



Meeting Monday 14th December 2015

3:00pm – 4:00pm

Attendees

Leani Haim – Blandford Forum Town Council & Blandford +
Sara Loch – Blandford +
Gill Smith – Senior Technical Officer, DCC
Richard Dodson – Lead Senior Technical Officer, DCC
Neil Homer – rCOH Ltd
Jon Dowty – rCOH Ltd

Headlines

1. The Draft Plan consultation achieved its outcomes of identifying important issues for statutory consultees, non-statutory consultees, stakeholders and the community.
2. The current project plan expects the Pre-Submission plan, including a draft SA, will be published on the 12th February 2016.
3. The Land North of Blandford Forum site is co-dependant on the Land East of Blandford Forum site.
4. The Neighbourhood Plan cannot allocate land for waste and mineral purposes but can make provision within a larger site allocation policy for such uses.
5. DCC Highways are positive that there are some credible options for access onto the sites North and East of Blandford Forum.



6. The Waste Plan is aiming to be published late spring, early summer 2016.
7. Links to existing public transport services are more sustainable than creating new services.
8. School Playing Fields are already protected under separate legislation.
9. DCC's cabinet has identified the West Street site in Blandford Forum as surplus and will be disposing of the asset. Policy 7 provides a helpful basis on which to value the site.

Actions

DCC

1. Confirmation that a school is needed in Blandford Forum and that there are no alternative sites in Blandford Forum to meet this need.

Blandford +

1. The Neighbourhood Plan policy needs to accurately reflect that it cannot allocate land for a waste station (clarify that this includes a HRC and transfer station), but intends to show its support for this service to be provided in Blandford Forum.
2. Encourage links to existing public transport services.



3. Remove school playing fields from local green space designation list, already protected as a school playing field.



Meeting Monday 14th December 2015

1:00pm – 2:00pm

Attendees

Leani Haim – Blandford Forum Town Council & Blandford +
Sara Loch – Blandford +
Cllr David Walsh – Planning Portfolio Holder, NDDC
Ed Gerry – Planning Policy Manager, NDDC
Ian Smith – Planning Policy Officer, NDDC
Richard Burden – Cranborne Chase and West Wiltshire
Downs AONB
Richard Burden – Dorset AONB
Neil Homer – rCOH Ltd
Jon Dowty – rCOH Ltd

Headlines

1. Blandford + considered the Draft Plan consultation achieved its outcomes of identifying important issues for statutory consultees, non-statutory consultees, stakeholders and the community. The current project plan expects the Pre-Submission plan, including a draft SA, will be published for consultation on the 12th February 2016.
2. Due to the timescale of publication the Draft Plan was published as an alternative strategy to the Local Plan. It is clear that this challenge is not going to be successful and the Pre-Submission Plan will make it clear that the Neighbourhood Plan will propose additional development to complement that planned for in the Local Plan.



3. It was noted that the Pre Submission Plan will also be accompanied by a summary evidence report for the proposed allocation policy for the land N and E of the town. The evidence will comprise an illustrative masterplan, an outline Landscape & Visual Impact Assessment, an access strategy, an outline flood risk assessment, evidence to support a new employment allocation and a desktop ecological report.
4. It was noted that the key tests for justifying an allocation policy will be para 116 of the NPPF and its general conformity with relevant policies of the new Local Plan, assuming it is adopted by NDDC before the examination of the B+NP (likely policies 4, 6, 11, 14 and 16).
5. It was also noted that the recent Eastern Dorset SHMA report identified an additional objectively assessed requirement of 900 homes in North Dorset in the Local Plan period. Although it is not possible yet to determine what number of new homes can be provided for in the district and where, the only effective options for any material further growth at Blandford are to continue the Local Plan spatial strategy to the SW or to use the E site. Blandford + considers the timing of the Neighbourhood Plan to provide an earlier opportunity for NDDC to address the matter rather than through an immediate review of the Local Plan, within which time speculative planning applications may be made on housing supply grounds.
6. It was noted that NDDC remains concerned that there is insufficient evidence to support the proposed allocation policy. Blandford + accepts that the Draft Plan was not able to do so but assured NDDC that sufficient evidence will be available at the time of the Pre Submission Plan, including the Draft SA. NDDC especially requires



evidence of the need for new employment land and for the school and waste centre facilities. Blandford + explained that it does not intend to argue the case for housing at E on housing land supply but as enabling development to deliver essential infrastructure that will also make a significant contribution to meeting the additional housing requirement of the SHMA.

7. It was noted that the Modifications to the Local Plan include a specific reference to enable the B+NP to allocate green field sites beyond the bypass. NDDC was also reminded that B+ had sought and was given assurances from the previous Head of Planning that it would not object as a matter of principle to the NP allocating land N and E of the town. The above modification was specifically cited as evidence that such provisions may be in general conformity with the Local Plan, provided relevant evidence is shown to support it.
8. B+ explained that it is important that it and NDDC should seek to agree on the matter to avoid a stalemate at the NP examination and its consequences. It was therefore keen that there is further dialogue once the Pre Submission Plan is published for consultation.

Actions

Blandford +

1. The Pre-Submission Plan must reflect the importance of the area's AONBs.
2. The existing Draft Policy 1 will be deleted from the Neighbourhood Plan.



3. Evidence of need for further employment land, a school on this particular site, and more housing needs to be included in the Pre-Submission Plan.
4. Clarification of official position of NDDC in relation to the Blandford + Neighbourhood Plan to be secured.



Meeting Monday 14th December 2015

2:00pm – 3:00pm

Attendees

Leani Haim – Blandford Forum Town Council & Blandford +
Sara Loch – Blandford +
Cllr David Walsh – Planning Portfolio Holder, NDDC
Ed Gerry – Planning Policy Manager, NDDC
Ian Smith – Planning Policy Officer, NDDC
Neil Homer – rCOH Ltd
Jon Dowty – rCOH Ltd

Headlines

1. The existing planning permission use for a retail store at the site at Shaftesbury Road may be implemented and the policy is only intended to address the future planning of the site if that consent lapses. It was noted that some of the site areas and car parking spaces details need to be amended.
2. Negotiations have taken place with NDDC and with Spectrum Housing as owners of an alternative site on Hunt Road to meet the pre-school provision currently at Norden. Policy 4 will therefore be amended and a new allocation policy added.
3. The boundaries for the town centre area for CIL rely upon the latest definition of the boundary in the development plan. The B+NP may therefore replace the current CIL boundary as there is no current or planned Local Plan boundary designation. NDDC is commissioning a refresh



of the town centre evidence for all its town centres to show CIL viability by spring 2016, so the Submission B+NP may be able to take that into account when finalising the boundary.

4. The list of Local Green Spaces will be reduced, subject to the spaces being removed carrying other protection.

Actions

1. Policy 4 and 5 to be amended as appropriate.
2. Town centre policies to be accompanied by evidence for changes.
3. Local Green Spaces list to be revisited following further background research.



Meeting Monday 14th December 2015

9:00am – 10:00am

Attendees

Leani Haim – Blandford Forum Town Council & Blandford +

Sara Loch – Blandford +

Cliff Lane – Savills

Paul Spong – Savills

Neil Homer – rCOH Ltd

Jon Dowty – rCOH Ltd

Headlines

9. Blandford + considered that the Draft Plan consultation had achieved its outcomes of identifying important issues for statutory consultees, non-statutory consultees, stakeholders and the community.

10. It was agreed that the Strategic Housing Market Assessment, which includes North Dorset, is timely in its publication in that it supports one of the principles that the Blandford + Neighbourhood Plan has adopted due to losing the battle for strategic planning growth for its area, that more housing is needed.



11. It was agreed that the refusal of Pimperne Parish Council and the Neighbourhood Planning Group refusing to engage in negotiations with Blandford + about the Land East of Blandford Forum, Savills will continue to discuss them with North Dorset District Council as well as with Blandford +.
12. It was noted that NDDC considers the setting of the AONB is important so the proposals for the E land must address this.
13. Savills confirmed the Blandford + working assumption that the landowners will only release the N site for employment and social infrastructure if the E site is allocated for a housing development. This will require a single allocation policy covering the N and E sites and including the key principles of the Section 106 agreement to tie the delivery of the two sites together.
14. Savills confirmed that the DWP and LEA had viable proposals for two credible access options for each of the N and E sites, although it needs to agree this in principle directly with the highways authority. It was agreed that Savills needs to discuss the option for access across the Town Council's allotment land requires further discussions. Their outcome will need to be discussed with the LEA in respect of its preferences for the school site location.
15. On the E site it was agreed that the scheme needed to show that there is no dependency on the land outside the town boundary to achieve a successful scheme, although that land may come forward as a later phase, which a developer would progress through the review of the Local Plan or a planning application in due course. It was also agreed that the scheme needs to make provision for a community facility(ies), comprising a new



medical centre to serve the north of the town, a convenience store and a community centre, and for the subsidy of bus services to connect the site with the main employment areas and town centre. There must also be a pedestrian/cycling link from the site to Preetz Way, either via a bridge or at grade, and avoiding harm to the local wildlife site off Preetz Way.

16. Savills intends to invite expressions of interests from developers for the E site in 2016.

Actions

Savills

1. Secure successful negotiation with Blandford Forum Town Council regarding access options at Land North of Blandford Forum by **18th January 2016**.
2. Prepare a summary report to include:
 - an update report to the Landscape and Visual Impact Assessment from 2010 for the N and E sites
 - an up to date/relevant Flood Risk Assessment for the sites
 - At least a desktop habitat survey with evidence that a full site habitat survey is taking place;
 - Highway access options to show that there are credible options to access the site;
 - An illustrative masterplan to show the mix of uses proposed for the N site to include: a waste station, an extension to Sunrise Business Park, a greater square footage of allotment land; and
 - An illustrative masterplan to show the mix of uses proposed for the E site to include: housing, a community facility that will include a provision of health and/or GP services (land and contribution), pedestrian access onto Preetz Way, justification of what open



space will serve the development (Larksmead with contribution or on site provision), and links to existing public transport services;

- A summary justification for a single policy and its land uses, including evidence to support a new employment allocation and operational preferences for the school and waste centre

by the **12th February 2016** at the latest, to be used as supporting evidence for the Blandford + Pre-Submission Neighbourhood Plan.

Blandford +

1. The Pre-Submission Plan will require approval from all councils between the 4th February 2016 and the 10th February 2016 for submission on the 12th February 2016.
2. Merge existing policy 2 and 3 for Land North and Land East of Blandford Forum into one policy.
3. Consult Savills on the new draft policy in January