



## Neighbourhood Plan

2011 – 2033

## Modifications Project

### CONSULTATION STATEMENT



Published by Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council for consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended)

July 2022 – March 2023

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## **1. Introduction**

- 1.1 The Blandford+ Neighbourhood Plan (B+NP) passed the referendum held on Thursday 6<sup>th</sup> May 2021 and was made in June 2021.
- 1.2 The Blandford+ Steering Group (made up of members from Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council) agreed, at its meeting held on 28<sup>th</sup> March 2022, to proceed with the continuation of the Plan and to progress a Modifications Project.
- 1.3 Subsequently, the Steering Group became the Monitoring Group.
- 1.4 Task groups were formed in April/May 2022, with members of the public invited to attend via social media and local publications, and meetings were held in June and July 2022.
- 1.5 This consultation statement has therefore been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Blandford + Neighbourhood Plan 2011 – 2033. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
  - i. Contain details of the persons and bodies that were consulted about the proposed Modifications Project;
  - ii. Explain how they were consulted;
  - iii. Summarise the main issues and concerns raised by the persons consulted; and
  - iv. Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## **2. The Consultation Process**

### **Dateline of Events**

- 2.1 The Blandford + Neighbourhood Plan 2011-2033 (B+NP 2033) is a project that evolved from the preparation of the Blandford + Neighbourhood Plan 2015 – 2031 (B+NP 2031). The B+NP 2031 was prepared and examined. Following its examination, the plan was withdrawn. An extensive consultation process followed, resulting in the evolution of the B+NP 2033, which was made in June 2021 (the referendum was deferred from May 2020 due to the pandemic).

### **2021**

#### **May**

The B+ NP 2033 was approved at referendum.

#### **June**

The plan was made.

## **2022**

### **January**

The B+NP group met to discuss requirements to modify the Plan.

### **April**

The B+ constituent councils agreed to proceed with a Modifications Project.

### **June/July**

Task group meetings were held.

### **August**

Final draft of modifications confirmed in preparation for consultation process. **September**

Consultation process begins, including public facing consultation at the Community Expo on Saturday 17<sup>th</sup> September 2022 in the Corn Exchange.

The closing date for feedback from the community consultation was agreed as 31<sup>st</sup> October 2022, allowing for a six-week consultation period via leaflets, posters, face to face consultation and social media/website.

### **October**

Monitoring group reviews consultation responses.

### **November**

Blandford + Constituent Councils sign off on the pre-submission plan.

Launch of the Regulation 14 consultation is Wednesday 30<sup>th</sup> November 2022.

## **2023**

### **January**

Regulation 14 consultation closing date of Monday 30<sup>th</sup> January 2023.

### **February**

Monitoring Group review.

### **March**

Blandford + Constituent Councils sign off on the submission plan.

Submission to Dorset Council.

### **June/July**

Examination period.

## Public and Stakeholder Consultation

The informal consultation was intended to seek the community's views on the approach of the Monitoring Group to review the Neighbourhood Plan and the areas that had been chosen to focus on. The Neighbourhood Plan website was updated with the Monitoring Project information and the consultation document, along with a link to complete the survey online.

- 2.2 The Monitoring Group decided to inform the community of its next steps with the Neighbourhood Plan starting with a face-to-face consultation at the Community Expo in the Corn Exchange on Saturday 17<sup>th</sup> September 2022. Members of the Monitoring Group were available to engage with attendees answer any questions.



- 2.3 The Monitoring Group also distributed a double page consultation leaflet via a popular, free local magazine called Around Blandford guide. This publication is available to pick up from a number of shops, supermarkets and offices throughout the town.
- 2.4 The consultation document was hand delivered to shops and businesses within the Neighbourhood Plan area, including foreign food eateries, shops and supermarkets to attempt to reach all ethnic minority backgrounds. The Dorset Race Equality Council had previously highlighted to the Monitoring Group that the last census identified that 5.9% of the population of Blandford Forum was from an ethnic minority background. The Monitoring Group used the consultation procedures of the Town Council that was designed to reach all members of the community, as set out in their Community Engagement Policy (see Appendix 19) and was therefore confident that all members of the community were provided with an opportunity to comment and would continue to do so in future consultation events.
- 2.5 Members of the Monitoring Group also made use of a developer consultation in order to promote the consultation.
- 2.5 Face to face consultations were held at the Thursday and Friday street and indoor markets by members of the Monitoring Group to reach out to older residents who may not contribute if not directly invited to.
- 2.6 Local Councillors have been encouraging residents to consider the proposed amendments and to respond to the consultation with their views.
- 2.7 The SurveyMonkey link to the consultation has been shared weekly on social media channels of Town and Parish Council pages and groups.
- 2.8 The three councils have displayed consultation posters on their respective Town and Parish Council notice boards installed throughout each area
- 2.9 Following a full analysis of the consultation responses (see Appendix 5), it was clear that the majority of the respondents supported the goal of the plan in trying to ensure its policies continue to carry full weight in planning decisions. The headline findings were that residents favoured the approach of the modifications in terms of health provision,

with suggestions being submitted to aid the assessment of locally listed building candidates and the preparation of the design code.

- 2.10 The consultation analysis also demonstrates that the majority of those responding supported the direction of the plan in terms of its Community Facilities and Design Management Policies. It is acknowledged that there were very few respondents to the survey, however no survey can provide a definitive view of community opinion and many residents have cited consultation fatigue. Experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at the Pre-Submission (Regulation 14) and Pre-Examination Publicity (Regulation 16) stages, as well as to turn out to vote at the referendum, if another is required. It is therefore a helpful insight, and its conclusions have been given some weight in progressing with the Modification Proposal.

### **Consultation with Dorset Council**

- 2.6 Throughout the process of the B+2033 the Monitoring Group engaged with DC via email, phone and face-to-face meetings to seek advice and guidance. This has continued since the Plan was made.
- 2.7 Agendas and notes of the regular Monitoring Group meetings are shared with the Planning department.
- 2.8 DC has consulted on the SEA/HRA screening for the proposed modified Blandford + Neighbourhood Plan.
- 2.9 Amended Blandford + Design Code accommodating Dorset Councils Response at [Appendix 12](#)

### **Modifications Review Consultation Process**

- 2.10 The initial consultation period lasted for 6 weeks throughout September and October 2022, following which copies of the consultation comments were uploaded to the Blandford + Neighbourhood Plan website.
- 2.11 Consultation of Local Heritage Assets [Appendix 7](#)
- 2.12 The Regulation 14 consultation period started on Wednesday 30<sup>th</sup> November 2022 and ended on Monday 30<sup>th</sup> January 2023 is shown at [Appendix 8](#)
- 2.13 The Regulation 14 Consultation bodies list is shown at [Appendix 9](#).
- 2.14 The Regulation 14 Consultation Responses are shown at [Appendix 10](#)
- 2.15 The Regulation 14 Analysis is shown at [Appendix 11](#)
- 2.16 Amended Blandford + Design Code accommodating Dorset Councils Response at [Appendix 12](#)
- 2.17 NP Policy B6 - Health Background report at [Appendix 13](#)
- 2.18 NP Policy B5 - Community Facilities report at [Appendix 14](#)

### 3. Consultation Feedback Summary

- 3.1 The Blandford + Neighbourhood Plan is being modified in order for the policies in the plan to remain 'active', particularly to give protection from unwanted development. There is a need for the Plan to be reviewed every two years.

The Blandford + modifications project aims to:

Review all policies from B+NP 2021-2033 in the light of changes to local and National planning policies, circumstances, and regulations and through discussions with expert parties; and to remove or modify policies accordingly.

This is deemed a 'light touch' procedure with almost all our original policies in place and continuing to work for the B+ Community. 'Light Touch' in this case means that the modifications, although material, do not change nature of the plan and should not require a full examination leading to a second referendum, and only an examination.

The pre-submission was published and an invitation to comment was published as well as a comment slip and an online form, as per the Neighbourhood Planning (General) Regulations 2012 Part 5(a), through the channels listed in section 2 above, those set out in the Town Council's Community Engagement Strategy, and to the list of organisations ([see appendix 9](#)), as per Neighbourhood Planning (General) Regulations 2012 Part 5(b). Copies of the Modification Plan, Modification Statement, Non-Designated Heritage Lists for Bryanston and Blandford, Design Codes and Guidance, SA/SEA Addendum, Health Background Report and Community Facilities update were all sent to the Local Planning Authority as per Neighbourhood Planning (General) Regulations 2012 Part 5 (c). The consultation period lasted for 6 weeks, following which copies of the pre-submission plan comments were uploaded to the Blandford + Neighbourhood Plan website and the Regulation 14 report was prepared ([see Appendix 11](#)).

#### 3.2 Pre-Submission Feedback Summary

As a consequence of the comments received during the Regulation 14 period, numerous minor amendments were made to the Plan, all of which are identified in the aforementioned Regulation 14 report and have been detailed below:

- o **November 2022 - Agree Regulation 14 recommendation to Town and Parish Councils**

It was agreed to launch the Regulation 14 consultation with the following suite of documents:-

**Modification Proposal** – setting out the proposed modifications.

**Modification Statement** – a technical document establishing why the modifications do not change the nature of the plan and therefore does not need to be subject to a referendum.

**Draft SA/SEA Addendum** – a technical document which assesses the modifications against the previously agreed framework to establish whether the modifications contribute to the achievement of sustainable development

**Design Code – design guidance and codes** that is given full effect by policies in the Modification Proposal

**Local Heritage Assets** – an assessment against Historic England's criteria of the list of buildings or structures being identified as local heritage assets in the Modification Proposal

**Blandford + Health Background Note** – an updated note setting out the current position on planning for new and improved GP facilities in Blandford.

**Community Facilities Update Report** – an updated report including Blandford St Mary Village Hall and renaming Bryanston Club to the Old Powerhouse

- **The date of the plan** is amended.
- **NP Policy B5 Addition - Community Facilities update.**  
The Blandford St Mary Community Hall is now consented as provided for by Made Plan Policy B6, which will now be deleted. Its addition, and other minor changes does not materially alter the community infrastructure principles of the Made Plan.
- **NP Policy B6 – Health Provision.** The strategy to meet the shortages of GP provision in the neighbourhood area continues to focus on the improvement and expansion of existing clinical space and remains consistent with the social infrastructure principles of the Made Plan.  
Following recent communication with the GP practice the following addition will be made to the modification plan – 'It has been confirmed there are currently no proposals to expand Blandford Hospital, however provisions continue to be made should this become necessary within the plan period – this isn't accurate there is a project for the hospital but the Practice are not involved with this – it will mean hospital staff will be decanted to Blandford Clinic meaning there will be no space for the Practice until 2024/2025'
- **NP Policy B10 is Amended** B+ Design Code incorporating Dorset Council's response as detailed in section 3 of the Regulation 14 analysis.
- **NP Policy B11 Local Non-Designated Heritage Assets.**  
Consultation with property owners and feedback recorded resulted in Non-Designated Heritage Asset reports produced for Blandford and Bryanston. These reports help draw to the attention of applicants, buildings and structures that have some local heritage value, rather than leave that information in evidence documents.
- Dorset Council's request to include the parks and gardens around Bryanston School was considered, but it was not considered appropriate to make this addition post-Regulation 14. Its designation will however be pursued through the Dorset Council Local Heritage List project.
- NPPF references are updated in line with the requests made by Cranbourne Chase AONB.
- **Section 6 is amended** as part of the consultation process the three councils took the opportunity to review the local infrastructures which have been re-prioritised as follows:-
  1. The Old Powerhouse, Bryanston
  2. Refurbishment of Corn Exchange
  3. Supporting health & wellbeing facilities across the Blandford + area.
  4. Blandford Town Centre enhancements
  5. Public toilets provision/upgrading.
  6. Additional and new provision of sports pitches



7. Bus interchange Blandford/town centre stop improvements.
  8. Allotments
  9. Blandford + public artwork (sculpture, painting, mosaic).
  10. Retention and upgrading of Leisure Centre, Blandford
  11. Blandford cycleway schemes
  12. Blandford hard and soft landscaping
  13. Extension to trailway network.
- **Blandford + Pupil Planning Statement** update requested from School Sufficiency Services
  - **March 2023 Suite of amended documents** submitted to Town and Parish Councils for approval.

[Blandford Forum Town Council Minutes,](#)

[Bryanston Parish Council Minutes,](#)

[Blandford St Mary Parish Council Minutes](#)

- **Analysis Report produced by O' Neill Homer** following Regulation 14 consultation their report recommends that the Modification Proposal can proceed to submission without further consultations. The NP group agreed with their recommendation and will proceed to submission as per the minutes below:

[Neighbourhood plan steering group minutes](#)

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- [Appendix 1](#) Consultation flyer for completion
- [Appendix 2](#) Consultation poster
- [Appendix 3](#) Social media posts promoting the consultation.
- [Appendix 4](#) Publicity for the Community Expo event
- [Appendix 5](#) Consultation responses
- [Appendix 6](#) Dorset Council consultation responses on the SEA/HRA screening for the proposed modified Blandford + Neighbourhood Plan
- [Appendix 7](#) Policy B11 - List of non-designated heritage assets – letters to property owners and responses to consultation in November 2022 and February 2023
  - [7.1 Consultation Responses](#)
  - [7.2 Final Reports](#)
- [Appendix 8](#) Poster for Regulation 14 consultation
- [Appendix 9](#) Schedule 1 Consultation bodies list for Regulation 14 Consultation
- [Appendix 10](#) Regulation 14 Responses
- [Appendix 11](#) Analysis of Regulation 14 Consultation
- [Appendix 12](#) Policy B10 - Amended Blandford + Design Code accommodating Dorset Councils Response
- [Appendix 13](#) Policy B7 - Health Background report
- [Appendix 14](#) Policy B5 - Community Facilities update.

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**blandfordplus**

**An update from the B+ Neighbourhood Plan Steering Group on the modifications to the Neighbourhood Plan.**

Neighbourhood Plans play an important role in deciding whether planning applications should be approved or refused. The adopted B+ Neighbourhood Plan has been used in planning decisions since June 2021. The B+ Neighbourhood Plan Steering Group is modifying the B+ Neighbourhood Plan to bring it in line with new legislation and planning practice.

### **Why does it need updating?**

Planning policy documents need to be updated to avoid being overtaken by events. This is important because it provides the B+ neighbourhood area with the best defence against speculative development. It also guides how future development takes place, based on evidence, to help conserve and enhance what is best about the B+ neighbourhood area. With little volunteer time we have focussed on key updates.

### **What we're doing...**

#### **Health and Wellbeing**

*The existing policy supporting new or extended (whilst resisting any loss) health and wellbeing service provision at Blandford Group Practice or Blandford Hospital will remain in place. Some minor amendments may be made to the policy to reflect any update that is received on expansion plans. Volunteers continue to work tirelessly in the background as facilitators to bring together the relevant stakeholders to work in partnership, to ensure that developer contributions for health and wellbeing are spent in the Blandford + area to address this critical need. The situation remains an evolving matter, but the plan will continue to enable improvement projects that have a spatial consequence.*

#### **Heritage**

*We are designating local heritage assets. This is a planning policy tool that is used to give buildings or structures that make a special contribution to the character of the area additional protection. It does not mean that owners cannot undertake works to their property. It means that if they plan to undertake works that need planning permission, that the special contribution the property makes to the character of the area is taken into account in the planning decision. Candidate buildings and/or structures have been identified and owners are currently being consulted. A future consultation will publish the findings of this work.*

#### **Other**

*There will also be some minor amendments to policies on community facilities to bring them up to date. The policy on a village hall for Blandford St Mary will be deleted as the project has now received planning permission and the Old Pow-erhouse in Bryanston will be recognised as a valued community facility supporting its future plans for improvement.*

#### **Design**

*We have also accessed the government's support package for neighbourhood plans, and have been assigned a consultant to prepare a design code. The scope of the design code will have to be very focussed to meet project timescales so that we can continue to have the best defence against speculative development. It will therefore focus on areas where there is most likely to be change.*

## What you can do

Please let us have your comments on the proposed modifications to the neighbourhood plan. We've included some questions to help you respond, but feel free to provide additional comments. You can also complete these online at [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk)

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1. Do you agree that the neighbourhood plan should continue to support new or extended, health and wellbeing service provision at Whitecliff Surgery or Blandford Hospital ?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

2. Are there any buildings or structures that make a special contribution to the character of the area that you think is a worthy candidate for local listing?

3. Are there any good/bad examples of design in recent developments in the area that we should highlight to future developments to encourage/avoid?

4. Is there any other feedback regarding modifications to the neighbourhood plan that you wish to add?

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## What next?

We will analyse and respond to your comments by publishing the proposed draft modifications, as guided by the regulations, by the end of 2022 for further comments. We will then make further amendments before submitting a Modified Plan to Dorset Council to arrange for its independent examination.



**blandfordplus**

If you have any enquiries please contact the Chair of Blandford + Cllr Roger Carter



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# Consultation

## Do you want our Neighbourhood Plan to continue protecting our B+ area from speculative development?

Neighbourhood Plans play an important role in deciding whether planning applications should be approved or refused. The adopted Blandford+ (B+) Neighbourhood Plan has been used in planning decisions since June 2021. The B+ Neighbourhood Plan Steering Group is modifying the Plan to bring it in line with new legislation and planning practice and to ensure it continues to have full weight in determining planning applications.

### Why does it need updating?

Planning policy documents need to be updated to avoid being overtaken by events. This is important because it provides the B+ neighbourhood area with the best defence against speculative development. It also guides how future development takes place, based on evidence, to help conserve and enhance what is best about the B+ neighbourhood area.

Below is a summary of what members of the steering group are doing and we would like you to complete the short survey (below right) to indicate your views on the modification work being carried out. A copy can be collected from the Town Council office in Church Lane or completed online at [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk)

### What we're doing...

#### Health and Wellbeing

*The existing policy supporting new or extended (whilst resisting any loss) health and wellbeing service provision at Blandford Group Practice or Blandford Hospital will remain in place. Some minor amendments may be made to the policy to reflect any update that is received on expansion plans. Volunteers continue to work tirelessly in the background as facilitators to bring together the relevant stakeholders to work in partnership, to ensure that developer contributions for health and wellbeing are spent in the Blandford + area to address this critical need. The situation remains an evolving matter, but the plan will continue to enable improvement projects that have a spatial consequence.*

#### Other

*There will also be some minor amendments to policies on community facilities to bring them up to date. The policy on a village hall for Blandford St Mary will be deleted as the project has now received planning permission and the Old Pow-erhouse in Bryanston will be recognised as a valued community facility supporting its future plans for improvement.*

#### Heritage

*We are designating local heritage assets. This is a planning policy tool that is used to give buildings or structures that make a special contribution to the character of the area additional protection. It does not mean that owners cannot undertake works to their property. It means that if they plan to undertake works that need planning permission, that the special contribution the property makes to the character of the area is taken into account in the planning decision. Candidate buildings and/or structures have been identified and owners are currently being consulted. A future consultation will publish the findings of this work.*

#### Design

*We have also accessed the government's support package for neighbourhood plans, and have been assigned a consultant to prepare a design code. The scope of the design code will have to be very focussed to meet project timescales so that we can continue to have the best defence against speculative development. It will therefore focus on areas where there is most likely to be change.*

### What you can do

Please let us have your comments on the proposed modifications to the neighbourhood plan. We've included some questions to help you respond, but feel free to provide additional comments. You can also complete these online at [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk)

1. Do you agree that the neighbourhood plan should continue to support new or extended, health and wellbeing service provision at Whitecliff Surgery or Blandford Hospital?
 

Strongly agree    Agree    Neutral  
 Disagree    Strongly disagree
2. Are there any buildings or structures that make a special contribution to the character of the area that you think is a worthy candidate for local listing?
3. Are there any good/bad examples of design in recent developments in the area that we should highlight to future developments to encourage/avoid?
4. Is there any other feedback regarding modifications to the neighbourhood plan that you wish to add?

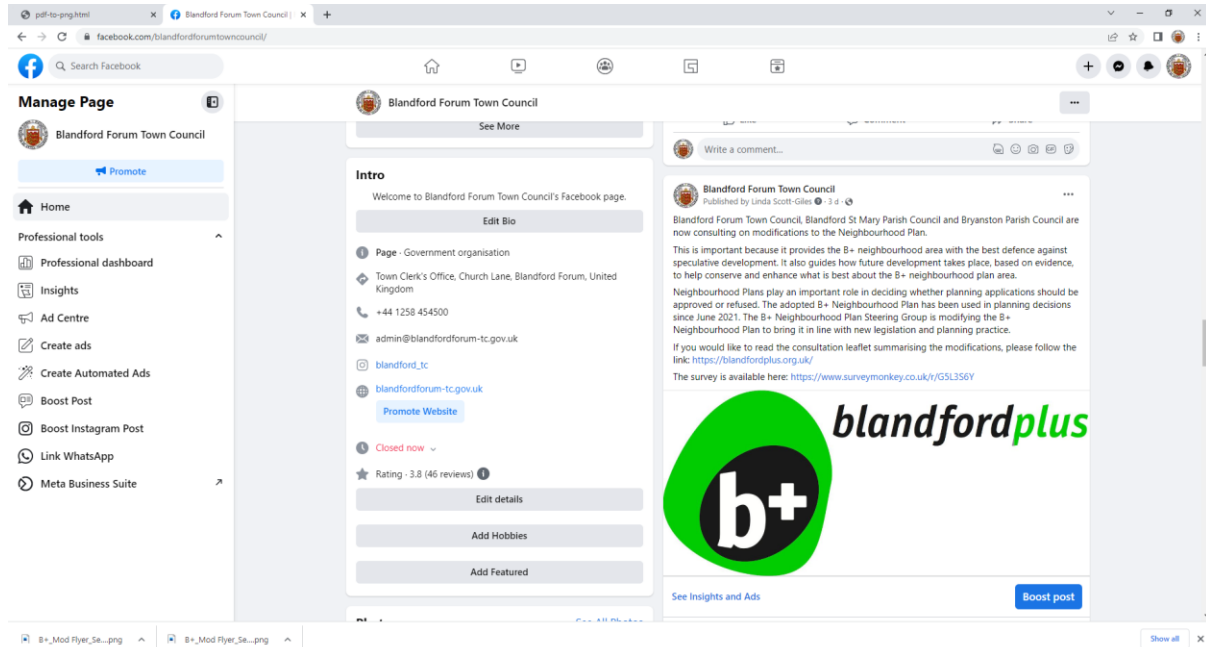
### What next?

We will analyse and respond to your comments by publishing the proposed draft modifications, as guided by the regulations, by the end of 2022 for further comments. We will then make further amendments before submitting a Modified Plan to Dorset Council to arrange for its independent examination.





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**BLANDFORD FORUM  
TOWN COUNCIL**



# **Community Expo**

**(including budget and Neighbourhood  
Plan consultation)**

**Saturday 17th September**

**10am-1pm**

**Corn Exchange, Market Place**

Come along to find out what local  
groups in your area have to offer and  
how YOU can get involved!

For more information please contact us

Telephone: 01258 454500

Email: [admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)



**Tour of Britain Comes to Blandford!  
Saturday 10<sup>th</sup> September**

The Tour of Britain will be passing through Blandford Forum on Saturday 10th September between 2pm and 3pm. The race will enter the Market Place from West Street and exit via East Street (against the one-way system). Shops and businesses may wish to decorate their windows! The details for Stage 7 can be found at:



[www.tourofbritain.co.uk/stages/stage-seven/](http://www.tourofbritain.co.uk/stages/stage-seven/)

**Dorset Architectural  
Heritage Week**

Blandford Cemetery Chapel will be open between 10am and 2pm on 9<sup>th</sup> September. The Town Hall & Council Chamber will be open between 11:30am and 1pm on Saturday 17<sup>th</sup> September.



**Community Expo  
10am – 1pm on Saturday 17<sup>th</sup> September**

Local groups and organisations will promote and showcase what they have to offer, and how they make the Blandford community a more vibrant place. Come along and see if you would like to get involved in something new and use the opportunity to network with others.

The Blandford+ Neighbourhood Plan Monitoring Group, which includes the parishes of Blandford Forum, Blandford St Mary and Bryanston, is undertaking a Modification project to the Made Neighbourhood Plan 2013-2033. One of the consultations for this project will take place at the Expo. Face-to-face consultations for Bryanston and Blandford St Mary will also be held in their respective parishes.



The Town Council's budget consultation will also be taking place at this event, so please come along and share your views with your Councillors.

Contact us via our website on [www.blandfordforum-tc.gov.uk](http://www.blandfordforum-tc.gov.uk), telephone us on 01258 454500 or visit us at the Town Clerk's Office, Church Lane, Blandford Forum, DT11 7AD (opening hours Monday to Friday, 9:30am to 12:30pm) where information is available on other Town Council events, meetings and services. For information on the hire of venues managed by the Town Council, such as the Corn Exchange, Town Hall, Woodhouse Gardens or a market stall, please email [bookings@blandfordforum-tc.gov.uk](mailto:bookings@blandfordforum-tc.gov.uk)



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# APPENDIX 5

	Q1	Q2	Q3	Q4
<i>Responses received as at 31/10/22 via the following...</i>	<i>Do you agree that the neighbourhood plan should continue to support new or extended, health and wellbeing service provision at Whitecliff Surgery or Blandford Hospital?</i>	<i>Are there any buildings or structures that make a special contribution to the character of the area that you think is a worthy candidate for local listing?</i>	<i>Are there any good/bad examples of design in recent developments in the area that we should highlight to future developments to encourage/avoid?</i>	<i>Is there any other feedback regarding modifications to the neighbourhood plan that you wish to add?</i>
Community Expo	Strongly Agree	Woodhouse Gardens, buildings near Stour Inn and Bryanston gates opposite	Good: Salisbury Rd opposite row of shops (lower end), Terrace between Station Rd and St Leonards Avenue. Avoid: Flat roof flats (opposite M&S) and cramped design of estates/plots (Nordon) infilling of gardens.	None. I wish the three councils involved in the NP success with the modification project to give continued protection against unwanted development.
Community Expo	Strongly Agree	No comment	No comment	No comment
Community Expo	Strongly Agree	No comment	No comment	I would like to see Market Place pedestrianised and therefore more open to the public. There might then be an opportunity for open air concerts or theatre.
Community Expo	Agree	The Corn Exchange & Shambles and Woodhouse Gardens and Pavillion	Good: The Arches - Preserving Historical Structures. The Skate Park - Focus for younger people. The Corn Exchange must be preserved & not lose its character (eg Possible restoration of the Victorian Tiling) Sympathetic Restoration?	See Q3
Community Expo	Strongly Agree	The Arches, The Corn Exchange & The Baths?	Shop signs - not in keeping, eg Turkish Hairdresser, Forum Café Colour, illuminated signs - would like 'Georgian' colours.	Being able to turn right before the end of the Market Place. Market Place - Back to old and put in greenery.
Community Expo	Strongly Agree	The Market Place overall, more pedestrianisation, service vehicles only to use carriage way during day.	Shop signs and frontages - Have a common theme in line with Heritage. No internally lit signs.	In conjunction with Market Place traffic plan to move right up Sheep Market Hill.
Community Expo	Strongly Agree	I think Nicci has raised the question of the Wall in Demory Court Street which marks the premises of Henry MAYOR (Builder & Trade Unionist)	Gaps should be left in new developments to set the landscape - eg a gap in new shops in Greyhound Yard to see the Burgage plots and by the TIC to see Crown Meadows.	Unlikely but it would be good to re-instate a top storey to the HSBC building.
Community Expo	Strongly Agree	I don't know enough to reply to this.	I daresay that the things I don't like are permissible anyway, so there's no point in listing them!	Usual stuff - more schools, GP surgeries, as well as housing. And bring back areas of free parking! What a cheek to discontinue it.
Community Expo	Strongly Agree	None.	(1) More renewable energy schemes on new properties eg. Solar Panels to produce electricity rather than the panels they had on new houses simply to heat hot water. (2) Electric charging points on properties and public charging points.	(1) Health & Wellbeing - Surgery is at Crisis point for the amount of new development in the area, the area is underserved in this regard. Also, a lack of specialist Services eg. Women's Health. (2) Public transport is now deficient for such a rural market town eg. buses to Wimborne. (3) A Cultural Centre/Arts/Films.
Community Expo	Strongly Agree	The Crown Hotel - It's a 'gateway' building.	The echoing of 'ethnic' design and Georgian facades in the local are but a joy and need to be replicated.	26 East Street is becoming an eyesore and is in urgent need of renovation, Market Area needs 'reclaim' for pedestrians, need more greenery there too.
Community Expo	Strongly Agree	The Church	The Church	No comment
Community Expo	Strongly Agree	Generally all buildings in the centre of Blandford.	We need to avoid overdevelopment, Deer Park & The Meadows should not be developed & left for the leisure of Blandford residents. We need developments with character.	Infrastructure & Services need to keep pace with development - Community Facilities/Health etc.
Community Expo	Strongly Agree	The Church	The Church	No comment
Community Expo	Strongly Agree	No comment	No comment	No comment
Community Expo	Strongly Agree	Corn Exchange; Church; Greyhound Building; Crown Hotel. All georgian architecture.	Gillingham Town Centre is totally devoid of character, because they have moved out their shops from the centre. All town centres need a mix of shops, housing and facilities.	We must make sure that 'social' infrastructure such as surgeries, schools, dentists etc plus hospitality/leisure etc accompanys all building of houses.
Community Expo	Agree	No comment	The Bellway Buildings are an eyesore.	No comment
Community Expo	Strongly Agree	As per Civic Society List.	All the Wyatt Homes styles are worthy of copying eg. Pimperne & Shillingstone	Pursue it Strongly!
Community Expo	Strongly Agree	See list supplied by Civic Society!	Yes	No

Online survey	Disagree	Nordon house	Bellway!! Per Simmons!!! Horrendous!	Question one is a trick question!! Healthcare provision comes under the CCG and the surgery is a private company. So it's up to them to decide!!!
Online survey	Strongly Agree	Respondent skipped this question	Respondent skipped this question	Respondent skipped this question
Online survey	Strongly Agree	Corn Exchange, Church, Crown Hotel	The small development in Spetsbury from about 4-5 years ago with ugly slab-sided buildings, two of which are too close to the road	Community/Social development needed in the NE part of the town.
Online survey	Strongly Agree	Respondent skipped this question	Respondent skipped this question	Respondent skipped this question
Online survey	Strongly Agree	Respondent skipped this question	Bellway development on A350/Badger roundabout. It's ugly, even without it being completed the roads are busier and has negatively impacted Lower Blandford St Mary with water runoff from the development.	Lets see the impact of current developments before layering more onto the community and infrastructure.
Online survey	Strongly Agree	N/A	Avoid all new housing, until the infrastructure catches up - ie schools, dentists, doctors!	To increase the size of the town, there will definitely need another doctor's practice, the current one cannot cope with the population at present, what provision for extra school places have been made, what provision for transport has been made? If the infrastructure is not in place do not try to plan for any more houses!
Online survey	Strongly Agree	Crown Hotel, Corn Exchange	Good design would include solar panels and/or ground/air source heat pumps. EPC of over 80 should be a minimum for builders to aim at.	No development should be approved without providing additional school spaces. Also provision for green spaces without developments.
Online survey	Strongly Agree	Not sure how many of the Civic Society's list are being considered, but key ones other than those submitted to Dorset Council and if not already listed include Barnes Homes, The Trailway, Crown Meadows & Deer Park, small building at the front of 9 Damory Court Street (Henry Mayor's workshop), Riverside House in West Street, Methodist Church and Dorset Rural Music School in The Close, Railway footbridge in Alexandra Street, 19-23 Park Road (almshouses)	Good: The homes built on the former petrol station site opposite the Co-op in Salisbury Road which together with the northern side of Park Road, Fairfield Road, Badger House and first properties on the west of Salisbury Road are a character area. Not exactly recent, but Milldown Road (Characterised by buildings set well back from the road) and St Leonard's Avenue (Blandford's first tree-lined street) are good (although perhaps the wrong trees were planted in St Leonard's Avenue)! BAD: Nordon Rise! The trees which have been retained are getting buried under builder's materials, and once occupied it's going to look like a car park. The Taylor Wimpey proposals for Lower Bryanston unless they change dramatically.	Ref question 1: Anything that can reduce the need for people to undertake lengthy climate busting journeys to Poole, Dorchester, Bournemouth or further afield should be encouraged, as should anything to alleviate the pressure on GP and pharmacy services locally. But obviously it is dependent on what services can be provided as well as what facilities can be made available. As with education, employment and public transport. There are Areas often containing buildings of local historic interest (not always listed above!) which should be considered key spaces which need to retain their distinctiveness. Eg. The Tabernacle - containing architecture from five centuries including the former police station (no 1), parish centre, post office, Woodhouse gardens, library and a very important tree! Damory Street - former school archway, former burial ground and school. Damory Street/Wimborne Road/East Street junction - surrounded by Old Bakery, 1 East Street (former pub) Pines Court, Memorial Gardens - would like to see artist's impression of how the new layout will impact. Badger Crossroads - Badger House and Buildings are listed above, Synergy Hairdressers, Wessex Court and The Cedars. Blandford St Mary/Bryanston Gates junction and open space.
Online survey	Agree	Respondent skipped this question	One way access into Housing estates, causes issues on so many levels.	Respondent skipped this question
Online survey	Strongly Agree	Respondent skipped this question	St Mary's Hill development in Blandford St Mary. A boring, off the shelf housing development with none of the Dorset rural character that would have made a more suitable major entrance to the historic area of Blandford.	Should we include unsightly signage, eg developer's signs?
Online survey	Strongly Agree	Is Angus Wood, the small area of natural urban woodland belonging to the Woodland Trust but managed and used daily by local residents, eligible for listing? The wood was planted in 1985 with mixed broadleaves under the Woodlands Trust's 'Licensed Planting Scheme' on condition that the Woodland was retained for public recreation with no building on the land. It was sold to the Woodland Trust in 1990 and is open to the public every day, maintained by local volunteers with some support from the Town Council and other local groups.	There has been some bad planning which has resulted in building extra houses in the gardens of other houses already located in overcrowded streets with hardly any room to park or drive between the parked cars and pavement. Property developers buy the surrounding properties, let them to short term tenants and apply to build close to them. No vigorous objections are raised by the tenants and some property owning neighbours are not notified of proposed planning applications.	The expansion of the population of Blandford must be matched by expansion of schools and the General Practice. Care Services also need to increase before there is a further increase in the older population or those needing home care or places in care homes. Currently the Health & Care Services are unable to supply the population as it is. This short staffing must continue to be addressed & solved before any additional increase in house building is approved.
Online survey	Strongly Agree	13/15 West Street original building on site demolished as subject to regular flooding. Present building designed and built by local plumber with plumbing office (later tobacconist) and restaurant run by his wife on other of building. Nother building in central Blandford similar. More details available.	The buildings on the Nordensite look good, though shame original building was pulled down.	Respondent skipped this question
Online survey	Neutral	Respondent skipped this question	Respondent skipped this question	Your flyer sent out in late September 2022 is incomprehensible. It is so un-userfriendly, an appalling example of how not to express matters in a straightforward and easily-understood way.



Online survey	Strongly Agree	My appointment with the nurse at Whitecliff surgery was canceled today because the nurse was ill! Excuse me, the Nurse was ill! Have they only one nurse there? We have to wait 4 weeks for our next appointment because we cannot get to Child Oakford...How is Blandford Going to cope with all the new people coming into Blandford in all these new buildings? Why can I not see a dr in Blandford...	Can anything be done with the eye saw that I look at every time I came out of my block of flats, Chestnut House, 19 East Street, opposite at no/20 this has been a disgrace to anyone ominous into Blandford from the M n S car park.	I think all this road works in East Street is a complete waste of money... The traffic light worked perfectly well, and what they are doing down by M n S car park is beyond belief...money thrown away every way you turn...The new paving is very good, but dirty outside all the takeaways, with grease and oil everywhere...
Online survey	Strongly agree	We are not familiar with existing listings	Norden Rise - some good detailing of brickwork and choice of brick. Good provision of bat and swift boxes. It's not clear whether landscaping has retained or will, in time, produce the 'setting' of the site to reflect its previous tree cover.	HEALTH SERVICES - the combination of GP practices has taken place but the service is still inadequate. Also minor injuries has been withdrawn from the Hospital. On top of this, substantial building developments are being completed and more planned. The physical location and scale of GP facilities are inadequate and the words of the policy seem to have no practical outcomes. Urgent actions needed within the Planning system and outside (Public Health) to address this. The Pimperne applications should not be permitted without definite provision. GREEN INFRASTRUCTURE STRATEGY/ENVIRONMENT/LOCAL OPEN SPACE - these are all linked and are in need of fundamental review. Current provisions are inadequate and/or poorly implemented. There is recognition that the evidence base for the fundamental health, community, economic and individual benefits are clear and substantial. This policy should be reviewed and updated as part of taking preventative health and well-being seriously. TOURISM - this should be re-labelled as 'visiting' - essentially attracting people to the town to spend time and money whilst actually enjoying the experience. The town is physically unwelcoming - the 'gateways' from the car parks are underwhelming and often in a poor state of repair, the pavements are narrow awkward, the market place is dominated by vehicles, signage is outdated or non-existent. The potential is not being realised. DISCONNECTED TOWN - the lines on plans suggest there are links on the ground these are often weak. For example, Salisbury Road - no cycle provision, narrow pavements, uninspiring green verges. The proposed development between the town and Pimperne is only indicative at this time but even at this stage, scant attention is given to how it becomes truly part of Blandford - the crossing of both A roads (both strategic routes) must have significant investment to serve both communities and also facilitate the clear movement of traffic. ARTS - Community arts provision is not effectively provided for in the town and it should be an aim of the neighbourhood Plan to facilitate its provision. This can be more about participation/workshops and therapy than a performance venue.
Online survey	Strongly Agree	Lower Bryanston Farm. Red brick-built, Portman style houses, not grade listed, in Bryanston	Avoid any more Bellway estates like the one at Tesco Roundabout. Has no local character features, or much landscaping such as hedging and trees.	More Sports & Leisure facilities for young people.
Online survey	Strongly agree	I don't know what's already listed so I can't say what is missing from the list.	I cannot see any solar panels on any of the many new developments currently underway around the town. And as far as I am aware the new houses are all being fitted with gas boilers. It should be a national/local planning policy that all new builds include solar panels and non-gas heating systems.	It's important to emphasise how overstretched our infrastructure is, even before all the new houses are occupied. We need funding to expand our GP, dental, hospital provision, our schools community buildings, leisure centre. Developers should be required to resource uplifts in our infrastructure to service the volume development from which they are profiting.
Online survey	Strongly Agree	No.	The development of housing on the Old North Dorset Council site (Norden) appears not to have provided the housing with Solar Panels, Ground Source or Air Source Pumps, provision for parking and charging of electric vehicles.	There are proposed candidates for listing as a local heritage asset, that I do not think should be considered. The value of such listings are diminished by the inclusion of questionable 'significant' heritage. There are already 270+ historically listed Grade III buildings in Blandford. Whilst many would accept the importance of our heritage, we must also be careful we do not descend into living in a perpetual museum. It is important that we are able to live in the 21st century leaving our own stamp on society and not be held back by continually staring at the past.
Online survey	Strongly agree	The Crown Hotel, Sleek and Chio Hair Design building, Greyhound House, The Old House Blandford, Brewery Tap bar building Blandford St Mary, Berkeley Lodge, Lower Bryanston, The Old Powerhouse Bryanston.	Red tiled roofs on 2020 Blandford St Mary estate. Persimmons estate green...not flat enough for recreational sports of any sense. Hills at various sides which is a waste of space.	No.
Online survey	Strongly Agree	Lower Bryanston Farm.	Respondent skipped this question	Respondent skipped this question
Online survey	Strongly Agree	Lower Bryanston Farm.	Respondent skipped this question	Respondent skipped this question
Online survey	Strongly Agree	The new ironwork and benches, on Shaftesbury Road, should be down in the Market Place for all to see, admire and enjoy. It is so interesting and informative and should be there for everyone.	Love the new paving that is still in progress, long but a good job has been done.	Can you not replace the bus stop in the Market Place down the road a bit, where the road is wider and near the market, so we could have a bus shelter to protect us from the rain, where as now everyone has to jostle for space in the shop doorways which the shop keepers do not like. Also it would keep us up to date of when the bus would finally arrive.
Hard copy returned	Strongly Agree	Respondent skipped this question	Respondent skipped this question	Respondent skipped this question
Hard copy returned	Strongly Agree	No comment	No comment	No comment

Hard copy returned	Strongly Agree	No comment	No comment	No comment
Hard copy returned	Strongly Agree	No comment	No comment	No comment
Hard copy returned	Strongly Agree	No comment	No comment	No comment
Hard copy returned	Strongly Agree	Artisan House	Tesco roundabout development	Shop fronts need care. Town Centre - cars parked outside Corn Exchange dangerous reversing into oncoming traffic and slows traffic. Car parking charges a disgrace.
Hard copy returned	Strongly Agree	YES, Farm Buildings Lower Bryanston Farm	No	No
Hard copy returned	Strongly Agree	No	Blandford St Mary - Bellway	Ensuring new developments have sufficient on site parking. Provision of public toilets.
Hard copy returned	Agree	Stour Inn row of Cottages	Brewery D. Town House out of Character, looks like a prison block	New D not suitable parking
Hard copy returned	Strongly Agree	Opposite Shaun's hairdressers and used to be fruit and veg shop. Church in Salisbury Street - left hand side	Old County Court - was beautifully converted.	Artisan House left to deteriorate should enhance to reflect Georgian character and change use for residents - sensitively. Also Prezzo, Barclays Bank.
Hard copy returned	Strongly Agree	No	Bellway Estate at Blandford St Mary	More school places, better GP facilities, better hospital facilities locally.
Hard copy returned	Strongly Agree	No	Jerry's front does not fit in with the town. And when is he going to sort out what was Café Soba.	Rugby should have a proper ground with plenty of PARKING so that they don't cause issues where they are - Larkmead.
Hard copy returned	Strongly Agree	No	No	Too much building without extending the doctors surgeries, numbers of clinical staff and reduce the waiting times for appointments
Hard copy returned	Strongly Agree			New developments should avoid and protect trees with TPO - a good distance away from trees.
Hard copy returned	Strongly Agree	-	Persimmons houses Dorchester Hill	We need more leisure facilities especially cinema for young people.
Hard copy returned	Strongly Agree	-	-	Not enough School places, all years.
Hard copy returned	Agree	Almshouses	Good - mews properties behind The Crown, Bad - rendered properties - looking tired	Additional play park facilities - more equipment in them, Blandford needs a big playpark
Hard copy returned	Strongly Agree	-	-	-
Hard copy returned	Strongly Agree	No	No	No
Hard copy returned	Strongly Agree	46 East Street, old liberal Hall	It is all very well building new houses as long as they are good quality. And we have not got the facilities. Doc Surgery, school etc.	Old Boots shop needs tidying up maybe a school etc could put a display in the window.
Hard copy returned	Strongly Agree	Ginger Viking	Bellway, Brewery.	No no to the Crown Meadows Never
Hard copy returned	Neutral	Historic Momentus in Blandford, Look at the heritage in Blandford.	Recent developments which impact on our community and what Blandford stands for. A rural town!	Stop building! If you are going to continue please bear in mind please who can't afford it.
Hard copy returned	Strongly Agree	-	Have a better taxi service, being disabled I cannot get to the vets without a taxi.	Have a bigger school, have a bigger doctors surgery Whitecliff and Eagle House in one.
Hard copy returned	Agree	-	Bus to Wimborne to Blandford	Enlarge Blandford Hospital
Hard copy returned	Strongly Agree	No comment	No comment	No comment

**From:** Sustainable Places, SWX [REDACTED]  
**Sent:** 27 September 2022 18:09  
**To:** Ed Gerry <[ed.gerry@dorsetcouncil.gov.uk](mailto:ed.gerry@dorsetcouncil.gov.uk)>  
**Subject:** RE: Blandford + Neighbourhood Plan Review - SEA/HRA Screening

Dear Edward,

Thank you for consulting us on the Strategic Environmental Assessment screening report for the Blandford neighbourhood plan review/modification.

Based on a review of environmental constraints for which we are a statutory consultee and the proposed modifications we do not consider there to be potential significant environmental effects relating to these environmental constraints or other environmental sensitivities of interest to us. We therefore agree with the conclusions that a Strategic Environmental Assessment and Habitats Regulation Assessment are not required.

Kind regards,  
Matt

**Matthew Pearce**

**Planning Advisor – Wessex Sustainable Places**

Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 8ST

Creating a better place  
for people and wildlife



Dear Mr Gerry,

**Blandford + Neighborhood Plan Review - SEA/HRA Screening**

Thank you for your consultation on the above dated 16<sup>th</sup> August 2022.

Natural England has been asked the following questions:

- Do you agree that a Strategic Environmental Assessment of the Blandford + Neighbourhood Plan Review is not required?
- Do you agree that a Habitats Regulations Assessment of the Blandford + Neighbourhood Plan Review is not required?

I can confirm that Natural England agree with the assessment conclusions. The plans modifications are unlikely to have a significant effect on the environment and no further SEA/HRA assessment work is required.

Natural England hold no further comment.

Yours sincerely,

James Gale

Lead Adviser, Sustainable Development

Dorset Team

Wessex Area Team

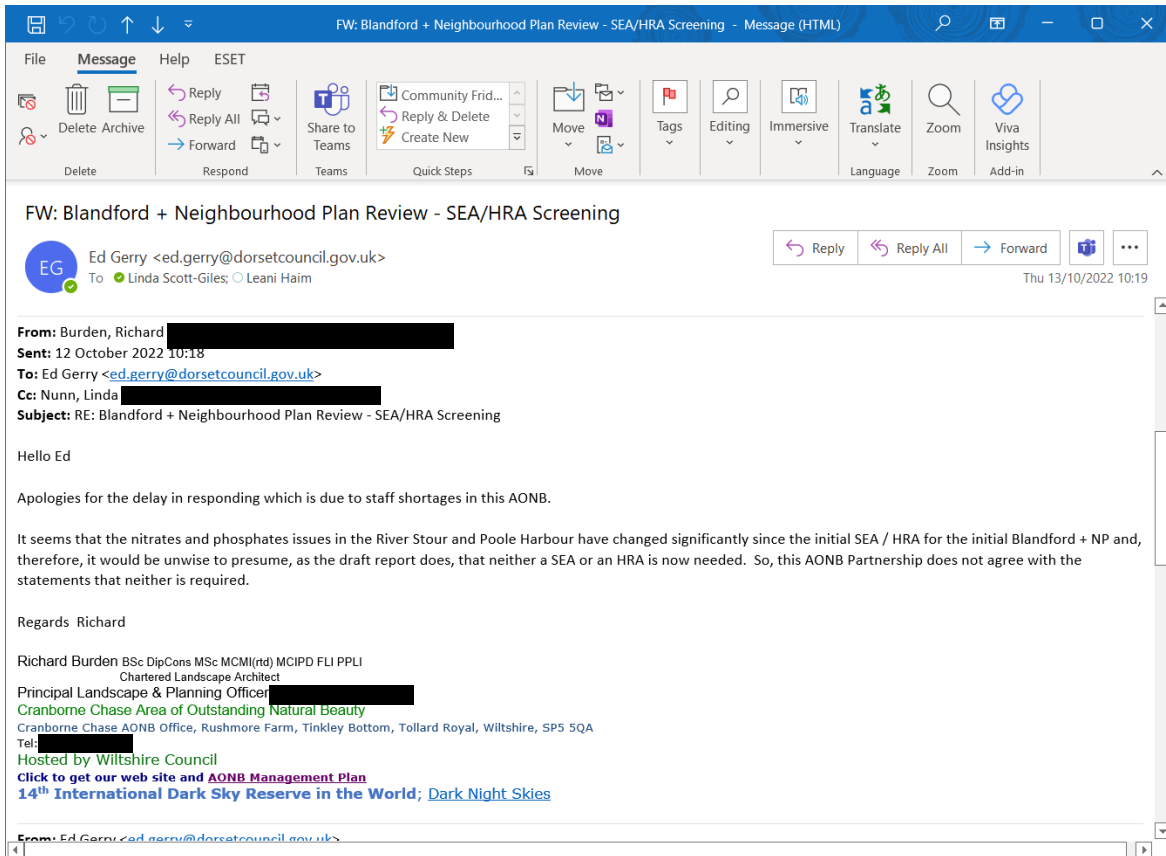
Mobile: [REDACTED]

Natural England, W4, Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)  

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.





Dear Ed

Thank you for your consultation on the SEA Screening for the proposed modified Blandford + Neighbourhood Plan.

The focus of our attention in such exercises tends to be whether sites are proposed as allocations for development as these have potential for generating significant environmental effects if affecting only the setting of a designated heritage asset.

We note from the Screening Report that no new site allocations are proposed. However, the Report does indicate that some policies within the existing made Plan will be modified but does not specify which these will be. If they include existing site allocations, in terms of site footprint or an intensification of any original development proposed, then this could potentially generate new or additional environmental effects whose discrete nature might prompt the need for a new full SEA.

At the same time we note that the Report also states that the Modified Plan will have "a positive impact on local environmental assets and places" which, while clearly a good thing, could still be interpreted as "environmental effects" within the application of SEA definitions, and if significant – no doubt also desirable in principle – might then well lead to a conclusion that a full SEA is required.

However, we do appreciate that the intention to “provide greater policy support to maintain and enhance heritage assets” may be limited to the creation and promotion of criteria rather than specific site-based aspirations or outcomes, in which case we would agree that these in themselves are unlikely to prompt the need for a full SEA.

On this basis you will see that it would be useful to have greater detail on the nature of the policies proposed in order to be able to come to a more comfortable and confident conclusion about their potential for generation environmental effects in response to the Screening Report provided.

But we are happy to raise no objection to the view that a full SEA is not required on the basis that, in assessing the proposed Modified Plan, your authority is confident that it has taken account of the scenarios outlined above.

Kind regards

David

David Stuart | Historic Places Adviser

Historic England | South West



25<sup>th</sup> October 2022

To the Property Owner,

The Blandford+ Neighbourhood Plan Group (Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council working together) is currently updating the Neighbourhood Plan to maintain the strength that its policies currently carry when Dorset Council determines planning applications.

As part of this updating process, the B+ group must produce a Local Heritage Assets List. This list will recognise buildings in the three Blandford+ council areas that contribute directly to the characters of those areas. It does not include buildings that are Grade-listed. Maintaining our special heritage and landscape character forms a key part of the vision for the current Blandford+ Neighbourhood Plan.

**We are writing to you because your property is being considered as a candidate for listing as a local heritage asset.**

Being on the list means, if the Modified Neighbourhood Plan is adopted, Paragraph 203 of the National Planning Policy Framework will apply if you want to undertake works that require planning permission. It will not affect your permitted development rights. Local Heritage Asset listing does not prevent development; it helps to maintain our special heritage and landscape that we enjoy as communities living in the Blandford + area.

*Paragraph 203 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*

Further information can be found here: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

We welcome your views and would be grateful if you could please send your comments, using the contact details overleaf, by Monday 7<sup>th</sup> November 2022. If you are not the property owner and feel unable to answer, we would be grateful if you could please forward this letter to them.

Yours faithfully



Cllr Roger Carter  
Chairman of the Blandford+ Monitoring Group

Cllr Roger Carter  
Chairman of the Blandford+ Monitoring Group  
c/o Blandford Forum Town Council  
Town Clerk's Office  
Church Lane  
Blandford Forum  
DT11 7AD

Tel: 01258 454500

Email: [admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)

Website: [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk)

For more information, please see the extract from Historic England's website on Local Heritage Listings:

Local listing and local heritage assets

Local listing helps to raise the profile of local heritage by identifying heritage assets that are of greatest importance to local people. The [National Planning Policy Framework \(http://planningguidance.planningportal.gov.uk\)](http://planningguidance.planningportal.gov.uk) also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

Local heritage assets can range from buildings, designed landscapes, archaeology and elements of the natural environment. By involving local people in their preparation, local lists and the practices and processes that support them represent a voluntary agreement between local planning authorities and community representatives on how local heritage assets are managed.

<https://historicengland.org.uk/listing/what-is-designation/local>

21<sup>st</sup> November 2022

Dear ,

As Chair of the Blandford Plus Neighbourhood Plan (B+NP) Monitoring Group, I would like to thank you for your comments back from the heritage assets letter you received.

Your comments are noted and will be included in the documents submitted for consideration at statutory public and Dorset Council consultations. Names and addresses will be redacted.

Your property was chosen, along with a number of other properties and spaces by the B+NP Heritage task group. The group has a deep knowledge of local buildings and local heritage. Using criteria set out by Historic England they felt that your house had either historic and/or architectural value that matched some or all of the criteria.

Many parishes and town councils nationally are doing the same:

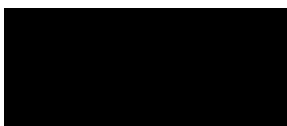
*'Many civic organisations from **Cockermouth to Norwich to Reading** have helped compile a Local Heritage List. They use it to ensure they have another "tool" to advocate for their local historic environment. Other organisations propose local heritage lists so they can say, "We care about these buildings, and we want people to know about them."*  
**(From National Civic Society's monthly newsletter, Nov 2022)**

All local houses and spaces chosen will be submitted to Dorset Council for consideration. We've taken the following from the Dorset Council website page on possible inclusions:  
*'Nominating a building does not automatically mean that it will make it onto the list. Once nominated, we assess assets to see if they meet the standards for inclusion. They are only recommended for inclusion if they meet those standards.'*

If your property is included in the final list in June 2023, if you wish, the same website has a mechanism by which you can object to the inclusion.

Hopefully, you have found this further explanation helpful.

Yours sincerely,



Cllr Roger Carter  
Chairman of the Blandford+ Monitoring Group

CLlr Roger Carter  
Chairman of the Blandford+ Monitoring Group  
c/o Blandford Forum Town Council  
Town Clerk's Office  
Church Lane  
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<https://historicengland.org.uk/listing/what-is-designation/local>



## Blandford + Non-Designated Heritage Assets List consultation responses

80 letters were sent to residents in Blandford Forum and Bryanston with properties 'of historical interest' asking for their views on being included on the Neighbourhood Plan Heritage Asset List. We received 23 replies, comments below:

*Many thanks for your letter re my house being considered as a candidate for listing as a local heritage asset.*

*I am in full agreement with this. I feel very privileged to live in a cottage of such character, and preserving its heritage is vitally important to me.*

*Many thanks for your letter re my house being considered as a candidate for listing as a local heritage asset.*

*I am in full agreement with this. I feel very privileged to live in a cottage of such character, and preserving its heritage is vitally important to me.*

*Having looked at the links which you supplied, in principle we are happy that we are being considered as a candidate.*

*As owners, our feedback is if a local heritage asset list is formed and that contributes to improved influence on local planning matters then that is a good thing for Bryanston.*

*I am very happy for this to happen as I was under the impression the Cottages were already mentioned as being of National Heritage Importance.*

*Honoured for it to be included in the list so there will be no objection from myself.*

*I am strongly opposed for the following reasons: the property was never intended as a dwelling and if it were built today as it currently is then it would never get signed off by the Building Inspector as it is sub-standard. The buildings here have a very low energy rating which is not in-line with energy saving and therefore environmental standards of today and would require many thousands of pounds worth of work on each property to get them up to standard.*

*We don't want to be included on the Heritage Asset List*

*I can't see what this listing would achieve except to place an additional burden on the already stretched LPA and to go against the governments Red Tape Challenge.*

*I have asked the Planning Inspectorate to advise me if my understanding of the situation is flawed but whilst I wait for their response, my answer to your question is that I **do not** support the addition of my property onto a Local Heritage Asset List.*

*I am delighted to support the Heritage Listing of our home*

*I am concerned that changing the status could potentially de-value our property*

*In the light of the discussion with Carol and our understanding of the process we are happy that Diana Lodge is considered as a candidate for listing as a local heritage asset assuming that all the properties in this area of Bryanston are also listed in the same way.*

## NON-DESIGNATED HERITAGE ASSETS

### FINAL REPORTS

#### Policy B11

This new policy helps draw to the attention of applicants, buildings and structures that have some local heritage value, rather than leave that information in evidence documents.

#### BLANDFORD



#### BRYANSTON







*blandfordplus*

**Modification Review**

# Consultation

**30th November 2022 - 30th January 2023**

Following an initial public consultation in September 2022, the Blandford+ Monitoring Group has now prepared the documents required by the neighbourhood plan regulations for your area and they include:

- **Modification Proposal** – setting out the proposed modifications to the made plan.
- **Modification Statement** – a technical document establishing why the modifications do not change the nature of the plan.
- **Draft SA/SEA Addendum** – a technical document which assesses the modifications against the previously agreed framework to establish whether the modifications contribute to the achievement of sustainable development.
- **Design Code** – design guidance and codes that is given full effect by policies in the modification proposal.
- **Local Heritage Assets** – an assessment against Historic England’s criteria of the list of buildings or structures being identified as local heritage assets in the modification proposal.
- **Blandford + Health Background Note** – an updated note setting out the current position on planning for new and improved GP facilities in Blandford.
- **Community Facilities Update Report** – an updated report including Blandford St Mary Village Hall and renaming Bryanston Club to the Old Powerhouse.

These documents are available to view online at: [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk) or in person at the Town Clerk's Office in Church Lane, Blandford Forum DT11 7AD on weekdays between 9:30am and 12:30pm. A hard copy is also available to view at the Library, the Hall & Woodhouse shop in Blandford St Mary and The Old Powerhouse in Bryanston. Should you wish to speak to a member of the monitoring group, please come along to the indoor market in the Corn Exchange on Thursday ?, ?, ?, ? 10am - 1pm.

You must submit your comments by 30th January 2023 in person, online (<https://forms.office.com/r/iAPMqDuz99>) or through the post (contact details are below). Please note that, as per the regulations, your comments will be published online and therefore be available to download freely.

Email: [admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)

Post: Town Clerk’s Office, Church Lane, Blandford Forum, Dorset, DT11 7AD.

# B+ NP Modification Consultation

## Bryanston's Evidence

1. Bryanston has its own Facebook page for Bryanston parish residents 'Bryanston Village Community'.

The consultation notice was displayed on the Facebook page with reminders and links to the relevant information for residents and how to have their say.

Bryanston Village Community | Facebook

Carol Tompsett  
November 29, 2022 · 9+

Have you had your say yet?  
Public consultation ends on 30th January (2023)- the last public consultation on the modifications needed to keep our Neighbourhood Plan up to date and to carry full weight when considering planning applications in Bryanston, as part of the B+ area.  
**If you don't think we need a Neighbourhood Plan, then just look at Charlton Marshall who don't have a Plan, and all the developments springing up there!!**

- You can read about the modifications here:

... See more



blandfordplus

## Modification Review Consultation

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- **Modification Proposal** – setting out the proposed modifications to the made plan.
- **Modification Statement** – a technical document establishing why the modifications do not change the nature of the plan.
- **Draft SA/SEA Addendum** – a technical document which assesses the modifications against the previously agreed framework to establish whether the modifications contribute to the achievement of sustainable development.
- **Design Code** – design guidance and codes that is given full effect by policies in the modification proposal.
- **Local Heritage Assets** – an assessment against Historic England's criteria of the list of buildings or structures being identified as local heritage assets in the modification proposal.
- **Blandford + Health Background Note** – an updated note setting out the current position on planning for new and improved GP facilities in Blandford.
- **Community Facilities Update Report** – an updated report including Blandford St Mary Village Hall and renaming Bryanston Club to the Old Powerhouse.



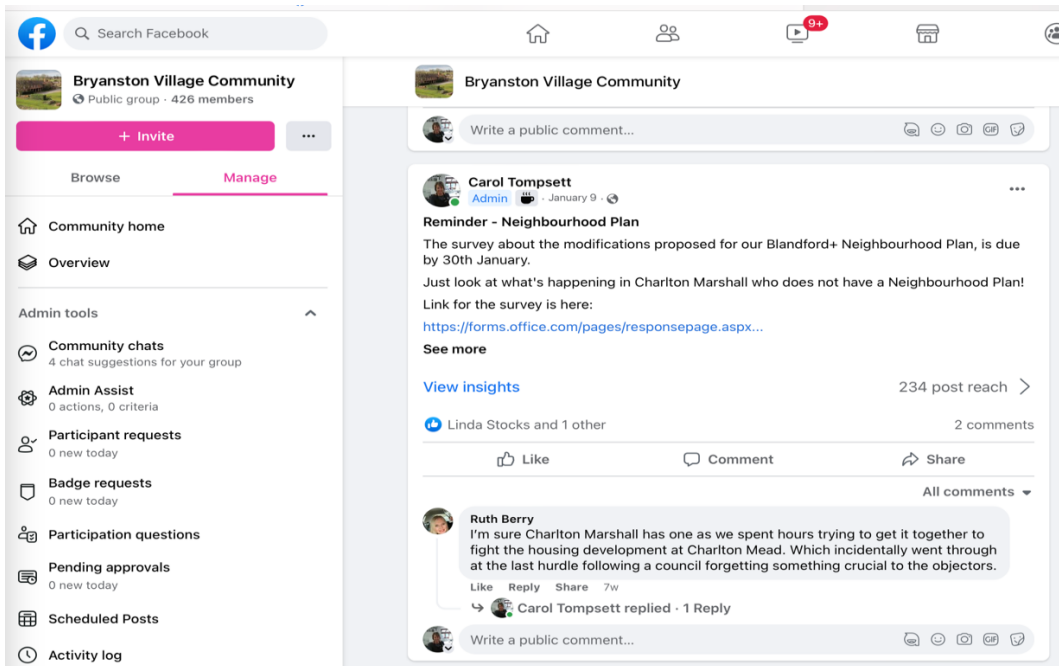
These documents are available to view online at [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk) or in person at the Town Clerk's Office in Church Lane, Blandford Forum DT11 7AD on weekdays between 9:30am and 12:30pm. A hard copy is also available to view at the Library, the Hall & Woodhouse shop in Blandford St Mary and The Old Powerhouse in Bryanston. Should you wish to speak to a member of the monitoring group, please check the website for dates when they will be in the indoor market in the Corn Exchange on Thursdays between 10am and 1pm.

You must submit your comments by 30th January 2023 in person, online (<https://forms.office.com/r/iAPMqDuz99>), by e-mail or through the post (contact details are below). Please note that, as per the regulations, your comments will be published online and therefore be available to download freely.

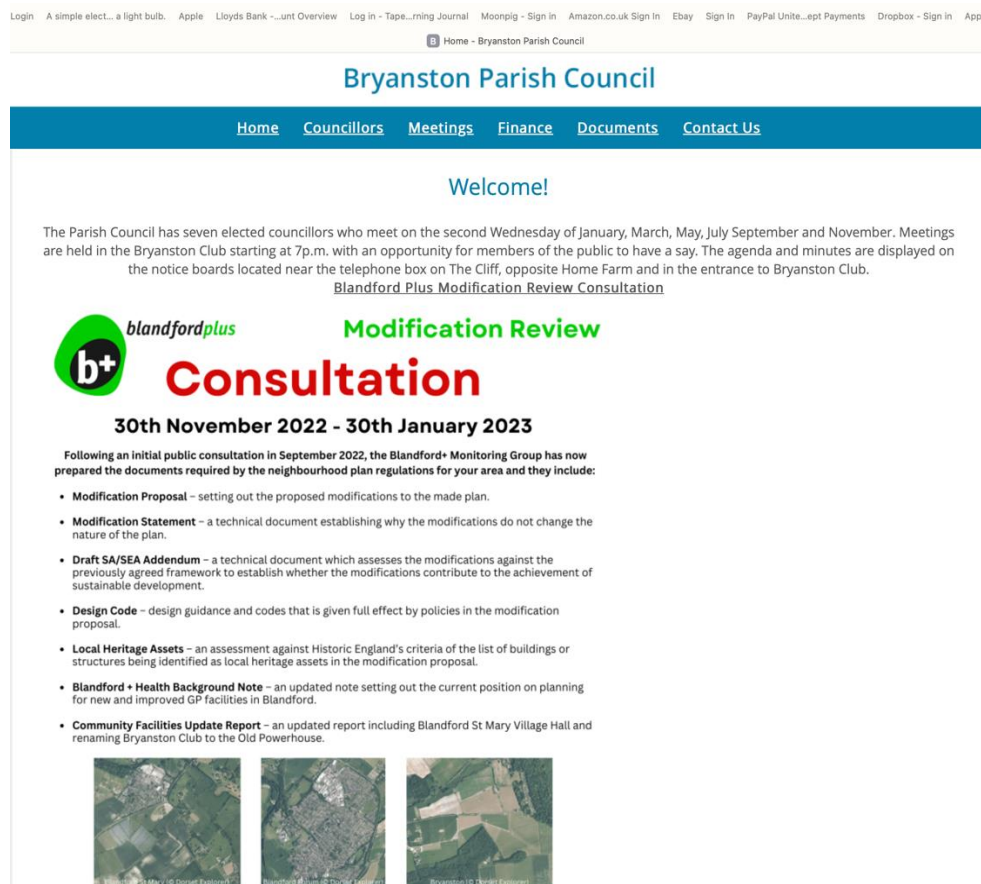
E-mail: [admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)

Post: Town Clerk's Office, Church Lane, Blandford Forum, Dorset, DT11 7AD.

View insights 162 post reach >



## 2. The consultation notice was also displayed on three parish noticeboards and on the Bryanston Parish Council Website:



**3. Information was also given out to the public in council meetings and displayed in the minutes, including in the Chairman's Report for the 11<sup>th</sup> January 2023 Council meeting. The minutes are also displayed on the village Facebook page, parish noticeboards and the Bryanston Parish Council website:**

### **Chairman's Report 11<sup>th</sup> January 2023**

The Blandford+ Neighbourhood Plan Group has been working on modifications to the current, statutory Plan, to update it and to make some additions to ensure it continues to carry full weight when Dorset Council decides planning applications in the B+ area, including Bryanston. Just look at the developments springing up in Charlton Marshall to see what could happen if we did not have a Neighbourhood Plan!

**Bryanston residents are urged to look at the NP modifications, which are now out for public consultation:**

<https://blandfordplus.org.uk>

and **to have their say in the very simple online survey** - links can be found on the online page [here](#) or in person at the Blandford Town Council offices behind the Corn Exchange, or by email to:

[admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)

Closing date for the survey: 30<sup>th</sup> January 2023. This is an important step in the modified Neighbourhood Plan becoming statutory later this year.

The modifications include:

- An improved, & clearer Design Code for Bryanston setting out the distinct and historic characteristics of our buildings, and guidance for the granting of planning permissions for additions to homes and dwellings in the parish, or for new homes (only if a need is identified under countryside policy, eg for more farm workers).
- A Local Non-designated Heritage Assets List for Bryanston, assessed against Historic England's criteria, of buildings or structures that make an important contribution to the character of our parish. This is not grade-listing and would only affect a homeowner if they needed planning permission and was seeking alterations totally out of keeping with Bryanston's historic character.
- Modifications to the Medical Provision Policy to make planning permission easier if the Blandford Group Practice wished to extend its premises, or to take over another building for medical purposes, to increase the number of consulting rooms, to accommodate more staff to see more patients.

Please do take the time to read these important modifications and record your views, if only to say you agree!

Carol Tompsett, Chairman BPC 11 01 23

## Statutory Bodies Consulted

Ref	Consultee	Method	Response
1	Dorset County Council	Email	Yes
2	Clemdell Ltd	Email	Yes
3	Genesis Town Planning	Email	Yes
4	Wates Development	Email	Yes
5	AONB	Email	Yes
6	Historic England	Email	Yes
7	East Dorset District Council	Email	No
8	Purbeck District Council	Email	No
9	South Somerset District Council	Email	No
10	Somerset County Council	Email	No
11	West Dorset District Council and Weymouth & Portland Borough Council	Email	No
12	Wiltshire Council	Email	No
13	Ashmore Parish Council	Email	No
14	Blandford St Mary	Email	No
15	Bourton Parish Council	Email	No
16	Buckhorn Weston & Kington Magna Parish Councils	Email	No
17	Charlton Marshall Parish Council	Email	No
18	Chettle Parish Council	Email	No
19	Child Okeford Parish Council	Email	No
20	Compton Abbas Parish Council	Email	No
21	Durweston Parish Council	Email	No
22	Farnham Parish Council	Email	No
23	Fontmell Magna Parish Council	Email	No
24	Fifehead Neville Parish Meeting	Email	No
25	Fifehead Magdalen Parish Meeting	Email	No
26	Glanvilles Wooton Parish Meeting	Email	No
27	Gillingham Town Council	Email	No
28	Hazelbury Bryan Parish Council	Email	No
29	Iwerne Minster Parish Council	Email	No
30	Iwerne Courtney and Steepleton Group Parish Council	Email	No
31	Hilton Parish Council	Email	No
32	Hinton St Mary Parish Council	Email	No
33	Ibberton Parish Council	Email	No
34	Langton Long Parish Meeting	Email	No
35	Lydlinch Parish Council	Email	No

Ref	Consultee	Method	Response
36	Lower Winterborne Parish Council	Email	No
37	Mappowder Parish Meeting	Email	No
38	Marnhull Parish Council	Email	No
39	Manston and Hammoon Parish Council	Email	No
40	Melbury Abbas and Cann Group Parish Council	Email	No
41	Milton Abbas Parish Council	Email	No
42	Motcombe Parish Council	Email	No
43	Okeford Fitzpaine Parish Council	Email	No
44	Pulham Parish Meeting	Email	No
45	Pimperne Parish Council	Email	No
46	Silton Parish Meeting	Email	No
47	South Tarrant Valley Parish Council	Email	No
48	Spetisbury Parish Council	Email	No
49	Sutton Waldron Parish Council	Email	No
50	Shillingstone Parish Council	Email	No
51	Shaftesbury Town Council	Email	No
52	Stalbridge Town Council	Email	No
53	Stoke Wake Parish Meeting	Email	No
54	Stourton Caundle Parish Council	Email	No
55	Stourpaine Parish Council	Email	No
56	Sturminster Newton Town Council	Email	No
57	Tarrant Launceston & Monkton Parish Councils	Email	No
58	Tarrant Hinton Parish Council	Email	No
59	Tarrant Gunville Parish Council	Email	No
60	The Stours Parish Council	Email	No
61	The Orchards and Margaret Marsh PC	Email	No
62	Turnworth Parish Meeting	Email	No
63	Winterborne Whitechurch Parish Council	Email	No
64	Winterborne Stickland PC	Email	No
65	Winterborne Houghton Parish Council	Email	No
66	Winterborne Clenston Parish Meeting	Email	No
67	Woolland Parish Meeting	Email	No
68	Affpuddle / Turnerspiddle Parish Council	Email	No
69	Bishops Caundle Parish Council	Email	No
70	Buckland Newton Parish Council	Email	No
71	Cam Vale Group	Email	No
72	Cheselbourne Parish Council	Email	No
73	Dewlish Parish Council	Email	No
74	Folke Parish Council	Email	No



Ref	Consultee	Method	Response
75	Holwell Parish Council	Email	No
76	Purse Caundle Parish Council	Email	No
77	Puddletown Area Group	Email	No
78	Piddle Valley Group	Email	No
79	Minterne Magna Parish Council	Email	No
80	Melcombe Horsey Parish Meeting	Email	No
81	Zeals Parish Council	Email	No
82	Berwick St John Parish Council	Email	No
83	Mere Town Council	Email	No
84	Tollard Royal Parish Council	Email	No
85	Donhead St Mary Parish Council	Email	No
86	Sedgehill & Semley Parish Council	Email	No
87	Pamphill and Shapwick Parish Council	Email	No
88	Sturminster Marshall Parish Council	Email	No
89	Vale of Allen Parish Council	Email	No
90	Sixpenny Handley Parish Council	Email	No
91	Gussage St Michael Parish Meeting	Email	No
92	Bere Regis Parish Council	Email	No
93	Bloxworth Parish Meeting	Email	No
94	Moreton Parish Council	Email	No
95	Morden Parish Council	Email	No
96	Abbas & Templecombe Parish Council	Email	No
97	Cucklington Parish Council	Email	No
98	Henstridge Parish Council	Email	No
99	Pen Selwood Parish Council	Email	No
100	Wincanton Town Council	Email	No
101	The Coal Authority	Email	Yes – not required to consult
102	Homes & Communities Agency (now Homes England)	Email	No
103	Natural England	Email	No
104	Environment Agency	Email	No
105	Network Rail	Email	No
106	Southern Gas Network	Email	No
107	Wessex Water	Email	No
108	Blandford Area Youth Centre	Email	No
109	Blandford Forum Museum Trust	Email	No
110	Blandford Fashion Museum	Email	No
111	Dorset Association of Parish and Town Councils	Email	No
112	Dorset Wildlife Trust	Email	No
113	Dorset CPRE	Email	Yes

Ref	Consultee	Method	Response
110	Blandford & District Civic Society	Email	No
114	Sovereign Housing Association	Email	No
115	Hanover Housing Association	Email	No
116	Gypsy And Traveller Liaison	Email	No
117	The Gypsy Council	Email	No
118	Dorset Racial Equality Council	Email	No
119	Churches Together in Dorset	Email	No
120	St Peter and St Paul's Church	Email	No
121	The Chamber of Commerce	Email	No
122	North Dorset Disability Action Group	Email	No

## Public Consultation in Market Place

Date	Consultee	Method	Response
15.12.22	Members of public – 1 written response spoke to 5 people	Face to face	100% in favour
22.12.22	Members of public – 2 written responses. Spoke to 9 people	Face to face	In agreement with modifications
12.1.23	Members of public - 1 written response, spoke to 10 people including RSPC	Face to face	All in support of modifications
19.1.23	Members of public – spoke to 6 people, no written responses	Face to face	All in support of modifications



## Consultation Responses

### Statutory Bodies:

- [Dorset Council](#)
  - [Clemdell Ltd](#)
  - [CPRE](#)
  - [Wates Development](#)
  - [Genesis Town Planning](#)
- 
- **Historic England (below)**

FAO Mrs Julie Wigg

Thank you for your consultation on the proposed modifications to the made Blandford + Neighbourhood Plan.

Having considered the scope of the proposed changes there are few comments we would wish to offer. We welcome the introduction of the policy on Local Heritage Assets and the use of our guidance to inform this provision, and the creation of a Design Code to provide a more locally specific, informed and robust basis for guiding development in the area. Both these proposals will help better ensure that the historic character and appearance of the Plan area is protected and enhanced.

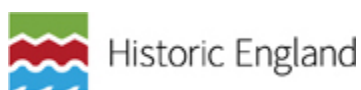
Otherwise, we applaud your community for its continued enthusiasm, dedication, and application in the refinement of its Plan to best respond to local issues and considerations and promote the social, economic and environmental wellbeing of the area.

Kind regards

David

David Stuart | Historic Places Adviser

<https://historicengland.org.uk/southwest>



# Consultation Responses

## Members of the public.

### By Email:

Dear Blandfordplus.

My concerns about the ever-increasing building in and around Blandford are many, I recently spoke to one of the Blandford st Mary councillor during our chat he said 3000 homes to be built on an expanding Bellway site near the badger roundabout. On top of this the redevelopment of the old brewery, another building site just this side of Charton Marshall this on top of previous building near Fairmile and proposed development off New Road,

On top of these larger building sites, we have had numerous infills and smaller builds this is just Blandford st Mary.

My concerns are the pressure on existing infrastructure Dr's now a list to get an appointment then a further wait to see a Dr. Nhs dentist places. Our schools are their sufficient spaces for more children?

Chemists are struggling and isn't uncommon to wait 40mins plus in a que for prescribed medicine.

Water pressure has dropped and smells of chlorine more often.

Green spaces are oversubscribed, Stour Park smells of urine after dry spells from the sheer volume of dog walking. Increased traffic. Petrol station regularly runs out of fuel.

None of these developments have included large and reasonable green spaces for the new residents or sufficient parking. Are they including shops, surgery and so on.

Can the currant sewage systems, water supply and power cope and is there sufficient employment?

Thank you to all in Blandfordplus for your efforts, we clearly need you.

Kind regards

### Responses via the online form:

The Environment Agency:

We have no comments on the proposed

I support the modifications to Blandford+ plan.

I fully support the B+ NP modifications and the continued protection the NP affords the people of Blandford.

I'm pleased that the health policy is being updated and the design code introduced. The substantive parts of the plan are still very much active. I unconditionally approve of the modification proposals.

I support the modifications to the local plan and consider it should now go forward for Examination.

On behalf of Bryanston Parish Council, I totally agree with the modifications set out for the Blandford+ Neighbourhood Plan

Thank you for the opportunity to comment. POLICY B2 vi – “satisfactory” will not be toucan crossings. Bridges are a minimum, even if only for pedestrians and cyclists. These “A” roads are part of the strategic highway network and should not be impeded. The safe and easy of movement of pedestrians and cyclists is also paramount. Additionally, these developments are substantial and every effort should be made to make residents feel and be functionally part of, Blandford. POLICY B2 ix – This is welcome reference to biodiversity, however, whilst the second element of public open space may be acceptable for new development, it should also address connectivity of that space with the rest of Blandford. The “Master Plan” so far presented for public consultation, has not contained much substantive detail on these points. B5 Community Facilities – It is a pity that Angus Wood is not included. B6 Health Provision – the direction of travel is supported but the expression of action is unconvincing. Beyond physical facilities there is a need for personnel – CIL should be looked at as a source of human resources (as is often the case with nature conservation CIL payments). B7 Town Centre – It is good to see reference to “design of the public realm” but this is given no effect at all in the document itself. There is a need for more investment and imagination put into the presentation of the town centre and its future vibrancy. 5.56 – Green Infrastructure Strategy – these are not easy to compile or implement but they should at least offer a broad an inclusive vision of the enhancement of green space. This document suggests the current document is a pale example of the form. It stretches credibility to suggest that Salisbury Road is a main contributor to green infrastructure. Angus Wood should be part of the GIS. Protection of green space is not enough in a town whether there is a need for more provision – both for resident quality of life / wellbeing and as part of a sustainable and vibrant town. Policy 16 – there is reference to improving cycle and walking links to surrounding villages, but it is hard to see any concrete suggestions for what or how this might be achieved in this respect, or surrounding countryside or within and around the town. Policy w) – new GPs – agreed but no reference to how. It would be good to see clear cross referencing to the strategic delivery plans of related services. 5.1 a) promoting development in Blandford is understood but already large parts of the town feature dense residential development, with limited built infrastructure and green space, as well as poor tree provision. Pushing green provision “out” to new developments would be detrimental. 5.1 l-n) Jobs and Town Centre – there is little reference about enhancing the setting of the town / treatment of the public realm / creating and attractive and functional centre in which to work / live /visit. For example, the approach to the town from the south is uninspiring to put it mildly – into the lovely market square via what feel like bin yards and neglected back alleys. 5.5 Corn Exchange – there may be merit in refreshing this building but is it offering the community arts facility and engagement that a town this size should have?

## BLANDFORD + NEIGHBOURHOOD PLAN

### REGULATION 14 ANALYSIS

#### 1. Introduction

1.1 This note summarises the representations made by the statutory bodies, landowners, and local residents on the Modification Proposal of the made Blandford + Neighbourhood Plan (B+NP) during its recent 'Regulation 14' consultation period. It concludes by recommending main modifications to the B+NP so that it may be submitted to the local planning authority, Dorset Council (DC), to arrange for its examination.

#### 2. Representations

2.1 Representations have been received from:

1. Dorset Council
2. Historic England
3. The Countryside Charity (CPRE) Dorset
4. Dorset Council
5. Clemdell Ltd
6. Genesis Town Panning (on behalf of Wates Development Ltd)
7. Environment Agency
8. Ten representations from local residents and face to face consultation in market place (see Table A)

2.2 The other adjoining Parishes were consulted but none have made representations.

#### 3. Analysis

3.1 The representations, notably those of DC, include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence can be addressed in finalising the document. An analysis is set out in Table A below.

Representation	Representation Summary	Comments
1. Dorset Council	<ul style="list-style-type: none"> <li>- Suggests that the Basic Conditions Statement should consider all policies in the NP, including saved policies from the made B+NP.</li> <li>- Suggest amendments to the Design Code</li> <li>- The list of heritage assets should include the parks and gardens around Bryanston School</li> </ul>	<ul style="list-style-type: none"> <li>- The retained policies from the made B+NP which have not been amended have already been subject to a successful examination, including assessment against the basic conditions, and referendum.</li> <li>- The response provides helpful advice and recommendations in relation to the Design Code and local heritage assets.</li> <li>- The live consultation on a revised NPPF contains no transitional arrangements for neighbourhood plans and in practice, most of the proposed changes affect development management rather than neighbourhood plan making. The application of §14 remains removing caveats relying on housing land supply and delivery tests and is proposed to last for five years rather than two.</li> <li>- The response does not include DC’s formal position on the change of nature test.  <b>RECOMMENDATION: Invite AECOM to accommodate DC’s comments on the Design Code; accommodate DC’s comments on local heritage assets; and invite DC to discuss the basic conditions assessment matter and confirm their position on the change of nature test.</b></li> </ul>

2. Historic England	<ul style="list-style-type: none"> <li>- Historic England supports the B+NP</li> </ul>	Noted
3. Cranborne Chase Area of Outstanding Natural Beauty	<ul style="list-style-type: none"> <li>- Recommends updates to some NPPF references</li> <li>- Maintains previous objection to Policy B2</li> </ul>	<b>RECOMMENDATION: Include NPPF references in line with the requests made by Cranborne Chase AONB.</b>
4. The Countryside Charity	<ul style="list-style-type: none"> <li>- Recommendation that the modification of the plan is delayed until the Levelling up and Regeneration Bill is adopted</li> <li>- Recommendation to remove the allocation in the AONB in Policy B2</li> </ul>	<ul style="list-style-type: none"> <li>- The Councils are aware that the Levelling Up and Regeneration Bill (LURB) will make provisions that will affect neighbourhood planning, but it is not considered necessary to delay this modification project. The Councils can respond appropriately to any amendments to the planning system in due course whilst benefiting from the provisions of §14 of the NPPF, the principle of which is to be retained in the proposed revised NPPF.</li> </ul>
5. Clemdell Limited	<ul style="list-style-type: none"> <li>- Suggest that paragraph 3.16 of the Plan should further explain why §14 of the NPPF will be engaged. Clemdell believe that it will not be engaged as things stand</li> <li>- Suggests more detail should be provided in paragraph 5.25 regarding the views of Blandford Town Council and Dorset Council relating to educational infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- The Councils have been working closely with DC in bringing forward the modifications to ensure that the B+ modified plan continues to meet its housing requirements and will therefore have greater weight in the titled balance that applies to housing proposals and in terms of progressing the planning for the primary school.</li> </ul>

	<ul style="list-style-type: none"> <li>- Requests the plan discloses the impact of the “Dark Skies Code”</li> <li>- Requests that the Plan identifies specific proposal relating to town centre traffic flow</li> </ul>	<ul style="list-style-type: none"> <li>- The modification in paragraph 5.24 in relation to dark skies directs and provides applicants access to good practice guidance on Dark Skies.</li> <li>- Paragraph 5.53 explains that the Neighbourhood Plan is a land use document, and the Councils continue to work on providing the correct platform for town centre traffic flow debates.</li> </ul> <p><b>RECOMMENDATION: Invite DC to confirm previous discussions on housing requirement and the delivery of a new primary school for the Blandford + area.</b></p>
6. Genesis Town Planning Limited	<ul style="list-style-type: none"> <li>- Suggests the Blandford + Modification Plan is delayed in light of revisions to the NPPF</li> <li>- Proposes the Plan allocates land for housing and public open space to the north of Black Lane as an extension to the existing Policy B2 allocation</li> <li>- The illustrative concept layout includes: 80-90 dwellings, a large area of public open space, new vehicular access from the A354 and new public footpath and cycleway routes</li> <li>- The proposed buffer area would improve the Green Infrastructure Network</li> <li>- The development would comply with the Design Guidance and Code</li> </ul>	<ul style="list-style-type: none"> <li>- For response to NPPF updates see comments on 1. above</li> <li>- As set out in paragraph 3.16 DC has confirmed that the proposed modifications continue to meet its housing requirement, and the Councils will undertake a fuller review, rolling forward the plan period, in due course.</li> </ul>
7. Environment Agency	<ul style="list-style-type: none"> <li>- No comments on the proposed modifications</li> </ul>	Noted
8. Coal Board	<ul style="list-style-type: none"> <li>- Confirmed there is no requirement to consult as they are out of area</li> </ul>	Noted



Resident 2	<ul style="list-style-type: none"> <li>- Concerned about the level of development in the area including the Bellway site and Old Brewery</li> <li>- Worried this will put increased pressure on existing infrastructure including GP, schools, sewage system, water supply, power supply and employment spaces</li> <li>- Claims the level of traffic has increased</li> <li>- Argues new developments have not made sufficient provision for green spaces or sufficient parking</li> </ul>	<ul style="list-style-type: none"> <li>- Part of the vision and objectives of the B+ NP are to address infrastructure issues.</li> <li>- Some of the points raised are not land-use based e.g. petrol stations running out of fuel, volume of dog walkers and the Councils should take these on board in day-to-day business.</li> </ul>
Resident 3	<ul style="list-style-type: none"> <li>- Expressed approval of the health policy being updated</li> <li>- Fully agree with the modifications set out for the Blandford+ Neighbourhood Plan</li> </ul>	Noted
Resident 4	<ul style="list-style-type: none"> <li>- Request that bridges are included as a provision, even just for pedestrians and cyclists, as a part of Policy B2 clause vi</li> <li>- Suggests that Policy B2 clause ix should include connectivity of new public open spaces with the rest of Blandford</li> <li>- Suggests the Angus Wood is added to the list of Community Facilities in Policy B5</li> <li>- Argues that Salisbury Road is not a main contributor to Green Infrastructure and that Angus Wood should be included as part of the GI Network</li>   <li>- Wants Policy B6 to be expanded to include human resources as a part of health provision, not just the physical infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- The policy has already been tested for deliverability and there is already a footbridge to the site.</li> <li>- The clause, and Policy B8 Green Infrastructure Network, requires connectivity to the wider green infrastructure network</li> <li>- The Councils grappled with protecting the social, biodiversity and community value of Angus Woods in the made B+NP. At this time saved policy 1.9 of the 2003 North Dorset Local Plan continues to apply to this space until it is replaced by the emerging Dorset Local Plan or re-considered in a fuller review of the B+NP and forms part of the Green Infrastructure Network of Policy B8 given its multi-functional role, which includes pedestrian connections and therefore Salisbury Road.</li> <li>- Human resources of healthcare staff is not a land-use matter.</li> </ul>

	<ul style="list-style-type: none"> <li>- Claims there is a greater need for more investment and imagination put into the presentation of the town centre and its future vibrancy</li> <li>- Suggests that the reference to improved cycle and walking links with surrounding villages is expanded to include concrete suggestions of how this would be achieved</li> </ul>	<ul style="list-style-type: none"> <li>- Policy B7 aims to enhance the vitality of the Town Centre and to increase the footfall. The Town Council recognises that there is more work to do in terms of the Town Centre and is currently working on this.</li> <li>- The Councils will need consider more detailed suggestions for improvements to cycle and walking links as part of its day-to-day business and in a fuller review of the B+NP, and working in partnership with DC on any Local Cycling and walking Infrastructure Plans, in due course.</li> </ul>
Resident 5	<ul style="list-style-type: none"> <li>- Fully agree with the modifications set out for the Blandford+ Neighbourhood Plan</li> </ul>	Noted
Resident 6	<ul style="list-style-type: none"> <li>- Fully agree with the modifications set out for the Blandford+ Neighbourhood Plan</li> </ul>	Noted
Marketplace consultation	<p>Dates: 15.12.22, 22.12.22, 12.1.23 and 19.1.23</p> <p>4 written responses</p> <p>30 members of the public consulted face to face</p> <p>All in support of modifications</p>	Noted

**Table A: Analysis of representations**

#### **4. Conclusions & Recommendations**

4.1 Once further clarification has been sought from DC, and the proposed modifications of this report are made, including consultation with owners of the parks and gardens around Bryanston School on local heritage assets, **it is recommended that the Modification Proposal can proceed to submission without further consultations.**

# BLANDFORD + DESIGN GUIDANCE AND CODES

## Policy B10

This policy enables the Modified Plan to better reflect the new approach to design management that the Government wishes the planning system to adopt. The new Design Code is cross referenced in the policy as the amalgamation of the design guidance content of the Made Plan policies and other design guidance documents.

## Amended Blandford + Design Guidance and Code accommodating Dorset Councils Response

## **Policy B6**

The policy has been updated to reflect the outcome of the merger of the GP Practices in the neighbourhood area. The Blandford Clinic forms part of the clinical space provisions in the neighbourhood area which the policy now makes clear can also be included in any future improvement or expansion plans.

# **HEALTH BACKGROUND REPORT**

## **Policy B5**

The policy reflects the changes to the Use Class Order, the now consented Blandford St Mary Community Hall is identified as a community facility, and Bryanston Club's title has been corrected.

# **COMMUNITY FACILITIES UPDATE**