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13 FEB 2016

16th February 2016

BLANDFORD FORUM TOWN COUNCIL

Dear Mrs Haim,

BLANDFORD PLUS NEIGHBOURHOOD PLAN 2015-2031 - PRE-SUBMISSION PLAN

We are owners of the land which is subject to your proposed policy 2 in the Pre-Submission Plan. There are a number of points which we wish you to consider which we also raised against the draft plan last year.

Firstly, we consider that the mix of uses should not be restricted to A1 and B Class Uses. We consider that the site should be available for economic development which generates employment, including tourism accommodation, care home, medical facilities and other A Class Uses.

The supporting text (paragraph 3.16) refers to the Asda planning permission as being for 2,300 square metres. I understand that the 2,300 square metres related to the net retail floor area and that the total gross floor area of the building was in fact 3,860 square metres, with car parking for 210 cars. Following the decision of Asda not to take up their option, there is now firm interest from another food store operator proposing a smaller gross floor area of 2,746 square metres. We would therefore support policy 2 (i) on the basis that the floor area is increased to 3,000 square meters with 180 parking spaces.

We are concerned by policy 2 (iv). The proposed development of this land will not serve any residents to the north of the by-pass. It is therefore not necessary for this development for a bridge to be constructed over the by-pass. This part of the policy should either be deleted entirely or it should be clarified as such that the developer is not expected to provide or fund a bridge over the by-pass.

Yours faithfully

Stuart Davis
Managing Director

