

Blandford + Monitoring Group Meeting Notes

Thursday 9th February at 10am

In Attendance

Cllr Carter – Chairman, BFTC
Cllr Tompsett–Bryanston Parish Council

Linda Scott Giles, BFTC
Julie Wigg, BFTC

In Attendance via Microsoft Teams

Cllr. Albery BSM Parish Council
O'Neil Homer - Leani Haim, Ebba Carling, Matthew Jennings

1. **Apologies**

Cllr MacKay
Cllr Cross
Cllr Herbert

Cllr Carter thanked the volunteers for manning the market on Thursday mornings and also gave thanks to Leani and Ed Gerry for providing such detailed reports.

2. **Receive and review formal consultation feedback**

- (a) **Landowners and statutory consultees (see draft Reg 14 report from OH)**
- (b) **Local Community.**

Leani advised that there have been changes proposed to paragraph 14 of the NPPF – the 2 year time period will change to 5 years and there will be no reliance on housing supply and delivery tests but no transitional arrangements have been published and it is therefore not clear what these changes means for our project until they are implemented, anticipated March 2023.

Dorset council have still not made determination on NP housing allocation at Letton Park, Roger queried what consequences this will have ie. If these changes go through before determination will the development still go ahead? He is concerned as the work on the infrastructure has already started.

Malcolm told the group that a piece of land designated for 150 houses has been sold to a local developer. He is concerned that as the local plan has not been adopted there will be more speculative developers taking advantage of this. He asked if this could be addressed.

Leani confirmed that our paragraph 14 protection starts from the settlement boundary to the neighborhood boundary – it is important to ensure that the officer engages para 14 if outside the settlement boundary.

The group are also concerned that they are too late to stop Ward's Drove – Leani advised that we are reliant on NP and the officer may need to engage para 14 if the land was outside of the NP settlement boundary.

ACTIONS – Clarify with Ed Gerry during meeting 21st Feb:-

- a) Do we automatically get 5 years now?
- b) When will the local plan be adopted?
- c) Issue of basic conditions statement
- d) Planning applications update

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- e) Planning for the school update
- f) Housing numbers clarification
- g) Draft SA/SEA Addendum

Leani asked if there's any outcome on Crown Meadows Application and the group advised that we are waiting for an appeal date from DC.

An email arrived from DC following the meeting confirming the appeal date is the 9th March 2023.

ACTION – Roger - Send AECOM copy of DC's comments and ask how they're responding.

ACTION – Leani - it has been suggested that a made policy will still need to be assessed again. Leani will check with Ed Gerry as this is not correct.

ACTION – Roger - Write to Ed Denham to query allocation of school as meeting housing requirement is depending on delivery of the school. We need confirmation from DC that it is within their strategic plan. Ask Cllr Quayle to help and ask DC to put it in writing so we have paragraph 14 protection.

We have the evidence that primary schools are oversubscribed. DC have intimated that this is not the case. We need to apply political pressure.

ACTION – Councillor's to contact Cllr Quayle, Sherry Jespersen and Cllr Kerby.

ACTION – Carol - DC suggested that the list of Heritage Assets should include parks and gardens around Bryanston. Carol agreed it is an omission and they will be added by the end of February. It is important as it adds weight to the plan.

Further comments from the consultation include:

Cranborne Chase and CPRE (now known as the Countryside Charity). They both expressed a common goal to protect the remaining AONB. Cranborne chase has asked for an additional paragraph which is no problem as there would be no changes to policy. Also, a paragraph will be added to say that we are aware that there are imminent changes, and they will be considered at a later date.

Leani advised that 'important woods' still need to be reviewed - IOWA's (important open wooded areas) should be included in a future revision of the NP. Angus wood is currently protected by this designation. Roger said that we are aware this is outstanding, but the lack of volunteer time is a problem.

Leani also advised that it may be prudent to have something more detailed to support walking and cycling. Particularly as many local planning authorities are putting together LCWIP plans (local cycling and walking infrastructure plans) to make a case to Active Travel England for future investment. It is unknown whether DC are preparing such a plan, but it is noted that the neighboring authority, BCP, is.

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3. Review local infrastructure priorities from made plan.

It was agreed that the Fording Point should now be removed and The Old Powerhouse, Bryanston added.

ACTION – Julie to update list and forward to the group for approval.

4. Next steps

Leani advised that as the changes aren't significant, we are on schedule and can move on to the next step on the timetable.

1) Make changes to the plan subject to the comments received.

Supporting documents required:-

- Basic conditions statement - **Leani**
- Updating modification statement - **Leani**
- Final modified plan – **Leani (with our input)**
- Steering group to prepare a consultation statement – (Leani will send template).
Note: ensure consultation responses are attached to statement.

Roger and Julie to work on.

2) Represent to Town and parish councils for approval prior to submission DC.
DC will then run a Reg 16 consultation.

3) DC to appoint an examiner with Town and parish council approval. Before examination begins examiner will write with regards to the change of nature test. Leani is confident we meet the requirements and it's not change of nature – Ed can offer reassurance, but the final say is with the examiner.

4) **ACTION - Leani** - DRAFT SEA/SA addendum needs progressing. Leani will liaise with Ed to see how it should be prepared for final version.

5. Project timetable

Still on schedule for Council approval in March.

Roger thanked everyone for attending.

The meeting closed at 11.40am