

From: [Leani Haim](#)
Sent: Monday, December 14, 2015 11:14 AM
To: [Jonathan Kamm](#)
Cc: saraloch@easynet.co.uk ; neil.homer@rcoh.co.uk ; 'Ed Kemsley' ; [Jon Dowty](#)
(Jon.Dowty@rcoh.co.uk) ; [Barry Blandford](#) (barrypliskin@btinternet.com)
Subject: RE: Blandford + NP: Town Centre Retail

Dear Jonathan

Thank you for your email.

The purpose of the meeting was to clarify a number of key matters and to offer some general feedback from the consultation, to update consultees on the programme going forward and, to hear first hand the general comments that those attending might have. The discussion points you raised could have been adequately included in the time available. The meeting was reduced to 30 mins from the original hour because Morrisons representatives confirmed they did not wish to attend at this stage.

The group was under no obligation to consult at this informal stage, but having done so, it's likely that many would see this as good practice and constructive, rather than the opposite. Further, you appear to be suggesting that Morrisons have only been involved in response to their response to the consultation, this illustrates the exercise has worked and a dialogue will continue in the format Mr Kemsley has indicated is his preference.

Just to confirm that the group has your very detailed representation, and a copy of the retail focussed Clemdell Issue 7 reps to the NDLP Main Mods consultation. The latter provides a very clear picture of the Clemdell policy expectations for the town centre.

In due course, and following Mondays meetings, the group will be considering all representations, and the extent or otherwise of modifications that may be necessary to the draft plan as the group move towards the statutory Pre-submission Stage (Regulation 14). Following the pre-submission consultation a Regulation 14 Report will be produced, this will summarise the representations from key stakeholders and will make recommendations on modifications to the Pre-submission plan and will be a public document.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Tel: 01258 454500
Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Jonathan Kamm [mailto:KammJP@aol.com]

Sent: 11 December 2015 15:44

To: Leani Haim

Cc: saraloch@easynet.co.uk; neil.homer@rcoh.co.uk; 'Ed Kemsley'

Subject: RE: Blandford + NP: Town Centre Retail

Dear Leani,

Thank you for your email. Barry and I will not be attending on Monday - it will be more productive if we and B+ meet with Morrisons. That meeting could not credibly or usefully be concertina'd into a half hour if it is going to constitute genuine consultation with the largest Town Centre employer and a substantial Town Centre stakeholder

I have previously stressed the importance of engaging constructively with Morrisons. I note that you pro-actively engaged with M&S in July, but that B+ has only acknowledged Morrisons interest in reaction to its submission on the B+ proposals that undermine the retail core.

As I indicated in my email of 18th November, I agree with Mr Kemsley that matters should first be clarified by B+. These require a detailed and evidence based response to Morrisons' proper concerns. I also asked for the full representations received to be published on the B+ website. You have not responded on that point.

I understand that Morrisons has stated its position in some detail and I hope that Clemdell's concerns have also been clearly expressed. These formed the basis for the meeting structure I attached to my email of 18th November.

Focussing on the Town Centre, you will recall that at our open meeting on 20th April, Cllr White, a B+ member charged with drafting its Town Centre strategy, was quite specific about his agenda of righting what he perceived as a personal slight of 40 years ago (presumably by Safeway) and that he would like to see the site, which is presently what MWA identify as the retail anchor for the Town Centre, become a Community Centre. That may be a debateable political position but it does not generate much confidence and is not sustainable when written into the retail core strategy which runs through the Draft B+ Plan.

I am particularly concerned that it is only in the Minutes of the B+ meeting of 5th November 2015 that there is reference to "*the evidence base*" and that this "*is developing*". Surely the evidence base should have been assembled before, and not after, B+ drafted the plan? The Minutes also state that "*NDDC should have the background information already*". As set out in my submissions, among other things the MWA reports have been available in the LP1 Evidence Base throughout the development of the B+ draft (and sent to you by me). Clearly, the B+ group and its advisors have the evidence – the issue is how it has or has not been used.

I do not see in Mr Kemsley's email of 1st December as copied to me, that, as you state, "*he did not want to have a meeting until such a time that it is required*". Nor anything to suggest that "*email responses cannot deal with the matters raised in their response*".

Turning to Sara Loch's letter of 9 December, I cannot agree with her bullet points. As with Morrisons, Clemdell "*wishes to remain involved with the Neighbourhood Plan process*". Re-reading Mr Kemsley's email I also echo his sentiments and in particular repeat his question: "*It would be useful to understand whether you intend to put forward any amendments to the draft plan in response?*"

In any event could you please keep me informed of future meetings so that, as appropriate, Clemdell's concerns can be clearly put forward from the floor?

Kind regards

Jonathan Kamm

Jonathan Kamm Consultancy
2 Marsh Court Farm
Romsey Road
Stockbridge
Hampshire
SO20 6DF
T: 01264 810442
M: 07973332376
F: 01264 811587
www.jonathankamm.co.uk

From: Leani Haim [<mailto:Leani.Haim@dorsetcc.gcsx.gov.uk>]

Sent: 09 December 2015 13:49

To: Jonathan Kamm <KammJP@aol.com>; Barry Blandford (barrypliskin@btinternet.com)
<barrypliskin@btinternet.com>

Cc: saraloch@easynet.co.uk

Subject: RE: Blandford + NP: Town Centre Retail

Dear Jonathan and Barry

As you know Mr Kernsley did not want to have a meeting until such a time that it is required and email responses cannot deal with the matters raised in their response. I understand that you and Barry were willing to meet, is this still the case?

If so, as in the attached letter please see proposed meeting time at 10:00am - 10:30am. Due to unforeseen circumstances, most attendees are now unavailable at 4pm.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Tel: 01258 454500
Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Jonathan Kamm [<mailto:KammJP@aol.com>]
Sent: 18 November 2015 16:19
To: Leani Haim
Subject: RE: Blandford + NP: Town Centre Retail

Leani

His 16th November email indicated that he was unsure about dates. We are happy to fit in if possible.

Kind regards

Jonathan

Jonathan Kamm Consultancy
2 Marsh Court Farm
Romsey Road
Stockbridge
Hampshire
SO20 6DF
T: 01264 810442
M: 07973332376
F: 01264 811587
www.jonathankamm.co.uk

From: Leani Haim [<mailto:Leani.Haim@dorsetcc.gcsx.gov.uk>]
Sent: 18 November 2015 14:25
To: Jonathan Kamm <KammJP@aol.com>
Subject: RE: Blandford + NP: Town Centre Retail

Dear Jonathan

Please can you clarify which email of Mr Kemsley you are referring to.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum

Dorset
DT11 7AD

Tel: 01258 454500
Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Jonathan Kamm [<mailto:KammJP@aol.com>]
Sent: 18 November 2015 14:14
To: Leani Haim
Cc: 'Barry Blandford'
Subject: RE: Blandford + NP: Town Centre Retail

Leani

Thank you for your email of 6 November. Barry and I will be able to meet at 4.00pm on 14th December for a meeting. Ed Kemsley has copied me in with his response and we will try to fit in with his timetable.

It will be helpful all round if we have a checklist to consider, which encompasses some of our concerns. With this in mind, I attach an initial list of bullet points. I can circulate the detail for these items if you wish. The basis of discussing these matters should be in the context of PPGNP paragraphs ID 41-004-20140306 and ID 41-009-20140306 – i.e. that Neighbourhood Plans may test wider aspirations, and are not bound by emerging Local Plans.

The focus is on the impact on the Town Centre retail core which is likely to be the principal area of interest and concern for Morrisons. However, in addition, I would like to understand the implication for the B+ Plan as a whole of its paragraph 3.7.

I expressed some concern about the method of consultation on the Draft Plan, perhaps I should have tried working through the Survey Monkey earlier. Expanding on my concerns:

- The pro-forma required a yes/no answer to every question before it was possible to move to the next;
- Many of the questions did not have a comment box;
- Some of the questions contained mutually exclusive statements whilst requiring a yes/no answer to the composite statement;
- The Monkey contained only parts of the Draft and did not reference for comment the underlying B+ documentation;
- Only at the end of the survey was it apparent there was no option to attach considered representations;

- There was no request for identification of the respondent so as to avoid duplicate surveys or responses from persons with no discernible interest in the B+ area;
- There was no facility for respondents to print off their replies.

Where written representations have been received will these be posted to the Plan's website? I note Mr Kemsley suggests some response to those representations prior to the meeting, thank you for copying me in with your response of 17 November. It is important to engage positively with Morrisons, the anchor store for the town, and I believe it would facilitate that engagement if you could assist Mr Kemsley by providing the response he requested and an assurance that engagement will be positive and responsive.

Kind regards

Jonathan Kamm

Jonathan Kamm Consultancy
2 Marsh Court Farm
Romsey Road
Stockbridge
Hampshire
SO20 6DF
T: 01264 810442
M: 07973332376
F: 01264 811587
www.jonathankamm.co.uk

From: Leani Haim [<mailto:Leani.Haim@dorsetcc.gcsx.gov.uk>]
Sent: 18 November 2015 08:50
To: KammJP@aol.com
Cc: saraloch@easynet.co.uk; Barry Blandford (barrypliskin@btinternet.com)
<barrypliskin@btinternet.com>
Subject: FW: Blandford + NP: Town Centre Retail

Dear Mr Kamm

Further to my email to Mr Kemsley below, I would be grateful if you could please let me know if you and Mr Pliskin agree to meet as well and whether 14th December at 4pm would suit.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Tel: 01258 454500
Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Leani Haim

Sent: 18 November 2015 08:49

To: 'Ed Kemsley'

Cc: 'saraloch@easynet.co.uk'; 'Barry Blandford'; KammJP@aol.com

Subject: RE: Blandford + NP: Town Centre Retail

Dear Mr Kemsley

Further to my email below, should your clients agree to meet I would be grateful if you could please enquire whether the 14th December at 4pm would suit.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Tel: 01258 454500

Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Leani Haim

Sent: 17 November 2015 10:30

To: 'Ed Kemsley'

Cc: 'saraloch@easynet.co.uk'; 'Barry Blandford'; 'KammJP@aol.com'

Subject: RE: Blandford + NP: Town Centre Retail

Dear Mr Kemsley

Thank you for your email.

Representatives from the group and the group's consultants wish to meet with you and/or your clients to discuss this issues raised in your response.

Kind regards

Mrs Leani Haim
Assistant Town Clerk
Blandford Forum Town Council
Town Clerk's Office
Church Lane
Blandford Forum
Dorset
DT11 7AD

Tel: 01258 454500
Fax: 01258 454432

www.blandfordforum-tc.gov.uk

For news and updates from the Town Council please [Like us on Facebook](#).

The office is open Monday to Friday 9.30am to 12.30pm.

Disclaimer

The views expressed by the author of this email are personal and do not necessarily reflect those of Blandford Forum Town Council, unless explicitly stated otherwise. Please notify the sender if you have received this message in error.

From: Ed Kemsley [<mailto:ed.kemsley@peacockandsmith.co.uk>]
Sent: 16 November 2015 10:12
To: Leani Haim
Cc: 'saraloch@easynet.co.uk'; 'Barry Blandford'; 'KammJP@aol.com'
Subject: FW: Blandford + NP: Town Centre Retail
Importance: High

Dear Leani

I have only just picked up your email as it was sent to our company email address rather than my direct email address.

I note the request for a meeting and I will discuss this with my client and come back to you. Please note that my contact at Morrisons is away until next week and I will be unable to respond until then. I note that the meeting is to discuss Morrisons response to the draft plan, however are you able to advise if we can expect a reply from the group / their consultants to the issues / queries raised in our representation?

Kind regards

Ed Kemsley
Director

