

Blandford + Meeting

Friday 31st March at 10:00am The Corn Exchange, Blandford Forum Notes from the Meeting

Attendees

Sara Loch – Chairman of Blandford +

Cllr B Church – Bryanston Parish Council

Cllr C Tompsett – Bryanston Parish Council

Cllr H White – Blandford Forum Town Council

Cllr R Carter – Blandford Forum Town Council

Neil Homer – RCOH (via Facetime)

Sally Gardner (SG) – Project/Clerical Administrator, Blandford Forum Town Council

Apologies

Cllr E Butler – Blandford Forum Town Council

Cllr D Addison – Blandford St Mary Parish Council

Cllr M Albery – Blandford St Mary Parish Council

Leani Haim – Assistant Town Clerk, Blandford Forum Town Council (Currently on Maternity Leave)

1. Minutes from the previous meetings (minutes attached)

Accepted

2. Preparation for Examination Hearing (10.30am Monday 10th April 2017)

2.1 Attendees / Speakers

It was agreed by the group that Sara and Neil would answer Examiners questions on behalf of Blandford +. Members from each Council will attend the Hearing, in a support capacity if required, but will not answer questions directly.

2.2 Pre-Hearing Preparation

The main focus of the Hearing will be on Policy 1: Land North & East of Blandford Forum, and Policy 10: Local Green Spaces.

ACTION: Neil and Sara (and others as required) to re-visit each of the policies and re-read key documents.

ACTION: Sally to create two hard copy files, one each for Sara and Neil

(All key documents web-linked below for ease of reference):

[B+ Submission Plan](#)

[Blandford Policies Map Inset 1](#)

[The Blandford + Basic Conditions Statement rCOH 2016](#)

[Blandford + Consultation Statement 2016](#)

[Blandford + Sustainability Appraisal Report](#)

[Neighbourhood Planning General Regulations 2012](#)

[Dorset County Council Blandford Pupil Place Planning Statement updated 2016](#)

[NDDC Local Plan – \(POLICIES 2, 14 and 16 ONLY\)](#)

Plus responses from:

[NDDC](#)

[Cranborne Chase AONB](#)

[Pimperne PC](#)

[Savills \(Davis Coats Families\)](#)

[Bryanston / RFE](#)

2.3.1 Hearing Topic 1 - Policy 1: Land North & East of Blandford Forum

Key Issues:

Infrastructure:

The NDDC Local Plan is not going to solve future schooling / traffic problems within Blandford.

The B+ NP conforms to Local Plan Policy 14 Social Infrastructure and (as yet) NDDC have not set out why/how the NP prejudices their Local Plan.

The DCC Pupil Placement Statement needs to be re-emphasized. Increasing capacity at Milldown will exacerbate problems and increase traffic.

Area covered by Policy 1:

Savills did not address the point made by Pimperne in Sept that the original Savill's plan showed the whole of the site including land in Pimperne. Unfortunately, Savill's amended rep does not acknowledge how Policy 1 was changed.

The area was divided into Phase 1 (land within Blandford Forum Town Council area), and Phase 2 (land within Pimperne Parish Council area).

ACTION: Neil to emphasize to Savills that Phase 1 CANNOT be reliant on phase 2 to be delivered, and that they need to make this clear at the hearing.

Building on an AONB:

Need to emphasize that the community has no desire to build on AONB but do acknowledge that the land does not feel like an AONB to the community as it already contains allotments, Sunrise Business park etc. If the area in Policy

1 were so precious, then the community would not have backed the neighbourhood plan. The bridge over the road also shows that plans have been in place for some years to make the land a functional part of town.

2.3.2 Hearing Topic 2 – Referendum Area

If the examiner agrees with Policy 1, then she is likely to include Pimperne in the Referendum area. We need to make the point that the majority of Pimperne Parish (i.e. Pimperne Village) is out of sight of the development area, and therefore only residents of Letton should be included. We should emphasize that B+ did try to include Pimperne originally in the Neighbourhood Plan, but they backed out.

A practical solution may be to request to the examiner that the referendum area is defined by Postcode Sector. Letton is actually included within Blandford for postal purposes, under postcode sector DT11 7. Pimperne village is included within postcode sector DT11 8.



The Examiner is able to stipulate the referendum area to NDDC, everything else in the examiner’s report is a recommendation.

ACTION: Haydn volunteered to ask John Tanner (District Councillor) what information he may have regarding Pimperne to help us in the examination.

2.3.3 Hearing Topic 3 – Local Green Space

The National Planning Policy states that:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, **historic significance**, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is **not an extensive tract of land**.

Neil suggested that acceptance Local Green Space designation for Crown Meadows will come down to a judgement call by the examiner. Although the majority of Green Spaces are publicly owned and are accessible, these are not definite pre-requisites for achieving designation.

Points to emphasize are:

- Crown meadows is a historic green space – very important to the character of the town.
- B+ believes that Crown Meadows meets green space criteria and is also under long term threat of development, so the aim of the NP is to protect the area. The NP is definitely not anti-development - as proven by Policy 1.
- Lots of other Local Plans have green space areas greater than Crown Meadows so there is precedent in other NPs.
ACTION: Neil to have the list of NPs containing similar/larger Green Space areas prepped for the hearing

3. Project Update

3.1 Policy 1: Land North & East of Blandford Forum

An updated plan was received from Savills on 6 Feb 17 detailing changes to the proposed allotment site.

The plan has been forwarded to the chairman of the allotment committee with a request for feedback to be supplied for the Town Council meeting on 27 Feb 17. The plan was accepted by the allotment committee without issue.

3.2 Policy 4: Land at Hunt Road

Approval was given at the Planning Control Committee Meeting on 28th February 2017 to allocate the land at Hunt Road for childcare (D1) use to Larksmead Playgroup.

4. White Paper ‘Fixing Our Broken Housing Market’ - B+ Consultation Response

The group decided that, considering the timing of the Hearing and in the light of BFTC submitting a formal response to the public consultation, Blandford + it did not have the capacity to submit a separate response.

5. Blandford + MOU Renewal – Signing the Agreement

The MOU has been renewed for the period of 1 year, or until the NP is completed (whichever is sooner) and signed by all parties. The signed copy is filed at Blandford Town Clerk’s office.

6. Financial update

No expenditure to report since the previous meeting. Sally reminded the group that the invoice for a 24 page booklet (or similar) has been pre-paid to Purely Print for when the requirement arises.

7. Points from the floor

None to report.

8. Next meeting dates

To be agreed when examiner's report is received.

Meeting Closed