



Pre-Submission Plan Consultation Comment Slip
Consultation Period 7th November – 19th December 2018

Name: David Lock Associates on behalf of

Organisation (If applicable): Hallam Land Management

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Your Comments:

See attached letter dated 18 December 2018

Please Continue overleaf or on a separate page.

You can submit your comments via email, online or through the post.

Via email to: admin@blandfordforum-tc.gov.uk

Online at: <http://blandfordplus.org.uk/>

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

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Church Lane,
Blandford Forum,
Dorset,
DT11 7AD
admin@blandfordforum-tc.gov.uk

18th December 2018

Dear Sir/ Madam,

HLM053/FP

**RE: Blandford + Neighbourhood Plan 2: Pre-Submission
Plan November 2018**

On behalf of our client, Hallam Land Management (HLM), we submit representations to the Regulation 14 Consultation on the Blandford + Neighbourhood Plan 2 (B+NP2).

HLM promotes and delivers schemes across the UK and has an established reputation in delivering new investment in homes and infrastructure. HLM control land within the Neighbourhood Plan area to the south east of Blandford St Mary and welcome the Parish Councils' preparation of the Plan to enable the local community to influence development in their local area.

General Comments

The Neighbourhood Plan will need to be prepared in accordance with the Basic Conditions required of a Neighbourhood Plan as set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. This includes consistency with the National Planning Policy Framework (NPPF), the promotion of sustainable development (which is again best defined in the NPPF) and ensuring general consistency with the strategic policies of the development plan for the area (in this instance the North Dorset Local Plan).

The B+NP2 plan preparation benefits from the strategic approach to growth as established through the North Dorset Local Plan Part 1 (LPP1) adopted in 2016, and to this extent, the B+NP2 is generally consistent with the adopted development plan. The draft B+NP2 recognises the review of the NDLP that is currently underway and takes a positive approach to plan-making to present a strategy for growth that is understood to be shared by the district and reinforces the role of the role of Blandford Forum (and St Mary) as one of the main locations identified for growth.

Our comments seek to support the role of B+NP2 as a positive framework to help manage growth within the Plan area and to ensure its policies are consistent with the NPPF objectives, namely to boost the supply of housing.

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Vision, Objectives & Land Use Policies

The Blandford + NP 2 has been prepared with regard to the strategic policies of the adopted North Dorset Local Plan Part 1 for the area covered by the NP.

The current spatial strategy for the District is set out in Policy 2 (Core Spatial Strategy) of the North Dorset Local Plan Part 1 (LPP1) and presents the four main towns of Blandford Forum and St. Mary, Gillingham, Shaftesbury and Sturminster Newton as the functioning main service centres in the district and therefore the main focus for growth.

Policy 16 of LPP1, identifies a sustainable strategy for Blandford and directs at least 1,200 dwellings to Blandford. Whilst a Part 2 (site allocations) document was never progressed by the district, LPP1 refers to a strategy for Blandford which includes greenfield sites beyond the bypass being brought forward, which comprises land to the south-east of Blandford St Mary. Indeed, para 8.13 of the LPP1 refers to the preparation of a NP for Blandford + and states that it will deal with non-strategic matters to supplement the policies contained in the Local Plan, "which can include additional greenfield sites beyond the bypass".

The draft B+NP2 recognises the review of the NDLP that is currently underway, Issues and options were consulted upon in November 2017 which continues to reinforce the role of Blandford to accommodate the growth needs of the district, and the suitability in sustainability terms for development north east of Blandford St Mary as demonstrated by the evidence base.

It is understood that the Draft NP is presented as a shared strategy with the Neighbourhood Planning authority and the district (para 3.12 refers to the agreement between the two bodies that the NP will be responsible for site allocations).

The draft B+NP2 presents a positive approach to meeting the future growth needs of the Plan area and identifies the need to provide some 1,700 homes within the Plan period 2011-2033. This reflects an ongoing commitment to support the delivery of 1,200 homes identified for Blandford through the Local Plan Part 1, which includes housing development south-east of Blandford St Mary, infilling and re-development within the settlement boundary together with a proposed new allocation on land North & East of Blandford Forum.

HLM consider that this is a sound approach to meeting existing committed housing and to accommodate additional housing numbers beyond that directed in the LPP1. However, in the absence of a Part 2 for the Local Plan and having regard to the timetable for the preparation and subsequent adoption date of the new Local Plan, HLM consider that the B+NP2 wording relating to 'Meeting Housing Needs' would benefit from some additional clarity to reflect more precisely, existing areas for committed growth in LPP1 and the evidence base for the B+NP2 (including the Site Selection Background Paper – and its appendix C land Availability Paper), specifically in relation to bullet k (page 27 of the B+NP2), which should be amended to read '*development of land to the north and east of Blandford Forum and south of Blandford St Mary, north of Wards Drove*'.

Policy B1 – Blandford Forum & Blandford St Mary Settlement Boundary

HLM support the approach taken by B+NP2 to amend the settlement boundary to reflect the development strategy as proposed. The principle of establishing settlement boundaries through neighbourhood plans to help direct development to the most sustainable locations is an approach supported in the LPP1 (para 3.59) and furthermore is necessary to meet the sustainable growth requirements identified by the Plan.

We trust these comments are helpful, should you have any questions or queries, or require any additional information at this stage, please do not hesitate to contact me.

Yours faithfully



FRANCESCA PARMENTER
SENIOR ASSOCIATE

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