

Sent: 28 February 2016 13:36
To: AdminBlandfordForum-TC
Cc: Sara Loch
Subject: Blandford Plus Consultation February 2016

Dear Blandford Plus and Town Council,

Further to the display in the Corn Exchange yesterday, I noticed some problems with the Plan presented.

1. 50-100 cars trying to turn right out of the site into Salisbury Road would cause much congestion, since at times it can be difficult for one car to do that.
2. The proposed School only had one entrance, and to be safe two would be preferable
3. The well appointed Allotment site would need to be moved almost completely, to the distress of Plot Owners.
4. The School had an industrial site directly on one side, and is immediately next to the By-pass and its fumes.

As with such matters, compromises need to be made, and I have drawn up an alternative Plan as per attached.

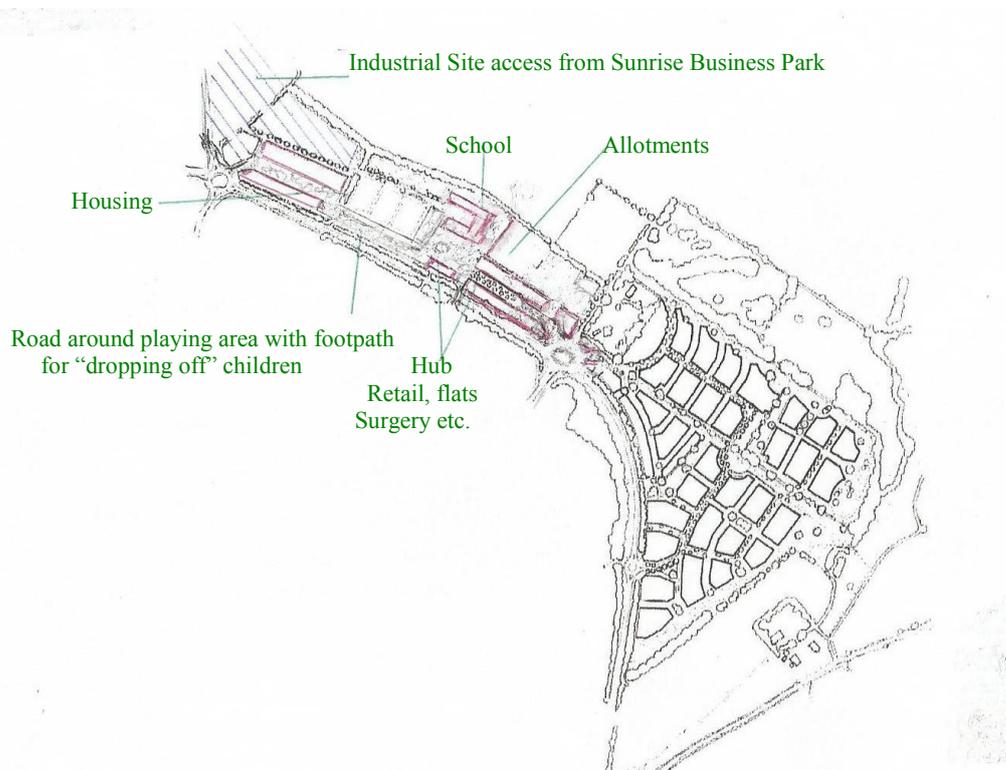
- It gives an entrance to the site directly from an enlarged roundabout at the Salisbury Road/By-pass junction, that may or may not need traffic lights (to allow vehicles *on both By-pass directions and the road coming from Salisbury*, to move at a separate time to those *from Blandford on Salisbury Road, the School, the the new Estate.*)
- It gives two entrances, the second from the Sunrise roundabout.
- It removes only half of the Allotment site to the top of the site, leaving the Lockers/Kitchen/Toilet/Store building intact.
- It moves the School further away from the By-pass and the fumes.
- It provides for the "Hub", and for more housing, at the expense of losing half the industrial site proposed, since there are sites south of the By-pass not used.
- It provides a pleasing Square for parking, outside the School.
- It would seem in the middle of a residential, retail etc. area and thus more friendly.

One must think too of future developments, in the field to the north of the site.

I hope you find this useful, and can understand my amendments.

Yours sincerely,

Adjusted Blandford + Masterplan by 27.2.16



Items in red are those substantially changed.

Note: route from Sunrise Business Park Roundabout, through housing, around playing field, to School, then through Retail and other "Hub", to Salisbury Road roundabout. The by-pass is a quicker route from one roundabout to the other and so will not be used for "through" traffic..

Description and argument

It would seem that D.C.C. demands a flat site for a School in Blandford, and the only available space is between Sunrise Business Park and Salisbury Road, next to the by-pass.

There are two other options i.e. moving the Adult Education Centre from the Archbishop Wake School to say, Nordon, and utilising that site, or using the ASDA site within the by-pass which has already had a change of use from industrial to retail.

However it appears they do not want to consider those options.

The current Blandford+ Plan moves almost all of the Allotments to a different site. This plan takes the half nearest the by-pass, and leaves the other half that includes the current building, moving the first half neatly to the top of the site.

CRITERIA

1. The access road to/from Salisbury Road on the Blandford + Plan is not suitable for 50-100 cars turning in a short space of time. It can sometimes be difficult for single vehicles leaving the Allotment to turn towards Blandford, because of the traffic on Salisbury Road.
2. Access is required from the by-pass.
3. There needs to be housing and a social "Hub".

4. There is not the need for as much Industrial Land as plots are still available south of the by-pass, and there could be options for Sunrise Business Park to expand on its other two sides at a later date.
5. The School should have two access points in case of emergency, and seen to be in the middle of safe residential activity/hub – not immediately adjacent to industrial development.
6. Access to the Industrial Estate developments should be via Sunrise Business Park. There are roads that end at its perimeter.
7. There would be access from the Sunrise Roundabout to a housing area (which could be staggered instead of in a block); the road then winds around the playing field of the School together with a pavement for “dropping off children” and then to the School Square which would include parking for Teachers etc. The School has been moved northwards in the Plan above to be away from the fumes of the by-pass. From the Square the road would continue through the “Hub” of Retail Shops, Doctors Surgeries etc. then turn at the end to join the Salisbury Road Roundabout (enlarged) directly.
8. A second reason for the School being on the northern edge is to abut fields that may in time be further developed, and so the school could be extended.
9. An enlarged Roundabout at Salisbury Road would cope well with additional roads from the School and the proposed housing estate to the east, making 6 exits, but removing the need for traffic from the School and the Estate to turn right into traffic across a main road. Traffic may move freely, but traffic lights are always an option if it doesn't move well.
10. Half the Allotment would be preserved including its building, with access to the School road. It would be of a similar size to currently, and in a position less lightly to be grabbed for future development

This Plan seems to cover most of the requirements of the Developers, and be a better option for Allotment holders.