

Blandford + Neighbourhood Plan 2011 – 2033

Modification Proposal

Regulation 16 Consultation

Dorset Council Response

Dorset Council (DC) welcomes receipt of the submission version of the Blandford + Neighbourhood Plan Modification Proposal. DC is also pleased to note that a number of amendments have been made to the Plan and the Design Guidance and Codes Document following the detailed submissions made by the Council at regulation 14 stage. This response seeks to provide constructive comments relating to the modification proposal, and its associated documents, in respect of a limited number of outstanding matters. For ease of reference, comments are set out according to the paragraphs/policies etc in the modification proposal and its associated documents. Officers continue to encourage an on-going dialogue with the Blandford + Neighbourhood Plan Group (NPG) and the Qualifying Body (QB) regarding finalising the submission version of the proposal.

It should be noted that the comments below do not address the majority of the policies in the modified plan. This is because most of the policies have not been amended and DC considers that the policies continue to meet the ‘basic condition’ tests relating to the production of a neighbourhood plan.

Comments:

Blandford + Neighbourhood Plan 2011 – 2033 Modification Proposal
Foreword
The second paragraph in the foreword should be amended as follows: <i>‘Dorset Council’s 5 Year Housing Land Supply <u>for the North Dorset Area</u> is still short of the Government target thus...’</i>
Paragraphs 3.19 to 3.21, pages 20-21
Paragraphs 3.19 to 3.21 in the modified plan consider the matter of housing provision in the neighbourhood plan area. The Council considers, taking into account, amongst other things, the housing requirement figure for Blandford in the adopted North Dorset Local Plan Part 1 and the housing requirement figure for the Blandford + area in the emerging Dorset Council Local Plan (DCLP), that the plan is making sufficient provision for housing to meet its housing requirement up to 2033 (the end of the plan period for the modified plan).
Policy B5, page 38
The Council supports the proposed changes to Policy B5.
Policy B6, pages 38-39
The Council supports the proposed changes to Policy B6.
Policy B10, page 44
DC notes that proposed policies B10 to B12 in the regulation 14 consultation version of the modified plan have been merged into one policy (Policy B10). This reflects comments made

by DC at regulation 14 stage. DC supports proposed Policy B10.

Policy B11, pages 46-48

The inclusion of a policy for locally important heritage assets is a welcome addition to the plan. However, DC has several comments regarding this section of the modified plan.

The Council suggests the following wording replaces the first paragraph, which it considers would better reflect the National Planning Policy Framework's wording and provisions:

'The following are considered to be locally important heritage assets which have a degree of significance meriting consideration in planning decisions. Proposals that will result in harm to their significance, or their total loss, will be resisted unless it can be justified as part of a balanced judgement in planning decisions.'

Proposals affecting these assets should be accompanied by a comprehensive Heritage Statement, providing an assessment of their significance (including any contribution made by their setting) and any potential impacts arising from the proposed development.

It should be noted that this list is not exhaustive and it is possible that other heritage assets will be identified through future planning applications or local research, in which case they would be considered under the provisions of this policy.'

With regards to the parks and gardens around Bryanston School, which includes the Crown Meadows, the Council notes that the land appears to have been identified on the Local Heritage Assets Map and has been given the number 77. This follows comments made by DC at the regulation 14 consultation stage. However, the land is not listed under Policy B11 and it does not appear as though it is identified on Policies Map – Inset B (Page 57). The land needs to be added to the list under Policy 11 and identified on Policies Map – Inset B (Page 57). Furthermore, it appears that the identification of the parks and gardens, including their significance, by the Dorset Gardens Trust has not been referenced as additional text in Policy B12 as suggested by DC at the regulation 14 consultation stage.

With regards to the explanatory text on page 49, the Council suggests a slight rewording, not least as the evaluation criteria for the Dorset Council Local Heritage List are not exactly the same as Historic England's:

'...Dorset Council has its own emerging Local Heritage List¹¹, which has a consistent set of heritage values, criteria and standards broadly based on those in Historic England's advice note on Local Heritage Listing. It is expected that the assets identified in the policy will be added to the Local Heritage List in due course. In the meantime, the policy provides certainty to applicants and the local community.'

¹¹ The Dorset Local Heritage List Project ([link](#))

Maps including Policies Maps on pages 56-57

DC considers that a number of the maps in the modified plan would benefit from their clarity being improved and/or some minor editing. For example, it would be beneficial to enhance the clarity of the policies maps on pages 56 and 57. The Council proposes to work with the Qualifying Body regarding finalising the maps following the conclusion of the examination.

Blandford+ Design Guidance and Codes

Character Areas, page 24 and map, page 25

The titles of the first three character areas identified in the key to Figure 20 on page 25 of the plan need to be amended to reflect the titles of CA1, CA2 and CA3 on page 24 of the Design Guidance and Codes Document.

Code 13

Page 77: The Council notes that the second bullet point makes reference to the key views identified in the draft Conservation Area Appraisal. This follows comments made by DC at the regulation 14 consultation stage. However, the Council considers that the wording of the bullet point is slightly unclear regarding its intention. Please see the suggested amended wording below.

'New development must enhance, not negatively impact on, 'key views' identified within the Dorset Councils Partnership's Conservation Area Appraisal.'

Miscellaneous

The Council has spotted a number of minor typos in the modified plan including the Design Guidance and Codes Document. It proposes that it works with the Qualifying Body to correct these errors as part of the process of finalising the plan post-examination.