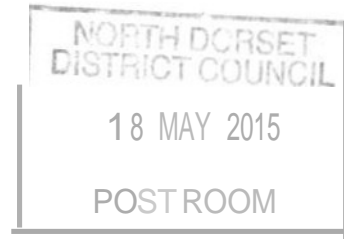


COMMENTS FOR MR HOGGER



MHD006

3.4 P.7

I AM CONCERNED ABOUT THE INCLUSION OF PROVISION OF THE SECOND HOMES ALLOWANCE. This will only prevent local young people getting on the housing ladder.

3.14 p.8-9

I agree with the proposal for the inclusion of StMary's Hill in Blandford StMary as this land has capacity to provide infrastructure such as GP surgeries, community centre a larger school? It has direct links to road systems to accommodate the extra traffic. However the inclusion of StMary's Hill should lead to the removal of the Dorchester Hill Blandford StMary site which is a site which can only provide housing and is served by poor road infrastructure which is already a congested area. That said as the village of Blandford StMary is already committed to the development of 200 new homes on the brewery site then preference should be given to the proposal put forward by Blandford Plus which is a much more sound proposal and can provide the access and infrastructure needed to support the new housing stock.

6.6 p 19-20

The planning permission already granted on the brewery site should meet the village of Blandford St Mary's trajectory for housing for the five years from 2015/2016 any additional housing would be overdevelopment in the village (MHD009, 4.4 p.7)

7.3 p.22

Any SMHA strategy should take into account the existing transport links. And the sustainability of those links to accommodate the extra volumes of traffic (including service / delivery vehicles) associated with the additional housing. Public transport was drastically reduced in North Dorset in 2014 due to subsidy cuts by Dorset County Council. Consideration therefore needs to be given to enhancing public transport links as part of the SHMA as otherwise the only way residents of the new properties will access other areas is by car or bike. For example you can no longer get a bus from Blandford Forum to the County Town of Dorchester after 4pm or at all on a Sunday or Bank Holiday. The last bus back remains at 5.40pm so anyone finishing work later would have to have their own form of transport or a lift.

MHD007

Appendix 1 p 12

The Council's report again combines Blandford Forum and Blandford StMary the latter is a village and has its own identity.

MHD008

2.3 p.5

Persimmon Homes held a public meeting on 14th May 2015 to show their plans for Dorchester Hill Blandford StMary. There is no phasing they plan to apply for planning permission in June 2015 and start building immediately. At the meeting a Persimmons Homes representative told a member of the

public the Crown Estates Land at Dorchester Hill Blandford StMary was part of the bargaining to remove the Crown estates land at the Crown Meadows from the development plan. Persimmons homes plan does not fit with statement 2.3 nor does it fit with the continuing consultation process and the inspectors decision making timeframes.

4.4 p.7

Again this does not fit in with Persimmons Homes current plan who are if NDDC statement is true acting extremely prematurely. NDDC state development proposed for Dorchester Hill in Blandford StMary (note not Blandford as inaccurately stated in the report document) has been moved towards the end of the plan. This land should not be included in the plan at all. All the studies should be completed before inclusion is even considered.

4.8 p.7

■ would question this statement is accurate and suggest it needs further exploration.

3.1 p.8

Why not promote development on these sites where planning has lapsed rather than push their allocation further on into the housing trajectory. A good example would be 2/03/0126 a brown field site.

MHD009

3.3 p.5

Relying upon the private rental sector to substitute affordable housing does not provide stability and removes affordable housing stock from the open market. As the majority of landlords do not provide long term lets and others are prescriptive in their tenancies what they provide does not meet the needs of the local community. Affordable housing which meets the current 6 year tenancy criteria would afford much more stability for individuals, couples and families and enable them to become part of the communities in which they live.

MHD011

A.2p.8

The report states 'In this way, development would impact negatively on the open, undeveloped character of the South Blandford Downs landscape character area and on the amenity of users of Wards Drove. This impact would be greater in the winter months when vegetation is not in leaf. Development would also adversely affect trees/copses and hedgerows directly or indirectly. For example, development would damage the root zone and would break up the unity of the field pattern in this part of the downland landscape. Development would also impair the open views and context that this site provides when viewed from the busy A354/A350 roundabout'. It is laughable that the reasons the council has listed above were all reasons people opposed the Bryanston HiUs development and the Council had no such concerns for the residents of Dorchester Hill as they are showing for those of Ward's Drove regarding the impact the development would have directly upon their lives. Recent development in Blandford StMary including the Bryanston Hills development has had the same impact the only difference being it is the opposite side of the bypass.

6.3 p.9

Some of the land is also in the AONB. Any development would have an impact on the character of

the AUN ts ana Its tanascape cnaracter.

6.4 p.9

The land itself has significant wildlife value as well as the trees and the hedgerows.

6.5 p.10

Any development would damage the existing ecology. There is not sufficient appropriate road structure to sustain any development in this area and no scope to improve the existing road structure to accommodate an increase in vehicles or pedestrians. Any removal of hedgerow would impact upon the designated wildlife corridor which was identified at the time of the Bryanston Hills development to protect the habitats and the environments of identified protected species.

A4

It appears the driving force is to develop the land at Dorchester Hill Blandford StMary is to enable further development at New Road (A.12 – A.13). The site is part of and adjacent to the AONB whereas the preferred site identified by Blandford Plus is 1km away from the AONB (A.9- A.11)

MHD012

1.1 p.3

So why are Persimmon Homes already holding Public Consultation Meetings about development on this land which they propose to apply for planning permission on in June 2015 and to start building as soon as permission is granted? A member of the public visiting NDDC in March 2015 was told planning permission on this land was a forgone conclusion.

If this land remains in the plan with the stipulation the recommendations are followed I have my doubts as to whether the recommendations would be enforced. (S.1 p10).

5.4

Natural England does not believe this land should be included in the plan at this time due to insufficient evidence. Significant weight should be afforded to this argument. Why are the Council ignoring this advice? (4.4). Persimmon Homes plan to start building later this year. The land should not be considered until the full information is available.

MHD012

It is interesting Mr Morris raises the issue of lighting as the impact of this has not been evident in any of the NDDC reports as far as I am aware and it is something I have highlighted myself at previous consultation stages.

To Conclude

I am only sorry there was not more time given to enable me to read the documentation more

thoroughly and to provide more feedback but thank you for being given the opportunity.

- With all the outstanding evidence and time indicated mitigation would need I would oppose any inclusion of the land at Dorchester Hill and Bryanston Farm being included in the local plan at this time and would suggest it is not considered for inclusion within the current local plan timescales.

With the recent actions and proposals by Persimmon Homes I have real concerns that if included even with a time trajectory being pushed back it will be over ruled.

The development proposal on the other side of the bypass at StMary's Hill Blandford StMary would at least be a more appropriate site in terms of what it can provide and sustain. It is serviced by a main road system and has capacity to provide a community hall, GP surgery, school? There is no such provision within the other proposed sites in Blandford StMary thus only providing housing in an area where the village Primary School only has one vacancy and was built to accommodate 80 pupils but is already up to 106. There are only two GP practices in the town which are already at full capacity.

Any new housing development must be able to provide additional school places and GP services.

In addition Blandford St Mary has already accommodated the development of 200 new homes within a mixed development site which in turn will also provide employment opportunities for local people none of which is possible on the sites at Dorchester Hill and Bryanston Farm. Although only 1km from the AONB the Blandford Plus Neighbourhood Plan proposal of land for development will provide infrastructure, community facilities, space for a school, GP surgery, affordable housing and meet housing requirements. I disagree that development on this site is not achievable and fully support the Blandford Plus recommendations. I would suggest therefore the Blandford Plus strategy be adopted as the preference with the exclusion of the other three sites in Blandford StMary.

Stella Gillies

15th May 2015