

## REPORT ON THE CHANGES TO POLICY 7: COMMUNITY FACILITIES

**B+NP (1) sought to identify existing community facilities and support projected future requirements.**

**B+NP (2) is an updated version of this taking cognisance of recent developments and the Sport & Leisure Facilities Needs Assessment (Apr 2017) commissioned by NDDC. The examiner issued 'No comment' on this policy and the assumption, and recommended that it proceeds to referendum as part of the Plan. Consultation: 94% of consultees who took part in the consultation poll were in favour of B+ proposals; 6% against**

A review of the list of community facilities for the area has been undertaken and all continue to offer a valuable resource to support community life. Two additional facilities have been identified since the preparation of the B+NP and has been added to the list of community facilities in the policy:

### **The Victorian Garden**

Blandford Museum  
Beres Yard  
Market Place  
Blandford Forum  
DT11 7HQ

### **Blandford Forum Parish Centre**

(Otherwise known as Blandford Parish Rooms)  
4-9 The Plocks  
Blandford Forum  
DT11 0YU

In addition, with the proposed number of houses in both the North and the South of Blandford there is currently, and the requirement will continue to grow during the plan years, a need for Community halls, not only for a range of social and community and health functions, as identified in Sport & Leisure Facilities Needs Assessment (Apr 2017), but also to enhance community cohesion in the B+ area.

**B+ supports the provision of a village hall in Blandford St Mary (see report below) and additional medical facilities in developments to the north of the settlement and outreach facilities in B. St Mary, perhaps forming parts of community hubs in these areas. Increased pressure because of a rising population will require additional leisure and sporting facilities, including another swimming pool in the B+ area; outside gyms and skate parks.**

Other development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities **such as the Fording Point and a cinema** will be supported.

# Blandford St Mary Village Hall Study Group Report

## Background

1. **Blandford St Mary** is a village and civil parish in the North Dorset district of Dorset, England. The village is on the south bank of the River Stour, immediately opposite the larger town of Blandford Forum. The village grew up around the Badger Brewery, owned by Hall and Woodhouse, which is based there. The population at the 2011 census was 1511 but this figure is forecast to increase by a considerable number over the next seven years leading to an additional 800 residents.
2. The village has a busy Tesco supermarket and fuel station and a Homebase DIY store which attracts shoppers from the many villages that surround the Blandford area. Stour Park leads to a number of commercial businesses. In the residential area there is a new housing estate and primary school. An older area of the village near the river bridge to Blandford Forum has a traditional public house and a village green. Opposite is the old stone gate at the entrance of the Bryanston School estate.
3. Outline planning permission has been given to redevelop the brewery site to include new offices and 200 new homes. The North Dorset District Council Issues and Options Paper of November 2017 also included additional development options to the West of the current Persimmon at Dorchester Hill for 300 homes and a primary school. (Area F2).
4. Lower Blandford St Mary is a rural outpost of Blandford St Mary, in the farm fields to the south across the bypass road, with a small church and graveyard, and one or two historic houses and the original Manor House. The NDDC Options paper includes development potential for 300 houses and a primary school. (Area E).

## The Need

5. The village has not had a Village or Community Hall for many years and any group, society or the Parish Council has to hire space elsewhere, usually outside the parish boundary.
6. Development of the Bryanston Hills estate completed in 2005 included provision and land allocation in Folly lane above the Blandford St Mary primary school. 106 funds were not subsequently made available. Similarly inclusion of a small community hall in the original Hall and Woodhouse development plan was subsequently withdrawn.
7. The Blandford St Mary Parish Plan completed in June 2009 included a Community Hall Contingency Plan which sought to pursue action to :-

Identify suitable Village Hall site(s) and research Land registry, legal, design and land purchase costs  
Identify build, insurance and maintenance costs.

The Action Plan also identified the social and recreational needs to provide the basis for Community hall parameters. These included: -

Sufficient space for Parish Council meetings including attendance by members of the public.

Sufficient space and resources for social groups e.g. mother & toddler, senior citizens, youth groups or others.

Sufficient space and resources to support fund raising events such as birthday parties, wedding receptions,

A summary of the requirement is:-

A Village Hall large enough and with sufficient facilities and resources to become a Community Hub and source of income for the village and its residents and with sufficient allowance for future housing and employment development.

### **The Requirement**

**8.** The minimum requirements include the following: -

A Hall with capacity to seat two hundred persons as have adjacent villages of Durweston and Charlton Marshall and a room with capacity to seat twenty for Council or committee meetings.

Note. This might be achieved by partitioning the main hall.

Such a facility would also benefit the adjacent town of Blandford Forum and Bryanston village whose access to secular space for social needs is limited to the Corn Exchange in Blandford with a capacity of 120 and Bryanston Club with capacity at around 60 persons.

A Bar

A kitchen

Storage areas

Toilets including disability provision

Car parking provision

Additional requirements for the hall would include: -

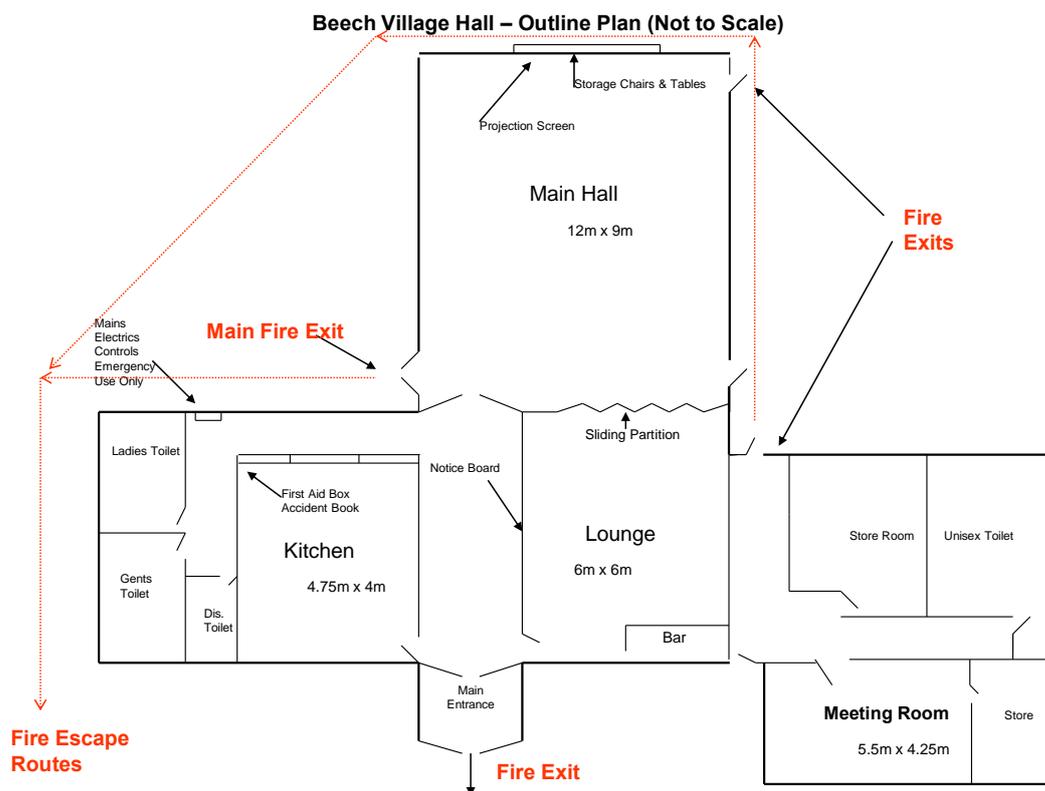
Environmentally friendly with solar panel support for heating systems

Fully accessible for the disabled.

Fitted with comprehensive fire retardant, alarm and response systems

PA System and loop for the hard of hearing.

The Hall would need to meet the requirement to blend in and match the design parameters of surrounding buildings and meet sustainability criteria.



A specimen plan which meets the requirement above is shown here.

### Finance

9. No detailed costings have been obtained to date by the Parish Council but based on information available from other village projects in Dorset it is expected that the cost of building as shown in the example above would be in the region of £500k.
10. This does not include the cost of land and the associated legal and Land Registry fees.
11. The ongoing detailed costs include services, maintenance and insurance are awaited but the Durweston Hall Committee report a daily all-inclusive cost of £71 which translates to an annual cost of £26 thousand.

### Recommendations

12. It is recommended the Parish Council and Neighbourhood plan Steering Group ensure that this long overdue essential element of local infrastructure is included within the plan for the wider community.
13. It is recommended the Council maintain ongoing contacts with NDDC, landowners' and developers to identify a suitable site for a hall and likely sources of funding.
14. The Parish Council should establish a working sub-committee to work towards a successful outcome to meet the overdue need for a Community Hall.
15. It is recommended this report be included in the presentation regarding the Blandford+ Neighbourhood Plan on 13 July 2018.

**Blandford St Mary 1 July 2018**