

NeighbourhoodPlanning

From: Greg Pearce [REDACTED]
Sent: 24 May 2023 15:49
To: NeighbourhoodPlanning
Cc: Lawrence Dungworth; Francesca Parmenter; Daniel West
Subject: BLANDFORD + NEIGHBOURHOOD PLAN REVIEW - Regulation 16 Consultation
Attachments: Blandford+ NPR Consultation Response Letter 24.05.2023.pdf; Blandford + NPR Consultation Response Form 24.05.2023.pdf

Dear Sir / Madam

Please find attached representations prepared on behalf of our client Hallam land Management (HLM) submitted pursuant to Regulation 16 Consultation on the Blandford+ Neighbourhood Plan Review. The representations comprise completed Response Form and supporting Covering Letter.

Grateful if you could acknowledge receipt of this email and look forward to hearing from you regarding the next steps of the review.

Kind Regards
Greg

Greg Pearce
Associate

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 [REDACTED]
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50 North Thirteenth Street | Central Milton Keynes | MK9 3BP





BLANDFORD + NEIGHBOURHOOD PLAN REVIEW

Regulation 16 Consultation **Friday 14 April 2023 until Friday 26 May 2023**

Response Form

The proposed modified Blandford + Neighbourhood Plan has been submitted to Dorset Council for examination. The modified neighbourhood plan and supporting documentation can be viewed on Dorset Council's website:

<https://www.dorsetcouncil.gov.uk/blandford-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Community Planning Team, Spatial Planning, Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

Deadline: **End of Friday 26 May 2023.** Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	Mr
First Name	Lawrence	Greg
Last Name	Dungworth	Pearce

Job Title(if relevant)		
Organisation (if relevant)	Hallam Land Management (HLM)	David Lock Associates (DLA)
Address	██████████ ██████████ ██████████ ██████████	████████████████████ ████████████████████
Postcode	██████████	██████████
Tel. No.		████████████████████
Email Address		████████████████████

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? Please tick one box only.

✓	Submission Plan
	Consultation Statement
	Basic Conditions Statement
✓	Other – please specify:- <i>Blandford + Design Guidance and Codes (March 2023)</i>

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

	<i>Location of Text</i>
Whole document	
Section	Inset Map B Blandford + Design Guidance and Codes (March 2023)
Policy	B10: Blandford + Design Code
Page	

3. Do you wish to? Please tick one box only.

	Support
✓	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Please refer to supporting covering letter for full details (reference HLM053/GP) summary provided below:

- The Blandford+ Design Code as currently drafted currently conflicts with the Neighbourhood Plan strategy.
- The character areas identified in the Blandford+ Design Code do not need to be duplicated on Inset B. Policy B10 adequately addresses the character areas and Inset B should identify specific Policies only.
- Inset B should be amended so the full extent of the settlement boundary is visible and consistent with the previous version.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

Please refer to supporting covering letter for full details (reference HLM053/GP) summary provided below:

- Character Area 7 (Blandford St Mary Residential) should be amended to incorporate our client's site and to reflect the urban setting now established through the construction of the St Mary's Hill site.
- Character Areas should be removed from Inset B.
- Inset B should be amended so the full extent of the settlement boundary is visible and consistent with the previous version.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: _____ Date: 24/05/2023

If submitting the form electronically, no signature is required.

Community Planning Team
Spatial Planning
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

NeighbourhoodPlanning@dorsetcouncil.gov.uk

24 May 2023

Dear Sir/ Madam,

HLM053/GP

RE: Blandford+ Neighbourhood Plan Review: Regulation 16 Consultation

On behalf of our client, Hallam Land Management (HLM), we submit representations to the Regulation 16 Consultation on the Blandford+ Neighbourhood Plan Review.

Background

HLM control land within the Neighbourhood Plan area and Blandford Settlement Boundary to the south east of Blandford St Mary, and have made contributions to the previous version of the *Blandford + Neighbourhood Plan*. The land HLM control, north of Ward's Drove Blandford St Mary is subject to an outline planning application (OPA) submitted to Dorset Council (the Local Planning Authority (LPA)) for up to 150 dwellings, landscaping, formal open space, and provision of a route for the North Dorset Trailway.

Representations

The scope of modifications proposed as part of the review process, as set out in Table A of the *Modification Proposal Statement* is helpful, and our comments continue to support the Plan as a positive framework to help guide growth within the Plan area.

The policies which seek to boost the supply of housing, in accordance with the National Planning Policy Framework (NPPF) objectives is supported. The renewed commitment to the provision of 'at least' 1,700-homes as set out in Section 5.1 of the Vision, Objectives & Land Use Policies is supported, and appropriately reflects and expands on the framework provided through Policy 16 of the North Dorset Local Plan Part 1 (LPP1) – a starting point of at least 1,200 homes - but also includes the allocation of sites, as well as a permissive framework via part j. of the Neighbourhood Plan for additional growth within the settlement boundary, which specifically includes south east of Blandford St Mary (at St Mary's Hill and land north west of Ward's Drove) which forms part of the strategy to meet the requirement above 1,200 homes. The *Site Selection Paper (January 2019)* identifies the land northwest of Ward's Drove as having capacity for 150 homes and falling within the (at the time) proposed settlement boundary.

DAVID LOCK ASSOCIATES LIMITED

[Redacted address]

[Redacted phone number]

[Redacted email address]

[Redacted website]

HLM therefore continues to support Policy B1 – Blandford Forum & Blandford St Mary Settlement Boundary and its objectives to help meet housing need.

B10 – Blandford+ Design Code

The focus of our representations to the Blandford+ Neighbourhood Plan Review relate to the updated Inset Map B (Policies Map) in the context of the newly prepared Blandford+ Design Code, and its relationship to the overall Neighbourhood plan strategy.

1) Conflict and misalignment with the Neighbourhood Plan strategy

To ensure the *Design Guidance and Codes* document accurately reflects the Neighbourhood Plan strategy, it is proposed that the extent of *Character Areas CA7. Blandford St Mary Residential* is amended to incorporate our client's site which is subject to the live OPA. This is to ensure consistency with the outputs of the Neighbourhood Plan's very own *Site Selection Paper (January 2019)* and the Blandford settlement boundary. The character of the OPA site reflects a more urban setting following the commencement of development in the St Mary's Hill site to the north west. The St Mary's Hill site quite rightly has been incorporated into CA7. Blandford St Mary Residential, and the OPA site should also be incorporated into this Character Area. The change would have the minor effect of amending Figure 159 of the *Design Guidance and Codes* document.

The character areas as currently shown, *CA9. Countryside of Blandford St Mary*, gives the appearance of a land-use designation which does not accurately reflect the position regarding the principle of development within the settlement boundaries articulated in Policy B1 and the settlement boundary as shown on Policies Map inset A. The land subject to the current OPA is within the settlement boundary of the Neighbourhood Plan and therefore the principle of development is firmly established. This point was endorsed by Dorset Council Planning Policy through the consultation on our clients OPA. Inset Map B should be wholly consistent with the current approved version, and not undermine nor contradict to the principle of development already established for land within the settlement boundary.

We therefore consider that land north of Ward's Drove must be reflected within Character Area CA7.

2) Duplication

HLM do not consider it necessary to identify Character Areas on the Inset Map B (Policies Map). The role of the character areas are to support and guide development proposals which are identified adequately in the *Design Guidance and Codes* document. Policy B10 in the Blandford+ Neighbourhood Plan Review refers to the Guidance and Notes document which covers the whole Neighbourhood Plan area, therefore there is no need to duplicate this information on Inset Map B which relates to specific Policies.

3) Consistency

HLM also consider that for the avoidance of doubt, Inset Map B is zoomed out to ensure the full extent of the settlement boundary is visible and consistent with the previous version. The settlement boundary for Blandford Forum & Blandford St Mary is identified in Policy B1. Given Inset Map B relates to Neighbourhood Plan Policies the full extent of Policy B1 should be shown.

Summary

The representations seek to provide clarity and remove potential ambiguity in relation to Policy B10, and to avoid contradiction within the Neighbourhood Plan as a whole, specifically the housing targets and approach to its distribution. Equally having regard to policy compliant schemes that are coming forward to meet the NP objectives, such as our clients.

No representations have been submitted which seek to amend the content of the *Design Guidance and Codes* document, save for Figure 159. We would therefore be grateful that the representations are considered positively and will contribute towards a timely examination and adoption of an updated Blandford+ Neighbourhood Plan.

We ask to be kept informed of the timeframes and procedures for the Blandford + Neighbourhood Plan Review examination.



We trust these comments are helpful, should you have any questions or queries, or require any additional information at this stage, please do not hesitate to contact me.

Yours faithfully



GREG PEARCE
ASSOCIATE

Email: [Redacted]

Cc: Lawrence Dungworth, Hallam Land Management