require frequent and manual closure in order to protect Blandford Town Centre from flooding. This is not a suitable site for development.

Criterion I - Land off Langton Road

Blandford Forum Town Council

- The inclusion of land off Langton Road as a possible site for new class E space, has limited viability because of the lack of space referred to and the distance from the centre of Blandford.
- There is some space for the existing convenience store to expand.

Bryanston Parish Council

- Land off Langton Road is not depicted on the policies map.

Wessex water

- Unable to locate these areas on the Policy Map.
- Existing car parking areas on Langton Road have significant underground infrastructure running beneath, statutory easements will preclude these areas from future development.
- Redevelopment of Brownfield areas must lead to the utilisation of SuDS to provide multi benefits and reduce downstream flood risk.
- Any existing surface water connections to the foul sewer network must be redirected to SuDs upon redevelopment.

Clemdell Ltd

- The credibility of continuing the Langton Road edge-of-centre site as a deliverable site should be evidenced.

Public response

- Oppose the inclusion of land off Langton Road as a possible site for new retail space. This site is too far removed from the town centre and any development here would have a detrimental effect on the core retail area.
- Only pedestrian access to the Stour Meadows? Isn't the Trailway routed across this site?

Criterion II - Land at West Street

Blandford Forum Town Council

- Any development here should not exceed two and a half storeys rather than three. It is an important feature of the Georgian town centre that building heights start low at the edges of the town centre and climb in height as the Market Place is approached.

Bryanston Parish Council

- Land at West Street is not depicted on the policies map.

Wessex water

- Unable to locate these areas on the Policy Map.

Public response

- No objection to Land at West Street subject to excluding the east side of West Street from any future Class E Frontage.
- Any development here should not exceed two and a half storeys rather than three.
- The whole of the west street site should be allocated for residential development of smaller, single occupancy units and avoid having to use green belt land elsewhere in the area. Blandford does not need more shops.

1.7. Main Development opportunities

The following sections include summaries of representation received regarding the following policies:

- Town wide issues
- BLAN2 The Brewery, Blandford St Mary
- BLAN3 St Mary's Hill
- BLAN4 Lower Bryanston Farm

- BLAN5 Land off Shaftesbury Lane
- BLAN6 Land adjacent to Ward's Drove
- BLAN7 Land north-east of Blandford Forum

1.8. Town wide issues

Infrastructure

Blandford Forum Town Council

- The plan is silent on how grey infrastructure will be provided other than north/south A350 upgrade and improved public transport.

Blandford & District Civic Society

- The town is already seeing significant growth in approved and pending planning applications, but no details of how the necessary infrastructure will be provided.

Tarrant Gunville Parish Council

- The plans for Blandford are for too many houses without sufficient detail on how local facilities (health, schools, etc) are going to be planned and paid for.

Durweston Parish Council

- Any development should be supported by infrastructure built around it which includes roads, doctor's surgery, schools, shops and employment opportunities.

Dorset Police

- Bid for developer funding for the police force.

Public response

- Broadband is inadequate for home working if the idea is that people move here from the cities.

Education

Blandford Forum Town Council

- Consideration needs to be given to an expansion of existing primary schools, especially Blandford St Mary Primary School, Spetisbury Primary School and Archbishop Wake.
- The alternative would be to build a new 2-3 Form Entry Primary School in the Southern part of the wider Blandford area, in addition to the new primary school in northern Blandford.

Blandford & District Civic Society

- Where are the proposals to address pressures on education, other than a single new primary school to the north of the town – there seems to be some doubt as to whether this is two-form or three-form entry?

Health

Blandford & District Civic Society

- Where are the proposals to address pressures on health services? Other than a 'health centre'?

Public response

- GP inadequate.

Employment

Public response

- Inadequate consideration is given to the employment possibilities in the town
- Blandford forum needs employments land.

Blandford & District Civic Society

- Respondent queries that if mass commuting is not intended, and in the event of the extra 6.7 hectares employment land and further retail land at Langton Road and West Street being taken up (Blandford currently has at least 10 commercial premises) will the plan encourage employers who will offer employment for the occupiers of the new homes?
- Respondent also queries what employment is expected to be attracted here in the absence of adequate transport links?

Highways

Blandford Forum Town Council

- New housing would be for those working on the south-east, encouraging traffic on the A350 through the village of Charlton Marshall and Spetisbury which have been overlooked for a bypass.

Blandford & District Civic Society

- Where are the proposals to address the pressure on highways of more homes and employment activity, other than reference to the north/south A350 upgrade which tends to focus on the northern section rather than the southern section.

Public response

- Traffic congestion worsening.
- Development at Blandford would increase commuter traffic on the A350 between the town and the BCP area.

Public transport

Blandford & District Civic Society

- A reference to improved public transport but no indication as to how this will be provided in the knowledge that existing services are already heavily subsidised due in part to heavy reliance on private transport.

Cycling and pedestrian links

North Dorset CPRE

- We must be prepared to invest in safe cycling and pedestrian links.

North Dorset Trailway

North Dorset Trailway Network

- The quality of the North Dorset Trailway needs to be consistently high along its entire length (supporting different modes of active travel).
- The North Dorset Trailway should be extended southward beyond Spetisbury toward Sturminster Marshall (and onward toward Poole – crossing the A35 and A354).

Area of Outstanding Natural Beauty (AONB)

Cranborne Chase AONB Partnership

- All the proposed development would be either within this AONB or on land adjoining and facing this AONB.

North Dorset CPRE

- Landscape impacts on open countryside and AONB.

Public response

- Concerns regarding the loss of AONB.
- Further expansion of the town will be a 'blot on the landscape' seen for many miles.
- Concern over the planned growth at Blandford which will be in the AONB and serve commuters to the conurbation.

Habitats

Natural England

- The allocations are near one of the UK's remaining colonies of the rare and endangered Barbary Carpet Moth and provides an opportunity for establishing its food plant, Common Barberrry, *Berberis vulgaris* within the development site.

Dorset Wildlife Trust

- All development in Blandford lies within 5km of the Bryanston SSSI, important for Greater Horseshoe Bats. A comprehensive enhancement and mitigation strategy for the bats is required.
- Residential development in the area should be accompanied by a large new area of natural accessible greenspace which also meets biodiversity net gain criteria. This could also include enhancement measures for the Barberrry Carpet moth.

Nitrate neutrality

RSPB

- Nitrate neutrality measures should apply to proposed allocations in policies BLAN1-7 to reduce harmful impacts in the catchment of Christchurch Harbour SSSI. Although the harbour does not form part of the NSN, there is clear evidence that it is functionally linked to SPAs along the south coast, including Poole Harbour.
- Any development in the Christchurch Harbour catchment area will be required to be nitrogen neutral.

Climate change

Durweston Parish Council

- The properties must be net carbon zero, ensuring solar panels or other renewable energy sources are built within the dwellings.

Dark Sky Reserve

Cranborne Chase AONB Partnership

- Owing to the proximity to the International Dark Sky Reserve all the policies should include a reference to a dark sky compliant lighting strategy.

Natural England

- The development lies within the Cranborne Chase International Dark Sky Reserve and must ensure all external lighting fully meets the reserve’s objectives for conserving dark skies.

Affordable Housing

Durweston Parish Council

- The homes must be affordable and built to the needs of the local population.

Public response

- Blandford forum needs affordable housing for rent and market housing.

Housing mix & design

Durweston Parish Council

- Smaller units for younger families or older residents that may wish to downsize.
- They must have a sympathetic design and landscaping to the local area.

Closure of Royal Signals base

Public response

- There is no mention of the planned closure of the Royal Signals base at Blandford Camp and the relocation of the entire facility to a new site in the West Midlands.
- This site will require something to be done with it once MOD have vacated in the middle of this decade.

Nordon Site

Blandford Forum Town Council

- The Planning permission for 40 homes on the Nordon site should form part of the local plan housing figures.

Nordon Conservation Area

Public response

- Concerns about the destruction of the Nordon Conservation area.

1.9. Policy BLAN2: The Brewery, Blandford St Mary

Care Home

Gillings Planning on behalf of Frontier Estates Limited

- We have an interest in a 0.8 acre area of the wider Blandford Brewery site which is identified for mixed use regeneration.
- Draft policy BLAN2 is for ‘residential development’, reflecting the existing outline consent for 180 dwellings. It is noted that 63 dwellings have permission.
- Care homes provide a specialist type of residential accommodation and fall within Class C2 (residential institutions) as opposed to Class C3 (dwellinghouses).

- Given that pre-application discussions have been positive in confirming that the principle of a care home on part of the brewery site is acceptable, it is respectfully requested that the wording of the policy is amended to also reference C2 uses.
- We welcome that the number of dwellings has not been specified in the policy.

Public Transport

Bournemouth Transport Ltd trading as Yellow Buses

- The developments at Blandford St Mary are already served by route X8.

Go South Coast Buses

- We support BLAN2 subject to conditions - close to X8 and the proposed improved walking and cycling routes should provide good links to existing public transport.

Flood risk

Environment Agency

- All development within this site should account for current and future flood risk, avoiding these areas and leaving appropriate buffers to the main river.
- There should be a minimum 11m strip left from the Environment Agency flood defences present to allow for current and future access, maintenance and future flood defences required for increased river flows due to climate change.
- We support that an appropriate flood management strategy is to be produced.

North Dorset CPRE

- Concerns around flood risk in Blandford.

Heritage

Historic England

- We welcome recognition of the heritage sensitivity of the site in supporting text and generally supports the inclusion of a specific criterion.
- We would prefer to see 'conserve and enhance the significance of other heritage assets' used.

Installations

Environment Agency

- Permitted anaerobic digestion facility with potential odour issues.

1.10. Policy BLAN3: St Mary's Hill

Habitats

Natural England

- Site is near the Bryanston SSSI and will adversely affect great horseshoe bat foraging habitats. Appropriate mitigation strategies have been agreed for both sites, but these need to be referred to in the plan policies.

Heritage

Historic England

- We welcome recognition of the heritage and landscape sensitives in the explanatory text for Policy BLAN3 and a specific criterion related to the need for mitigation to minimise impacts on the nearby AONB and the setting of the conservation area.

Green infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

Public Transport

Bournemouth Transport Ltd trading as Yellow Buses

- The developments at Blandford St Mary are already served by route X8.

Go South Coast Buses

- We support BLAN2 subject to conditions - close to X8 and the proposed improved walking and cycling routes should provide good links to existing public transport.
- We note reference to improvements to A350 and A354 to reduce potential delays to bus services in BLAN3.

Pedestrians and cycle links

North Dorset CPRE

- The idea that toucan crossings could be safe for pedestrians and cyclists to use, beggars' belief and should be resisted. The safer alternative but more expensive use of bridges should be insisted upon. The proposed installation of such crossings will undoubtedly affect the free flow of traffic and could lead to an increase in the number of traffic accidents.

Route for North Dorset Trailway

Public response

- The policy states a route for the North Dorset trailway is required however this does not appear on the map and is a lost opportunity.

1.11. Policy BLAN4: Lower Bryanston Farm

Habitats

Natural England

- Site is near the Bryanston SSSI and will adversely affect great horseshoe bat foraging habitats. Appropriate mitigation strategies have been agreed for both sites, but these need to be referred to in the plan policies.

- Mitigation requires the provision of offsite habitat creation measures, including significant hedge planting (1.5 km), hedgerow restoration (3.5km) and the conversion of a minimum of 6.78ha of arable land to permanent pasture.

Heritage

Historic England

- The North Dorset Landscape and Heritage Study Stage 1 Report (2021) states that the northern part of area F should be excluded from Stage 2 assessment.
- However, the site was assessed in Stage 2 and we note that the potential harm to the conservation area would be at the higher end of less than substantial and is unlikely to be satisfactorily mitigated. Other heritage assets are also negatively impacted.
- The supporting text to Policy BLAN4 does not mention the historic environment sensitivities of the site and contains no criteria intended to manage the conservation and enhancement of proposed development on affected heritage assets.

Green infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

Flood risk

Environment Agency

- There is potential surface water flooding within the site.

Public Transport

Bournemouth Transport Ltd trading as Yellow Buses

- The developments at Blandford St Mary are already served by route X8.

Go South Coast Buses

- The site is distant from any public transport network and is also located outside the development boundary. Contrary to Policies COM1 and COM7.

Area of Outstanding Natural Beauty (AONB)

Bryanston Parish Council

- There should be greater emphasis on the fact that this site is unusual as it is entirely within Dorset AONB, relating to a 2012 Local Plan designation.
- The planning permission currently being finalised is only in outline.

1.12. Policy BLAN5: Land off Shaftesbury Lane

Dark Skies

Cranborne Chase AONB Partnership

- Paragraph 10.5.14 should clarify that, lighting would need to be dark sky compliant and that changes to the lighting would need explicit planning approval rather than being carried out under Protected Development Rights.
- Policy BLAN5 will need to be modified as minimizing light pollution is not acceptable.

Public Transport

Go South Coast Buses

- We support with amendments - proposals must include improvements to existing bus services to connect to Blandford and beyond.
- An additional policy criterion is proposed concerning funding for bus infrastructure and improvements to existing bus services.

Green infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

1.13. Policy BLAN6: Land adjacent to Ward's Drove

Principal of development

David Lock Associates on behalf of Hallam Land Management

- Hallam broadly supports draft Policy BLAN6 which reflects a sustainable location to deliver growth at Blandford St. Mary and positively contribute to meeting the Local Plan housing requirement. However, the allocation does not capture the full potential of the site and the further opportunity to extend it to the south-west.

Blandford Forum Town Council

- We do not agree with the allocation of this site.
- This site will have a substantial effect on the infrastructure of Blandford.

Blandford & District Civic Society

- Not until the latter years of the plan if it proves necessary.

Public response

- No justification for the vast housing numbers allocated to Blandford. This is a rural town with limited employment and no major transport infrastructure.
- Allowing development beyond the physical boundary of the bypass is reckless and unnecessary and has removed the only means of containing the town to the south.
- Develop brown sites and keep away from areas of natural beauty.

South-West Extension to Wards Drove

David Lock Associates on behalf of Hallam Land Management

- Opportunity to extend the BLAN6 'north of Ward's Drove' allocation to the south-west and increase overall site capacity to circa 270 dwellings.
- Paragraph 10.5.19 suggests that development on the higher slopes is unlikely to be appropriate above the 60m contour however the proposed extension would not breach this height.

- A recent appeal decision adjacent to the excluded area, found that the landscape and visual impact in the context of the surrounding AONBs was acceptable.
- A landscape and visual statement demonstrate development on this site (including on the excluded area) would be suitable subject to enhance landscaping and structural tree planting.
- The excluded area is also important for the proposed Trailway connection into the new development.

Ribbon Development

Blandford Forum Town Council

- There will be very little green buffer between Blandford St Mary and Charlton Marshall. The site would form an extension of the ribbon development along the A350.

Charlton Marshal Parish Council

- Concerned with how close development on this site will be towards Charlton Marshall with only a couple of fields separating the villages.

Blandford & District Civic Society

- This is an extension to St Mary's Hill (BLAN3 – already approved) which is already cut off and remote from the town. This will be even more so and likely to lead to further ribbon development along the A350 towards Charlton Marshall.

Public response

- This would be ribbon development of the worst possible kind with no chance of preventing further development along the A350 as far as Charlton Marshall.

Education

Blandford Forum Town Council

- This site places a great burden on the already strained primary school system in this area with little or no room to expand in the two existing Primary schools closest to the proposed development.

Health

Blandford Forum Town Council

- A new or a satellite surgery would be required.

Charlton Marshal Parish Council

- Medical facilities.

Public response

- Lack of doctor's surgery.

Water & Sewage

Wessex Water

- No objections to this allocation. Local connections to the public water supply and foul networks will be subject to application.

- Wessex Water is currently designing sewer capacity improvements to accommodate the current allocation. Further improvements to both the water supply and foul sewer networks will be required to support this allocation.
- There are known issues with high groundwater levels in the catchment, making improvements more difficult to implement. Surface water and flood risk strategies must be in accordance with local and national policies. There must be no surface water connections to foul sewers. There is an existing water main crossing the site which will require protection.

Habitats

Natural England

- Natural England has no objection to the policy subject to the policy and supporting text noting that the allocation site is within 5km of the Bryanston SSSI greater horseshoe bat roost.
- An additional clause should be added to BLAN6 requiring the provision of a greater horseshoe bat mitigation strategy.

Heritage

Historic England

- We welcome the recognition of the presence of heritage assets near the site, including the grade II* listed Mary's Church and the inclusion of criterion III.
- We consider that a new criterion should be introduced that requires development to be carried out in accordance with a heritage and landscape led masterplan.
- The key concern was the conflation of Blandford, Blandford St Mary and Lower Blandford St Mary and the effects on the setting of St Mary's Church. However, this could be avoided and minimised through careful master planning.

Green infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

Highways

Blandford Forum Town Council

- This site will increase in the amount of traffic driving back into Blandford to access the primary shopping centre, medical and dental facilities, and primary and secondary schooling. The closest convenience store is Tesco's in Blandford St Mary.

Charlton Marshal Parish Council

- Roads are already congested with traffic using this main route into Poole and Bournemouth. There are already plans in place for several hundred new homes in this area which will already be adding to the traffic without further development.

Public response

- Can't cope with the traffic as it is.
- Lack of parking.

Public Transport

Bournemouth Transport Ltd trading as Yellow Buses

- The developments at Blandford St Mary are already served by route X8.

Go South Coast Buses

- We support BLAN2 subject to conditions - close to X8 and the proposed improved walking and cycling routes should provide good links to existing public transport.

Landscape

Natural England

- Natural England support's BLAN6 Clause IV's requirement for effective landscape planting across the whole site. To maximise biodiversity value landscape planting should prioritise the use of native or traditional species and varieties.

Area of Outstanding Natural Beauty (AONB)

Bryanston Parish Council

- This policy's reasoned justification has rather confusing comments about the potential of this site to impact on the nearby Dorset and Cranborne Chase AONBs. This is in stark contrast to the bland comments about the Lower Bryanston Farm development which is wholly within the Dorset AONB.

1.14. Policy BLAN7: Land north-east of Blandford Forum

Principal of development

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- Our client strongly supports the allocation of their land. The site would be a logical extension to the existing settlement of Blandford Forum and would provide much needed homes for the area.
- The wording of BLAN7 is supported but suggested wording is supplied to better align it with the Neighbourhood Plan.
- We are confident that the development proposals put forward in our hybrid planning application represent a landscape led masterplan, which can sensitively deliver residential led development, without prejudicing land to the south-east.
- Land within Wyatt's control has capacity to deliver around 600 homes, as opposed to the current proposed allocation of the wider site for 680 homes.
- It is a sustainable location, close to employment, services and facilities and access to the highways network, public transport, and walking and cycling routes.
- The suitability of the site for development is confirmed by the Sustainability Appraisal. In keeping with the vision and strategic policies the site allocation will facilitate the development of a mixed and balanced community.

Blandford Forum Town Council

- We agree with the allocation of 600 houses and all other allocations in the Blandford area, that already have been given outline planning permission.

- These sites are already being built out or have been allocated through the Blandford+ Neighbourhood Plan with two exceptions.

Bryanston Parish Council

- The supporting text does not reference the 'hybrid' planning application under consideration and the policy is inconsistent with those policies in the Blandford+ Neighbourhood Plan.

Genesis Town Planning Ltd on behalf of Wates Development Ltd

- The proposed allocation of this site for at least 680 dwellings is welcomed and strongly supported. For clarification it would be advisable to specify where the additional 280 dwellings above the 400 dwelling Neighbourhood Plan allocation (Policy B2) are to be provided. This should include at least 80 dwellings on the Wates land to the north of Black Lane.

Clemdell Ltd

- Allocation is severed from Blandford and assessments do not consider impact on retaining highest quality agricultural land or protecting vitality and viability of the town centre. Allocation undermines ability to provide timely infrastructure such as a school.
- Endorsing a neighbourhood plan's arrogation of strategic policies undermines the credibility of local plans generally and the Dorset Plan in particular.
- There has been no credible review of this allocation in the context of national and Dorset Plan policy.

Public response

- Ensure any development reflects the character of Blandford and isn't a standardised 'new build estate' plonked on the side of the town.

Affordable Housing

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The site will provide a policy compliant level of affordable housing.

Public response

- Greater number of affordable houses.

Employment

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The new residents of the site would help contribute to the local economy within Blandford Forum and the wider Dorset area.

Pimperne Parish Council

- Proposed employment land is insufficient to make Blandford a sustainable location for strategic development.

Breaching the boundary of the A350

Pimperne Parish Council

- Development isolated from the town on the wrong side of the bypass.

Public response

- The A350 currently provides a robust physical boundary to the northern edge of the settlement. Permitting further development to the north of this road will remove this constraint and impact negatively on both the setting of the town and the adjacent AONB.
- More consideration of linking the development to the town within the by-pass.
- How can the by-pass remain a by-pass of the town if you put in pedestrian crossings and slow the road down so much?

Increased traffic

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The development of the site could introduce traffic calming measures to the Salisbury Road (A354).

Pimperne Parish Council

- Road traffic noise issues from bypass.
- Cumulative traffic impacts have not been assessed.
- Transport modelling for South-East Dorset does not include Blandford.

Public response

- Increase in Traffic and associated pollution levels are not mentioned.
- Lead to increase in traffic.
- School will lead to significant congestion.

Infrastructure opportunities

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- Off-site transportation infrastructure improvements.
- Formal and informal public open space and play facilities.
- Education provision.
- Market and affordable housing provision.
- On-site social and community infrastructure improvements.
- Construction and local centre jobs.
- Access to a new local centre with a range of medical, shopping, and other facilities.
- Spend available to be captured by the town centre and other local businesses.
- The proposed development would include a new community centre which could include a new health facility, retail space and older persons housing.

Public response

- Large development to the north of the town where infrastructure to support the community, schools and a shop, can be more easily accessed.
- Where's the additional post office, dentist, surgery, chemist?
- Suggest Nordon as a nice location for an art centre.

Education

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The proposed development would provide a new primary school to meet the need in the northern area of Blandford identified by Dorset Council.

Health

Charlton Marshal Parish Council

- Medical facilities.

Source protection zone

Environment Agency

- Strategic developments should take place in locations that will result in low pollution and flood risk. They will ideally be located outside Source Protection Zone's (SPZs).
- The public water supply boreholes are close to the boundary of the site, and the associated SPZ1 covers a large proportion of the site.
- Where proposed development within SPZ 1 or a Safeguard Zone, cannot be avoided, a hydrogeological risk assessment (HRA) should be undertaken to determine the impact the development will have on surface and groundwater quantity and quality.
- Where any impacts are identified the HRA should identify if these can be mitigated.
- These should be agreed with the EA and any such measures should be included as a planning condition as part of the development.

Wessex Water

- The development is within a Drinking Water Source Protection Zone. Wessex Water is current appraising the outline planning application and will object to development if deemed a risk to the drinking water source.
- Significant sewerage improvements are likely to be required if the development is permitted to proceed (the receiving sewage treatment works is at Tarrant Crawford) and moderate improvements to the water supply network.

Pimperne Parish Council

- Within an inner source protection zone, meaning that any pollution could have a significant impact on drinking water resources as well as the ecology.

Paragraph 10.4.22 - Allotments

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The site would enable the relocation and enhancement of the existing allotments.

Paragraph 10.5.23 - Employment land adjacent to Sunrise Business Park

Savills on behalf of the Davis Family

- The Site is proposed for allocation under Policy BLAN7. Policy BLAN7 criterion I, VII, VIII, IX, & X are relevant to this portion of the overall mixed used development and are proportionate and will carefully mitigate any impacts the development may have. The Site has an allocation within the Blandford + Neighbourhood Plan, which is at an advanced stage.
- AONB and Impact on Landscape - The site has been partially allocated for a waste recycling facility, which covers a large proportion of the site. The site has extensive screening on all boundaries, particularly the northern boundary, which restricts view from the wider AONB. The Inspector for the Blandford + Neighbourhood Plan supported the development of this land for employment uses.
- Relationship with Waste Site - We recognise that the waste allocation will take priority. The employment use will use what land is left over after this development.

- Access and Highways - Highway studies have been undertaken confirm a 'left in, left out' access arrangement would not prejudice highway safety.
- Relationship with allocation in the East - There is no potential conflict between the proposed use of the land directly to the east as allotments and the land being promoted for employment.
- Flood risk & Drainage - The site lies in Flood Zone 1 and is not at risk of surface flooding either. To ensure compliance with criterion X of emerging policy BLAN7 a surface water drainage strategy based on infiltration to attenuation basins will be pursued in collaboration with Dorset Council who are proposing the waste site.

Paragraph 10.5.24 - Pedestrian and Cycle Links

Cranborne Chase AONB Partnership

- Crossings at road level are not only risky but they interrupt traffic flows. The A350/ A354 are clearly strategic routes into the future that need to be maintained to ensure unimpeded traffic flows rather than the stop/start slow movements much more typical of urban conurbations.

North Dorset CPRE

- The idea that the crossings proposed in this scheme could be safe for pedestrians and cyclists to use, beggars' belief and should be resisted. The safer alternative but more expensive use of bridges should be insisted upon in any such plans. The proposed installation of crossings will undoubtedly affect the free flow of traffic and could lead to an increase in the number of traffic accidents.

Pimperne Parish Council

- There are no dedicated cycle lanes.

Public response

- I don't believe that Dorset Council will implement "measures to mitigate its impact on the road network and to encourage walking and cycling to community facilities" For example there is an ideal road in Clump Farm Industrial Estate but with a metal fence obstruction across it!
- Need to consider town centre and parking etc. no matter what provision of pedestrian/cycling and buses, most people will still drive.

Paragraph 10.5.26 - Bus Service

Go South Coast Buses

- We are supportive of the approach of the comments at paragraph 10.5.26.

Public response

- The developer should be obliged to make the buildings as environmentally friendly as possible - solar panels grey water recycling, high levels of insulation.
- They must have a sympathetic design and landscaping to the local area.
- Hedges and trees to be retained.
- Why has Langbourne House been singled out for protection, when it is Letton that will be most severely impacted.

Paragraph 10.5.27 - Area of Outstanding Natural Beauty (AONB)

Cranborne Chase AONB Partnership

- The Cranborne Chase AONB Board is on record as objecting in principle to the scale of the proposed development both in the AONB and in the setting of the AONB.

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The site can be sensitively developed through a landscape-led approach to conserve and enhance its location partly within the AONB and views from and into the AONB.
- The proposed development would also take cues from the existing development in Blandford to ensure it ingrates well.

Pimperne Parish Council & North Dorset CPRE

- Landscape impacts on open countryside and AONB.

Clemdell Ltd

- AONB impact.

Public response

- This is a visually sensitive location given its topography (situated on higher ground) and open setting with little or no physical or vegetative screening.
- Soil/ground conditions are unlikely to support adequate screen planting.

Paragraph 10.5.28 - Heritage

Historic England

- We welcome acknowledgement of the heritage sensitivities of this site, including impacts on the setting of the grade II listed Langbourne House and AONB, and the need for mitigation measures including a design and landscaping scheme in the supporting text.
- We are seeking the inclusion of a criterion requiring archaeological assessment and evaluation.

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The heritage assets have also been mitigated against and the 'less than substantial harm' which will be experienced is outweighed by the public benefits provided by the proposed development.

Paragraph 10.5.28 - Green infrastructure

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The proposed development would introduce new green spaces and complement the existing green infrastructure network in Blandford. The proposed development could link new green spaces to existing public open spaces through a series of new footpaths and cycleways including new connections to Preetz Way and Black Lane.
- The existing bridge over the A350 could be utilised to provide links to the new school and allotments.

Environment Agency

- We welcome that a Green Infrastructure Strategy is to be produced for the site.

Dorset Wildlife Trust

- As well as hedgerows and tree belts we recommend inclusion of the river corridor of the Pimperne Brook which forms the site's south-eastern boundary.

Paragraph 10.5.29 - Development extends into Pimperne Parish

Pimperne Parish Council

- We continued to object to north of Blandford development, justification is that it is in the NP however this has not been made and legality has been questioned.
- This is a strategic allocation outside the remit of a Neighbourhood Plan to propose.
- Negative impacts on Pimperne Village and viability of their services.
- Proposal extends into open gap made within the Pimperne Neighbourhood Plan.

Blandford & District Civic Society

- An extension to what was proposed in the Blandford+ Neighbourhood Plan likely to lead to further development towards Pimperne, so not in its entirety until the latter years if it proves necessary.

North Dorset CPRE

- The description of Blandford fails to mention that it includes development in the parish of Pimperne, which has its own Neighbourhood Plan.
- Concern that the Plan attempts to override the Pimperne and Blandford + NPs.

Public response

- It is wrong to allocate 276 homes on Pimperne Parish land. Pimperne already has a made Neighbourhood Plan designating 45 in their plan. This is wrong and profoundly undemocratic.
- Greater consideration of other existing/developing Plans - ie. the Pimperne Neighbourhood Plan and the Blandford+ Plan.
- Why has the proposed Local plan conveniently fallen in line with proposals in the Blandford + Neighbourhood Plan and included 276 dwellings as a minimum within Pimperne parish?
- There should be no development on the portion of the site which lies within Pimperne parish.

Paragraph 10.5.30 - Flooding

Dorset Wildlife Trust

- Inclusion of a need to protect and enhance the ecological corridor of the river and use of natural flood management strategies could be included in 10.5.30 as part of the text on attenuation of flows.

North Dorset CPRE

- Concerns around flood risk in Blandford.

Paragraph 10.5.31 - Masterplan

Cranborne Chase AONB Partnership

- In the light of the recent appeal decision in relation to the Bellway site between the A350 and the A354 the statement in paragraph 10.5.31 that illustrative masterplan required for development is clearly now inappropriate.
- Illustrative plans are regarded as definitive if a planning decision is made, even an outline, and therefore this policy statement and supporting text needs to be much more robust if it is to provide any realistic assurance that high quality and landscape led projects are achievable.

Policy BLAN7 - Criterion I

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- 400 dwellings are proposed in the Blandford + Neighbourhood Plan boundary, with the remaining 200 dwellings in Pimperne.

Policy BLAN7 - Criterion II

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- This is already covered by the NP and by policy HOUS6 of the LP and Neighbourhood Plan, inclusion within BLAN7 is unnecessary and creates an inconsistent approach. Suggest criterion is deleted.

Policy BLAN7 - Criterion III

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The residential led proposals for BLAN7, as detailed in the pending hybrid planning application, are compatible with the proposed employment uses and proposed recycling centre at Sunrise Business Park.
- We support the provision of employment in this location, which will aid the creation of a mixed and balanced community.

Policy BLAN7 - Criterion IV

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The need for a school has been evidenced by Dorset Council Local Education Authority as part of the draft Blandford + Neighbourhood Plan.
- It will provide significant public benefit and cannot be met on other sites (allocated or not) nearby.
- In response to ongoing dialogue with the Council, the school site needs to be capable of supporting possible future expansion to 3FE, and that a suitable site has been identified in the planning application that takes account of these needs.

Policy BLAN7 - Criterion VI

Cranborne Chase AONB Partnership

- Policy BLAN7 exhibits a degree of naivety when indicating that new allotments can be provided on thin chalky agricultural soils that need to be fed significant quantities of fertiliser to be productive.

Policy BLAN7 - Criterion VII

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The need for contributions must be evidenced based and can be dealt with as part of the planning application. It is not necessary to refer to this in the policy.

Policy BLAN7 - Criterion VIII

Bournemouth Transport Ltd trading as Yellow Buses

- The development North-East of Blandford Forum is outside of the boundary of the ring road and is not served well by current public transport infrastructure.
- Criterion VIII can be achieved by extending the existing circular route of the town further as the X8, or by extending existing supported service the X12 to operate beyond Blandford Town Centre to serve the new estate.

Go South Coast Buses

- We support with amendments - proposals must include improvements to existing bus services to connect to Blandford and beyond.
- On longer thinner sites such as BLAN7 that the main distributor road, community hub and school are accessible by bus with a road width of more than 6.5m that buses can easily and that quickly move throughout the site.
- Sites currently close to service 20 which connects Blandford and Salisbury which has uncertain future or could extend Blandford Town service XBA or X12 from Blandford Town centre. One option could be a half-hourly X8 Poole to Blandford with two hourly loops extending beyond the town centre.
- An additional policy criterion is proposed concerning funding for bus infrastructure and improvements to existing bus services.

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The site is located within close proximity to a number of bus stops which provide several services a day to employment areas and the services and facilities in both Blandford and Dorchester.
- The site is also within walking distance of Blandford and all its facilities and services.
- The site is well located to promote sustainable travel modes and a healthy inclusive community through walking and the use of public transport.

Pimperne Parish Council

- Whilst there is an hourly bus service (Bus X8) it is not as convenient as the car.

Policy BLAN7 - Criterion IX

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The design concept for BLAN7 is underpinned by an illustrative masterplan, which should be seen as a summary of the vision for development of the site.
- A series of parameter plans have been submitted for approval.

Natural England

- Natural England objects to the wording of BLAN7 as it fails to acknowledge that even after mitigation measures the scheme will inevitably have residual adverse landscape and visual impacts. Where residual impacts cannot be avoided additional off-site environmental enhancement measures should be secured that will help further moderate the scheme's residual landscape and visual impacts to the AONB.

English Heritage

- We support the inclusion of criterion IX in Policy BLAN7, however, that the masterplan should also be heritage led.

Policy BLAN7 - Criterion X

Barton Wilmore on behalf of Wyatt Homes and The West Pimperne Pool Trust

- The majority of the site is located within Flood Zone 1, with a small section of the site on the eastern boundary being located within Flood Zone 2.
- The proposed built form is to be located entirely within flood zone 1 and as such the site is at low risk from flooding and suitable for residential development.

Environment Agency

- The site includes main river fluvial floodplain which should be avoided for development. This fluvial floodplain mapping does not currently include blockage scenarios of the Pimperne Brook as it passes under the A350, which has a high likelihood of blocking. The SFRA should better consider this risk and safeguard land at risk from development.
- We have plans to better model these blockage scenarios, and this highways trash screen requires improvement as part of any development.
- Land on the Pimperne Brook upstream of A350 within BLAN7 has potential to store water to reduce future climate change pressure (from higher flows) on the Environment Agency's Pimperne Brook flood defence pumping station downstream in Blandford, which is required when the River Stour has high levels and should be explored further – this water storage could also deliver potential for environmental enhancements such as wetlands.
- Surface water should be retained or held back within the site, where possible. A Sustainable Drainage Systems approach should be considered. However, these should be located and designed to take account of the sensitive SPZ1 in the site, as well as any other flood risk/ ecology/ water quality requirements.

1.15. Omission sites

Omission Site - Land to the north of Black Lane, Blandford (Wates Land) (LA/BLFO/004)

Genesis Town Planning Ltd on behalf of Wates Development Ltd

- Promotion of land north of Black Lane for a minimum of 80 residential dwellings.
- The land to the north of Black Lane by virtue of it being located on the eastern edge of Blandford Forum is a sustainable location for new development.
- It is within walking and cycling distance of the town centre and is capable of being developed in a sensitive way considering TPOs, flood risk and AONB.
- A suitable means of vehicular access could be achieved directly onto Black Lane and could provide improved pedestrian and cycle links to the town centre.
- It is capable of being developed as part of the wider BLAN7 allocation or as a standalone development.

Blandford Forum Town Council

- Wates land development of 80 houses between the 400 allocated by the Blandford Plus neighbourhood Plan and Black Lane.
- With a Neighbourhood Plan close to completion and having significant weight, we feel that these 80 homes should have been discussed with us and the wider Blandford area.
- This is an overdevelopment of that area and will engender a negative perception of the B+ Neighbourhood Plan in the local community.

North Dorset CPRE

- The Local Plan should not include land immediately to the north of Black Lane which Wates Development has an interest.

Omission Site - Land at Deer Park, Blandford

Savills on behalf of the Bryanston Estate

- Promotion of land at Deer Park, Blandford – site is available and could provide c.150 homes on the settlement edge of Blandford Forum.

- Proposal for extensive public open space offering of c.55 acres (land which is currently in private management).
- Site would be well located in terms of access to services and facilities of Blandford.
- The Site's development would respect and enhance opportunities for the public to appreciate heritage assets, including the WWII anti-tank defences which border the eastern edge of the proposed area of public open space.
- Reference to the lack of a 5-year housing land supply for the North Dorset area – suggestion that the allocation could help to remedy this shortfall.
- Attached vision document sets out a concept plan of how the Site might be delivered and elaborates on several technical reports undertaken by specialist consultants, including highways, ecology, heritage and flood risk, to demonstrate that the Site can be sustainably developed.