

Blandford + Monitoring Group Meeting Notes
Tuesday 28th June 2022 at 10am

In Attendance

Cllr Carter – Chairman, BFTC
Cllr Cross, BFTC
Cllr McKay, BSMPC

Cllr Tompsett, BPC
Leani Haim, O'Neill Homer
Linda Scott-Giles, BFTC

Apologies

Cllr Stocks, BPC
Cllr White, BFTC

Cllr Albery, BSMPC

Leani summarised that last time there was a scoping session, and a recruitment exercise took place. Leani made some observations from attending some of those meetings and noted that it was the same people volunteering each time and that there are limited resources in the office. The group is not in a position to undertake the scope they had planned to pursue. If there is time for the desirable work, that is good but if there isn't then they must focus on the selected priorities.

DC's Ed Gerry has confirmed that DC is failing on the housing land supply. Leani was aware that, generally, the desire is not to go to referendum. Leani wanted to assure the group that it all comes back to a change of nature test. It is down to whether the changes being made change the nature of the plan. Leani and Ed looked at planning policy guidance yesterday and the second bullet point – material modifications... – when it explains the changes, it can include allocating new sites. There is a broad scope within the change of nature test. What we cannot be sure of, because it is quite new, is how examiners are interpreting the broad scope. Once you submit your modified plan, before the examiner starts the examination, they will say if they do or don't agree with the point of view prior to starting the examination so the group can then decide if they want to continue with a referendum should that be the examiner's stance.

With regards to the Wimpy development for 75 dwellings, the reserved matters application has been submitted. Leani offered to help Bryanston Parish Council write a response to the planning application and their meeting is scheduled for 13th July 2022. This application is being considered by the Town Council on 11th July 2022.

1. DC response to application of §14

- No changes up to B5.
- B6 was the B.St.M Community Hall and the new B6 is about exception sites and is a desirable.

- For B7, a policy was merged due to lack of response from the CCG and GP surgeries. Carol put a policy together for this and it was accepted as part of the plan. Since then, DC collects funding for surgery provisions, and this is essential as it is always at the top of the list for the public. It is understanding what they are doing and how the policy can be interpreted to support this. This policy has become very important in the modification project and B+MG and members of the infrastructure team will continue to work with the PPG, and representatives from BFTC (Roger to contact Cllr. Lacey-Clarke about this) to modify the existing policy to ensure the best possible utilisation of the funds from developer contributions.

- B8 Town Centre Vision – the timetable of the modifications project, and the position that the BFTC working group for the market area enhancement is in, means that this is a desirable policy. There will also be a piece of work carried out by Hall & Woodhouse to consider what it is that Blandford is missing and what can be done to address it. Leani summarised that this is a desirable project and will be ongoing, being carried forward by the current BFTC market area working group and others with possible ONH support (Roger liaising with working group chairman about this).

- B9 Green Infrastructure – this is a design project, but it is not for the plan to be strategic, that is for DC to plan and deliver. This may also be a subject to be examined by the current BFTC climate change working group, which Cllr Dallison has mooted. The tree canopy cover can be fed into the green infrastructure policy (this is currently being looked at by Cllr John Dallison). The group was also looking at ONH climate change policy but not been successful through examination so this could be a desirable rather than an essential. The task team can consider what they want to do. They can do it themselves or pay the consultant to do it.

- Design Code – Carol advised that Bryanston PC would like to add some more detail. They can put into character areas and make it more structured and clearer without adding too much. This was supported. Leani advised, and it was agreed that as far as housing mix and tenure are concerned (a subject raised by AECOM in the SGs meeting with him) that AECOM's representative is signposted to DC's housing needs assessment, which has recently been carried out, so there is not a need to create this. It was felt therefore, that there is no need currently for the modification groups' Housing Team. With regards to the design code, yes you want to explore conservation area and outside but you want it formatted by AECOM/LOCALITY in such a way that they are able to be separated to avoid the change of policy criteria which may be the difference between taking the modified NP to referendum or not. Roger to email AECOM representative with these suggested stipulations, plus the modification timescale.

- Design – Ed distributed a list of Local Heritage Assets and Leani has asked what happens in the meantime (e.g. if the modified plan goes through much quicker than DC’s LUC project) and Ed is going to find out from colleagues what would happen in that situation. This is considered essential. Nicci has said she will pursue those not on the list.
- Crown Meadows / Deer Park – Roger feels that there is good protection for this area in the Plan and the policy doesn’t need to change. There is no reference to temporary developments included but it was agreed not to amend this. Leani reminded the group that the NPPF requires sustainable development to be delivered and there is a social provision and ‘other material considerations’ (Town & Country Planning Act) to be considered. There may be other material considerations, but the relevant policies of the Neighbourhood Plan are 1, 7, 9, 11 & 14.
- Tourism – Leani suggested that this should be a desirable. The policy supports tourism and tourism accommodation in the town centre so there is nothing else to include or expand upon.
- A new policy was proposed as the plan did not include housing mix and tenure, but this has not been progressed.
- Communications – this team needs to continue and Nicci is leading on this.

To summarise, the essentials are identified as health, design and the work of the communications team must continue.

Ian asked about a policy on affordable homes and Leani updated on the government’s new scheme and explained that other groups have addressed it through a Neighbourhood Development Order or Community Land Trust. This is local people providing affordable homes as a landowner. There is a provision of this in Blandford with Ryves and Barnes Homes. In section 6, one could add that the group will explore affordable housing utilising the Community Land Trust model.

2. Advising Task Groups on Timetable and Scope

- Leani advised to go back to the task groups to thank them for their time and asking if they would like to help Carol with the health team, or help with the design or communications team as these are the three essentials. Leani advised to be mindful to explain that all other task areas are still being pursued in other ways. Roger will draft something to be sent out by Linda.

- In the next four weeks, the focus must be on design, health and communications so that by 19th July (the next meeting), one is clear on how those are progressing.
- The final draft must be finalised by 9th August so they are in a position to go out to consultation in September.

3. Preparing the Consultation Statement

- Leani will provide example consultation statements and advises that work is started on it at the earliest opportunity. Linda will start this and share with Roger.

4. Securing a commitment to the Project Plan by other stakeholders

- Leani asked that Councillors are made aware of the requirement to sign off on the pre-submission plan in October and the submission plan in March 2023. Linda will report this in a written report to BFTC at the July full council meeting.

Roger will share with AECOM.

The meeting closed at 11:55am.