

North Dorset Local Plan Further Statement

Issue 1.

- I am concerned that even at this late stage a large number of Blandford St Mary residents are unaware of the proposals by North Dorset District Council to blur the boundaries of Blandford Forum and Blandford St Mary, that this means the majority of the housing allocation is planned in Blandford St Mary and the implications of this for the future of the village.
- No other Market Town has absorbed a neighbouring village to take the majority of the housing allocation why is it happening to Blandford St Mary. Residents and the Parish Council want Blandford St Mary to retain its own identity as a separate village and not become a suburb of Blandford Forum.
- I do not believe the strategic site selection process has been objective and based on appropriate criteria. In an earlier consultation round it was my suggestion that the land south to the bypass was explored as a more appropriate site for building than the triangle of land between Dorchester Hill and Fairmile Road and I gave very tangible reasons why. However the final draft of the plan retained both development sites and removed the Crown Meadows thus throwing more development out of Blandford Forum into Blandford St Mary.

Issue 2.

- Yes I do think the council should be seeking to identify and protect areas of tranquillity.
- Yes I believe policy 22 should provide more encouragement for renewable and low carbon energy schemes. Developers should be directed to use ground heat source and solar roof tiles more when seeking planning approval.
- It concerns me greatly that even though the land identified between Dorchester Hill and Fairmile road at Blandford St Mary is used as a wildlife corridor and feeding ground for the Greater Horseshoe bat that the Vincent Wildlife Trust are not on the list of invitees to any of the consultation sessions. I think this is a grave oversight especially as an EIA was deemed not needed in April 2014 whereas housing is planned on the precise area which they can be seen to be feeding when active.
- It is only in the last year residents of Dorchester Hill have seen the return of wildlife and species of bird which were displaced during the Bryanston Hills Development.

Issue 4

- I do not think the inclusion of North Dorset District within the boundary of the Bournemouth/Poole HMA is justified. One reason given for the Bryanston Hills development of 200 homes in Blandford St Mary in 1999 was that Blandford Forum was a feeder town for the conurbation. I would suggest NDDC undertook a survey of residents living on the estate before making such bold statements again. My second reason is that in 2014 public bus services were cut to these towns following a reduction in subsidies by Dorset County Council.
- I would like to know what the Council's definition of infilling is!!

- I do not think the council actively promote self build schemes. Maybe these should be considered as part of any development as social housing is.

Issue 5

- The triangle of land between Dorchester Hill and Blandford St Mary does not have the road infrastructure to support any development (also 7.4). Building on this area will increase the flood risk to properties from New Road to Berkley Lodge an area that floods anyway. I understand that in April 2014 NDDC deemed an Environmental Impact assessment was not required as only 60 homes were planned for this area. I would suggest therefore an adequate assessment has not been undertaken.
- It does concern me that sweeteners are made during planning applications with criteria that it is difficult for the local community to meet. For example land was set aside for a village hall as part of the Bryanston Hills development; this was subsequently built upon as the local community could not meet the timescales within which to develop it. I understand a community hall is now allocated within the Brewery development.

Issue 7

- The triangle of land between Dorchester Hill and Blandford St Mary used to be in an AONB now it only appears to border it though to date I have not been able to find a document which dates or gives a reason for this change (see appendix A and B)
- If the development of the above land goes ahead Blandford St Mary will need a bypass. (see Issue 5). See appendix C. Could I be bold and suggest the inspector undertakes a site visit to see the complexity of the road system development on this area would contribute more traffic to.
- The development of the land off the bypass in Blandford St Mary could be a positive for the village as some form of safe crossing would need to be part of the scheme. A safe crossing would rejoin the two parts of the village separated by the building of the bypass in the late 1980's. At a recent Parish Council Meeting it was seen as a positive way of bringing the church back into the community and for the church to become a multi functional community focus. It would also provide users of the trail way with a much safer route from one part to the other.

In Summary

- Blandford St Mary has undergone considerable growth through housing development since the 1980's and a considerable percentage of this development has been to provide social housing.
- There is already planning permission for 200 homes on the Brewery sits and 250 outlined for the land on the bypass. This would mean Blandford St Mary providing a large proportion of the allocation of housing.
- The above two sites are both better placed from a highways and flood risk point of view than the land between Dorchester Hill and Fairmile road.
- I believe the above land should be removed from the proposed North Dorset Local Plan as;

GILLIES Issue 7

1. It does not have the road infrastructure to support it.
2. It would increase the flood risk to properties which are already liable to flooding and do flood.
3. It will have a detrimental impact upon an AONB.
4. It will have a detrimental impact upon protected species of mammals and other wildlife.

STELLA GILLIES

18TH February 2014



17/02/2015

APPENDIX A

APPENDIX C



19/02/2015

PHOTO IS TAKEN FROM RIGHTLY THE POINT ANY NEW DEVELOPMENT ON THE LAND BETWEEN DONCHESTER HILL AND FAIRMILE ROAD WILL HAVE IT'S ENTRANCE.

- X DENOTES CONCEALED ENTRANCES
- A - ENTRANCE TO ESTATE
- B - FAIRMILE ROAD JUNCTION
- C - NEW ROAD JUNCTION
- E - WHERE MAULTRE TRAFFIC CHANNELS INTO TOWERS BYRANSTON CHATES MINI ROUNDABOUT.
- F - WHERE A FOOTPATH STARTS !!!

Appendix C



APPENDIX B

1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...