

The National Planning Policy Framework

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people

Paragraph 56

.... planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 60

From the 'Dorset Historic Towns Survey'

'The Historic Urban character of Blandford is closely bound up with its distinctive landscape setting and the quality of its historic fabric,

The wide sweep of the river Stour and its associated wooded cliffs and broad meadows, ... set the scene on the town approaches. The green swathe, so close to the medieval town centre, also provides a suitable backdrop to the Georgian design as well as to underscore its local setting and emphasise the linkage with the surrounding landscape.'

**It is vitally important that any development, design etc.
bears this in mind**

Another point to be borne in mind is that the Blandford+ area contains the conservation areas of Blandford Forum, Blandford St Mary and Bryanston as shown in the map below.



Blandford, Blandford St Mary and Bryanston

0 2195250 Meters

Legend

 Conservation_Areas



Scale: 1:25,387



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Ordnance Survey LA100018415.

Conservation areas

- The Blandford Conservation area is defined as being 'at risk' largely because of the poor upkeep and deterioration of the buildings within it.
- Some way must be found to halt the slide in the condition of the buildings in Town. Some are already underway, eg the Corn Exchange, but for others either with proper enforcement or by finding funds something must be done.

Listed buildings

- On examination, by the Heritage Group of Blandford +, it has become apparent that the lists of listed buildings held by NDDC are not just out of date but also inaccurate.
- Work is on-going to update this but resources both financial and human are needed to complete the task.

Do we need to look at design?

- The results of the recent survey shown that it was important to the people of the Blandford+ area that any new development reflected the character of the existing housing.
- This was also shown in the replies the 2012 Bryanston questionnaire.

So Yes we do!

NDDC Local Plan Part 1

- Policy 24 sets out NDDC design principles in Figures 10.1 and 10.2 the majority of which are bland enough to cover all eventualities.

Bryanston

- Description of the existing buildings can be found in Cllr Church's description.

Blandford St Mary

- Description of the existing buildings can be found in Cllr Church's description.
- They are also listed in 'Dorset Historic Towns Survey' under Blandford as Area 6
- There is only room for infill within the village itself and any houses should match, in size and style, the existing majority.

Blandford Forum

- Description of the existing buildings can be found in Cllr Church's description, to be revised.
- They are also listed in 'Dorset Historic Towns Survey'. The Town is divided into several areas depending on the age of the 'development'. Each of these areas have their own design requirements.

Blandford Forum areas

- Historic centre of Town:
 - The Retail areas are covered by NDDC's guidance on shop fronts.
 - In the unlikely event of any new build within the centre of Town it **MUST** be in red brick and match with either the Georgian, Edwardian or Victorian style of their location.

General

- Integration of new developments into the Town is vital.
- Use of permeable surfaces to be encouraged