

Blandford+ Neighbourhood Plan v2
Meeting between North Dorset District Council and Blandford+
Wed 15th August 2018, 10.00am
Council Chamber

Attendees:

Edward Gerry NDDC Planning Policy Team Leader
Dave Chetwyn Managing Director, Urban Vision Enterprise.
Jon Dowty Planning Project Manager, O'Neill Homer
Leani Haim Principal Planner, O'Neill Homer. B+ Facilitator 2012 - 2018.
Roger Carter B+ Chairman & Mayor, BFTC
Sally Gardner B+ B+ Facilitator. Project Co-ordinator, BFTC

Meeting Notes:

1. Minutes of last meeting – 6 June 2018 (attached)

The minutes were agreed subject to the following correction:

I&O Call for Sites

NDDC's Local Plan Review Call for Sites took place in 2016, not 2017 as previously stated.

Additional Information:

Employment Land (Sunrise Business Park). An email was received from Cliff Lane (Savills) on 27/7:

"In terms of the land adjacent to Sunrise Business Park, as you know DCC are pursuing the front part of the site for the household recycling centre, which is a County matter and probably not for your NP.

However, a point you may wish to pick up is that should the proposal not come through the examination process, our clients would revert to their original intention of pursuing this site for employment purposes. Equally, if DCC do not require all of the land for the household recycling centre, our clients would again want to pursue any remainder for employment use. "

Health Provision:

ACTION: JON to draft a note to go to Dorset CCG.

ACTION: SALLY to use the note to request a round table meeting between CCG, NDDC and B+

2. Overview of informal consultation 13th – 27th July:

• **Statutory Consultees/Land Interest comments**

The Feedback Analysis Report (produced by O'Neill Homer) was reviewed and issues were discussed. In particular:

Dorset AONB considers that the neighbourhood plan is pre-empting the outcomes of the Local Plan Review and therefore fails to meet the tests of para 116 (now para 172) of the NPPF.

This response from Dorset AONB was submitted prior to the publication of the NPPF (2018) and appears to run counter to paragraph 23 and paragraph 66 which enables Local Planning Authorities to provide an indicative housing figure if requested to do so by the neighbourhood planning body and in circumstances where the strategic policies for housing are out of date (Footnote 31 page 18).

Ed advised that given the updates to the NPPF and given NDDC's situation with the loss of the 5YHLS, that he didn't think that the examiner would have a problem with the approach taken by B+/NDDC.

Dorset County Council – Waste have requested that land allocated for the new waste management centre at Sunrise Business Park (current undergoing examination) is excluded from Spatial Option 1 of B+NP2, and explanatory text is added to refer to the new waste management centre.

ACTION: OH to amend the boundary of the land available to B+, and to amend the text accordingly.

ACTION: SALLY to forward the Feedback Analysis Report to B+ Steering Group for approval before publishing on the B+ website and circulate to AECOM with copies of the submissions.

The Feedback Analysis Report was approved.

- **Community comments**

The Informal Consultation Report was reviewed, and publication was agreed.

ACTION: SALLY to publish the report and appendices (Statutory Consultees/Land Interest comments) on the B+ website, and to inform all consultees when this has been done. A short update has also been included in the BFTC newsletter, due for distribution with the BVM in early September.

3. Update on SA and HRA processes

Both appraisals are being carried out by AECOM. Demand from Neighbourhood Plans for technical support packages has increased dramatically and AECOM are under increased pressure. It will be important to B+NP2 deadlines to ensure that AECOM are focussed on B+ work, and on track to deliver.

Sustainability Appraisal / SEA:

The consultation period for the SA/SEA ended on 13th July. Jon has tried previously to contact Nick Chisholm-Batten (AECOM lead) but with no success.

[Post meeting note: Information on the spatial strategy options (reasonable alternatives) will be sent by Jon Dowty (OH) to Nick Chisholm-Batten **asap** to enable AECOM to undertake the appraisal of options and for the draft report to be available by 14th September.

ACTION: SALLY to confirm that AECOM will be able to meet this deadline with Nick Chisholm-Batten.

Habitats Regulations Appraisal:

An email was received on 8/8 from Dr James Riley, AECOM Technical Director (Ecology & Habitat Regulations Assessment) confirming that the B+ HRA work has commenced.

[Post meeting note: Email sent by Sally on 21/8 requesting an estimated delivery date]

4. Agreeing a framework for:

Site Selection Background paper

- B+NP2 Spatial Policy will define the criteria for development in all areas.
- It was agreed that the four tests set out in the Preliminary Development Options Report (July 2018) provided an appropriate framework for spatial option testing and site selection / evidence gathering
 - Sustainability
 - Deliverability
 - AONB Suitability (informed by the AONB Background paper)
 - Community Opinion
- An overarching statement will be included for development within the built-up area and included in the Spatial Plan policy . It was agreed that small sites in the built-up area will not require individual site assessments
- A Viability Review will not be required for B+NP2 (Local Plan Viability work will be commissioned later than B+NP2 project timescales). Ed and Dave advised that a general assessment of the housing market around Blandford would suffice.

Post meeting note: Ed and Jon confirmed agreement that a fifth 'no growth' option should be tested in addition to the four spatial options set out in the Preliminary Development Options Report.

AONB Background paper

O'Neill Homer to lead on the AONB paper using a similar methodology to that used by Purbeck DC in their Local Plan Review. In addition to other evidence reports, this will be published alongside the Pre-Submission Plan and will be shared with NDDC prior to the Regulation 14 consultation.

5. Procedural matters

Neighbourhood Plan Pre-Submission

Is on schedule for Oct 2018. All pre-sub materials will be shared with Ed / NDDC prior to formal Reg 14 consultations. The aim being to save NDDC having to make formal Reps at the Reg 14 stage.

NPPF Transitional arrangements

Dave advised that regarding the Basic Conditions Statement the B+NP2 should make reference to the new NPPF (2018) and include the nearest reference to the 'old' NPPF reference in brackets afterwards.

Dorset Waste Plan Examination

DCC will be issuing the main modifications to the Waste Plan at the end of August. We have been advised that no amendments to the site boundary are being proposed.

Landscape Assessment / Evidence

Landscape Assessment is not included as a technical support package provided by AECOM / Locality.

B+NP2 evidence currently relies upon the responses from both AONBs to the I&O and B+ informal consultations, and the previous 2011 reports produced by DCC.

Dave advised that there should be enough evidence with the AECOM work and the original report particularly with the stipulation of a soft boundary to create a transition. NDDC have recently commissioned a District wide Landscape Study and this should be referenced in the neighbourhood plan.

6. AOB

6.1 Roger informed the meeting that an article is due to be published in the Forum Focus raising concerns about the planning application for the Nordon site that includes demolition of the main building. The article will state that B+NP2 supports the retention of the building. This is based on the assumption that Policy 3 of the original plan has been carried forward into B+NP2.

B+NP Version 1, Policy 3 included the requirement that:

"i. the scheme retains and refurbishes for a change of use to dwellings of the main office building as a heritage asset;"

B+NP2 no longer includes a specific policy for the Nordon Site. The previous policy 3 included in B+NP version 1 was removed by the Steering Group as the community 'Hub' on the site had been established. However, minutes of the Steering Group meeting held on the 19th January 2018 include notes to:

*"Add the Hub to **Community Facilities** Policy*

Include the site within a revised Design Policy for this area (to prevent demolition?)

Remove current Policy 3 from NP"

ACTION: ROGER to contact Forum Focus to clarify and to raise with the Steering Group as appropriate.

Dave advised of the recommendations of the recent 'Grimsey Review 2 Report' (of UK High Streets) which highlighted the need for flexibility in Town Centre retail policy by encouraging town centres as community/cultural hubs and to repopulate these areas to maintain/increase footfall rather than being solely reliant on 'bricks and mortar' retailing.

ACTION: TOWN CENTRE GROUP (Roger to lead) to review Grimsey Report and update the Town Centre Retail Combined Report as necessary.

6.2 Ed enquired as to Dave Chetwyn's involvement moving forward. Dave Chetwyn will continue to act as facilitator / advisor as required.

Meeting Closed

Sally Gardner

Project Co-ordinator (Facilitator B+)

21 August 2018