



Blandford + Neighbourhood Plan Review

Modifications Statement under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

As set out in the Government's Planning Practice Guidance (Paragraph: 106 Reference ID: 41-106-20190509) there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or the permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

The analysis below looks at the policies in the 'made' Blandford + Neighbourhood Plan and the policies in the modified Plan to assess which type of modification is being made.

'Made' Blandford + Neighbourhood Plan Policy	Modified Blandford + Neighbourhood Plan Policy	Type of Modification	Comments
<p><u>Policy B5 – Community Facilities</u></p> <p>The Neighbourhood Plan defines the following properties as community facilities:</p> <p>i. The Corn Exchange, The Market Place, Blandford Forum, DT11 7AF ii. The Leisure Centre, Milldown Road, Blandford Forum, DT11 7DB</p>	<p><u>Policy B5 – Community Facilities</u></p> <p>The Neighbourhood Plan defines the following properties as community facilities:</p> <p>i. The Corn Exchange, The Market Place, Blandford Forum, DT11 7AF ii. The Leisure Centre, Milldown Road, Blandford Forum, DT11 7DB</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>Policy B5 has been amended to include a new community facility (Blandford St Mary Village Hall) and a facility has also been renamed. What was referred to as the Bryanston Estate Club is now called The Old Powerhouse.</p> <p>The supporting text to the policy has also been amended to reflect changes to the use classes order.</p>

<p>iii. Woodhouse Gardens and Pavilion, The Tabernacle, Blandford Forum, DT11 7UN iv. The Bowling Club, Milldown Road, Blandford Forum, DT11 7DD v. The Football Pavilion, Milldown Road, Blandford Forum, DT11 7DD vi. The Cricket Pavilion, Milldown Road, Blandford Forum, DT11 7DD vii. Larksmead Pavilion, Larksmead, Blandford Forum DT11 7LU viii. The Victorian Garden, Blandford Museum, Blandford Forum, DT11 7HQ ix. Blandford Forum Parish Centre, Blandford Forum, DT11 0YU x. The Skate Park, Stour Park, Blandford St Mary, DT11 9LQ xi. Bryanston Estate Club, Hillside, Blandford Forum, Dorset DT11 OPR</p> <p>Proposals that will result in either the loss of or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable.</p> <p>Development proposals to sustain or extend the viable use of existing community facilities, and the development of new facilities, will be supported.</p>	<p>iii. Woodhouse Gardens and Pavilion, The Tabernacle, Blandford Forum, DT11 7UN iv. The Bowling Club, Milldown Road, Blandford Forum, DT11 7DD v. The Football Pavilion, Milldown Road, Blandford Forum, DT11 7DD vi. The Cricket Pavilion, Milldown Road, Blandford Forum, DT11 7DD vii. Larksmead Pavilion, Larksmead, Blandford Forum DT11 7LU viii. The Victorian Garden, Blandford Museum, Blandford Forum, DT11 7HQ ix. Blandford Forum Parish Centre, Blandford Forum, DT11 0YU x. The Skate Park, Stour Park, Blandford St Mary, DT11 9LQ xi. Blandford St Mary Village Hall, St Mary’s Hill, Blandford St Mary, DT11 9PX xi. The Old Powerhouse, Hillside, Blandford Forum, Dorset DT11 OPR</p> <p>Proposals that will result in either the loss of or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable.</p> <p>Development proposals to sustain or extend the viable use of existing community facilities, and the development of new facilities, will be supported.</p>		<p>It is detailed that all of the community facilities identified in Policy B5 are classed as Class F2 uses and will therefore require planning permission for any change of use.</p>
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<p><u>Policy B7 – Health Provision</u></p> <p>Proposals to meet increasing demand by expanding the existing Whitecliff Surgery and the Blandford Community Hospital will be supported.</p> <p>All new residential development proposals will only be permitted where they provide or improve the delivery of essential health and/or wellbeing facilities and services required to serve the scale of development proposed.</p> <p>Development proposals which would have a detrimental effect on, or result in the loss of essential GP facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> i. The service or facility is no longer needed; or ii. It is demonstrated that it is no longer practical, desirable or viable to retain them; or iii. The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service. 	<p><u>Policy B6 – Health Provision</u></p> <p>Proposals to meet increasing demand by expanding the existing Blandford Group Practice Whitecliff site, the Blandford Clinic and the Blandford Community Hospital will be supported.</p> <p>All new residential development proposals will only be permitted where they provide or improve the delivery of essential health and/or wellbeing facilities and services required to serve the scale of development proposed.</p> <p>Development proposals which would have a detrimental effect on, or result in the loss of essential GP facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> i. The service or facility is no longer needed; or ii. It is demonstrated that it is no longer practical, desirable or viable to retain them; or iii. The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service. 	<p>Material modifications that do not change the nature of the plan.</p>	<p>Policy B7 has been amended to reflect the outcome of the merger of the GP Practices in the neighbourhood area. Furthermore, the policy now makes reference to the Blandford Clinic and details that expansion plans relating to the clinic will be supported.</p>
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<p><u>Policy B11 - Managing Design in the Conservation Area: Blandford Forum</u></p> <p>Proposals within or affecting the setting of the Conservation Area, as shown on the Policies Map Inset B, must sustain and enhance its character and appearance and should demonstrate:</p> <ul style="list-style-type: none"> i. consistently high standard of design and detailing reflecting the scale and character, including the layout of the streets, development patterns, burgage plots, building lines and building form; ii. the use of building materials and finishes which are sympathetic to the area, in particular the use of red brick in facades; iii. no harmful impact on the townscape and roovescape; iv. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to its character and appearance, and the use of permeable surfaces to reduce surface water flooding; v. where appropriate, the removal of unsightly and inappropriate features or details; and vi. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shop fronts and small scale architectural details such as mouldings 	<p><u>Policy 10 – Blandford + Design Code</u></p> <p>Development proposals will be supported provided they have full regard to the Blandford + Design Code (Appendix B) as relevant to their location, scale and nature.</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>It is proposed that Policies B11, B12 and B13 in the existing ‘made’ plan are deleted and replaced by a new policy titled Blandford + Design Code. The policy cross-refers to the design code which forms Appendix B to the modified plan. Whilst the design code is a lengthy document it includes the design guidance content of the existing policies in the ‘made’ plan and other existing design guidance documents. The greater detail set out in the code refines the existing approach to considering design matters but does not contradict the design principles of the ‘made’ plan.</p>
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<p>which individually or cumulatively contribute to its character and appearance.</p> <p>All planning applications within the Conservation Area must demonstrate how the design of proposals has sought to preserve and enhance the significance of the heritage assets and their setting in line with the recommendations of the Character Area Appraisal.</p> <p>Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the Conservation Area will not be supported.</p> <p><u>Policy B12 - Managing Design in the Conservation Area: Blandford St Mary</u></p> <p>Proposals including infill within or affecting the setting of the Conservation Area, as shown on the Policies Map Inset B, must sustain and enhance its character or appearance and should demonstrate:</p> <ul style="list-style-type: none"> i. a consistently high standard of design and detailing reflecting its scale and character; ii. ensure that where flats may be proposed, their scale, massing, detailing and landscaping is domestic in form and their appearance harmonises with the 			
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<p>housing types of the area; iii. the use of building materials and finishes which are sympathetic to the area;</p> <p>iv. the retention and protection of trees, front gardens, boundary hedges and other open areas which contribute to its character and appearance;</p> <p>v. the use of permeable surfaces to reduce surface water flooding; and</p> <p>vi. where appropriate the removal of unsightly and inappropriate features or details.</p> <p>Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the Conservation Area will not be supported.</p> <p><u>Policy B13 - Managing Design in the Conservation Area: Bryanston</u></p> <p>Proposals including infill within or affecting the setting of the Conservation Area, as shown on the Policies Map Insets A and B, must sustain and enhance its character and appearance and should demonstrate:</p> <p>i. consistently high standard of design and detailing reflecting the scale and character or appearance of the village;</p> <p>ii. the use of red brick and slate roofs and finishes which are sympathetic to the area</p>			
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<p>and to the original Portman style of houses;</p> <p>iii. the retention of flint and brick walls, protection of trees, front gardens and grass verges and other open areas which contribute to its character and appearance;</p> <p>iv. sympathetic on plot parking and the use permeable surfaces to reduce surface water flooding; and</p> <p>v. the removal of unsightly and inappropriate features or details where appropriate.</p> <p>Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the Conservation Area or views towards or from The Cliff will not be supported.</p>			
<p>N/A</p>	<p><u>Policy B11 – Local Heritage Assets</u></p> <p>The Neighbourhood Plan identifies Local Heritage Assets, as listed below and shown on the main Policies Map and Local Heritage Assets Inset Maps, by way of their local architectural and historic value.</p> <p>Proposals that will result in harm to, or unnecessary loss of, a Local Heritage Asset, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>The new policy identifies buildings and structures that have local heritage value and seeks to prevent harm to, or unnecessary loss of, them unless it can be demonstrated that there is a public benefit that outweighs the harm or loss. Although the policy is new and property specific it is consistent with the heritage principles of the ‘made’ plan.</p>

	<p>Blandford Forum</p> <ol style="list-style-type: none"> 1. Parish Centre, The Tabernacle, DT11 7DW 2. Methodist Church, The Close, DT11 7HA 3. Post Office, The Plocks, DT11 7DN 4. 1 The Tabernacle, DT11 7DW 5. 43b East Street DT11 7DX 6. Gulley Covers in the Market Place and Sheep Market Hill, DT11 7AH/EB/DP 7. Poetic Paving, Market Place, DT11 7AH/EB 8. 13 West Street, DT11 7AW 9. Riverside House, West Street, DT11 7AW 10. United Reformed Church and halls, Whitecliff Mill Street, DT11 7PY 11. 35 Salisbury Street, DT11 7AY 12. 34 Salisbury Street, DT11 7PR 13. 59 Salisbury Street, DT11 7DX 14. 1 Dorset Street, DT11 7 RG 15. 23 Dorset Street, DT11 7RG 16. 59 Dorset Street, DT11 7RG 17. 21-35 Bryanston Street, DT11 7AZ 18. 48-58 Harewood Place, Shorts Lane, DT11 7BB 19. Damory Street boundary, including former secondary school archway, burial ground, The Old School House and former infants school, DT11 7RH 20. 12 Damory Street, DT11 7ET 21. Badger House, Salisbury Road, DT11 7QD 		
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	<p>22. Darcy Court (archway, coach house and flats 1, 3 and 4-7), Salisbury Road, DT11 7HJ</p> <p>23. Barnes Homes, Salisbury Road, DT11 7HU</p> <p>24. Damory House, Salisbury Road, DT11 7HU</p> <p>25. 66-76 Salisbury Road, DT11 7LN</p> <p>26. Our Lady of Lourds & St Cecelia Catholic Church, Whitecliff Mill Street, DT11 7BN</p> <p>27. Wall, 29 Park Road to Whitecliff Gardens, Whitecliff Mill Street DT11 7BP</p> <p>28. 19-23 Park Road, DT11 7BX</p> <p>29. Forum Centre, Park Road, DT11 7BX</p> <p>30. 1-3 Milldown Road, DT11 7DB</p> <p>31. Blandford Cottage Hospital, Milldown Road, DT11 7DD</p> <p>32. Mortain Bridge, Marsh & Ham to Stour Meadows</p> <p>33. Preetz Bridge, Langton to Stour Meadows</p> <p>34. Railway Arches, Langton Meadows</p> <p>35. Langton Garage, Langton Road, DT11 7EN</p> <p>36. Railway footbridge & Station Master's House, DT11 7RJ/RL?</p> <p>37. North Dorset Trailway within Blandford boundary</p> <p>38. Former Railway Hotel, Oakfield Street, DT11 7EX</p> <p>39. 9 Damory Court Street, DT11 7QX</p> <p>40. 6-8 Old Oak Gardens, Damory Court Street, DT11 7RW</p>		
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	<p>41. 6 Albert Street, DT11 7HY 42. Victoria House, Victoria Road, DT11 7JP 43. 3-29 Kings Road, DT11 7LD 44. 32 Kings Road, DT11 7LB 45. Milldown Nature Reserve 46. Old Castleman House, Fairfield Bungalows, DT11 7HS 47. 1-21 Fairfield Bungalows including Fairfield Lodge, DT11 7HN 48. The Milldown (including The Farthings, Squirrels Leap, April Cottage, Maple Tree, Hunters Moon, Deep Meadows, Willowdene, Milldown Lodge & Streatham), DT11 7SH</p> <p>Bryanston</p> <p>49. 43 – 47 & 48 – 50 New Road and rear outbuildings, DT11 OPT 50. 51 – 53 New Road, DT11 ODR 51. 61 New Road (Cliff Lodge), DT11 OPP 52. 59 – 60 New Road, DT11 ODR 53. 57 – 58 New Road, DT11 ODR 54. 33 – 34 The Cliff, DT11 OPP 55. Flint boundary wall to 33 – 34 The Cliff, DT11 OPP 56. 35 – 38 The Cliff, DT11 OPP 57. 62 – 67 The Cliff, DT11 OPP 58. 68 – 69 The Cliff, DT11 OPP 59. K6 Telephone Box, The Cliff, DT11 OPP 60. Little Monington, The Cliff, DT11 OPP 61. Phillips Fabrications, The Garage, The Cliff, DT11 OPP</p>		
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	<p>62. Bryanston Club (The Old Powerhouse), DT11 OPR 63. Nos. 1 and woodstore, 3 – 7 Bryanston, DT11 OPR 64. The Old Forge, DT11 OPR 65. Diary Farm, 14 & 14A Walnut Avenue, DT11 OPT 66. 15, 16 & 18 Walnut Avenue, DT11 OPT 67. School wall at north side of New Road 68. 19 Walnut Avenue (Old Park Cottage and outbuildings), DT11 OPT 69. Fields at the rear of Old Park Cottage 70. 20 – 22 Higher Barn Cottages, Walnut Avenue, DT11 ODX 71. Keepers Cottage (formerly Broadley Cottage, New Road, DT11 ODR 72. 25 – 26 The Kennels; and 41 – 42 The Kennels, New Road, DT11 ODT 73. Diana Lodge, DT11 ODT 74. The Kennels, associated cottages (38 – 40) and original stables, DT11 ODT 75. Quarleston House and Cottage and Old Barn, Quarleston, DT11 ODT 76. Lower Bryanston Farm, and original outbuildings, Fair Mile Road, DT11 OLS</p>		
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Other Modifications

Other modifications to the plan, such as factual updates in relation to housing completions, commitments and allocations, are considered to be minor (non-material) modifications.

Conclusion

In terms of the modification status, as per the Modifications Statement required under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), Dorset Council considers that the modified Blandford + Neighbourhood Plan consists of minor (non-material) modifications and material modifications which do not change the nature of the plan. Consequently, the Council considers that the modified plan requires an examination but not a referendum.