

Blandford + NP Modification Project Meeting Notes
Tuesday 21st February 10:30am
In the Committee Room BFTC or [online](#)

1. In attendance

Cllr R Carter,
Cllr C Tompsett,
Cllr F Stocks

Cllr A Cross,
Cllr M Albery

Dorset Council
Ed Gerry

O'Neil Homer
Leani Haim
Ebba Carling

Matthew Jennings

BFTC
Linda Scott-Giles Town Clerk

Julie Wigg – Committee Clerk

2. Apologies

No apologies

3. Ed Gerry, Dorset Council

i) Transitional arrangements for changes proposed to paragraph 14 of the NPPF.

Leani highlighted transitional arrangements had been omitted from the consultation and wondered if this was in error or by design? Ed's interpretation is that as it stands it will apply from day one when the NP is published and will apply retrospectively.

Re: Timetable – if we submit in March our proposal should go to Regulation 16 within 1 month so it is expected it will go to examination around June.

It was agreed unanimously that there is no reason to delay the process, continue with the project and deal with any changes if they arise.

ii) Clarify Local Development Scheme October 2022 in relation to Dorset Council Local Plan

Ed confirmed that there are no proposals to update on Dorset Councils current timetable. However, although there are no plans at present the Local Development scheme may be reviewed in due course.

iii) Basic conditions statement for modifications

Leani queried the Reg 14 response from DC which suggested the basic conditions for unmodified policies will need to be reassessed. Ed said some examiners may review the whole plan to ensure national policies and guidance are still current. This was noted and will be reflected in the basic conditions.

iv) Planning applications update

- NE Blandford – The Wyatt scheme is being considered. There is concern that the plan is encroaching on to Pimperne land.
- Malcolm BSM PC have objected to the Ward's Drove planning application.
- Crown Meadows, Deer Park – the deadline is now the 20th March. BFTC are resubmitting their objection to this.

ACTION – Julie to forward Deer Park objection to Blandford + group for reference.

Leani asked Ed to pass on our thanks to James Weir as generally across the country the input from specialist officers is limited so it's very much appreciated. Unfortunately, this won't be possible as Ed confirmed that sadly he has left DC.

v) Dorset Council's planning for the Primary School update

Ed confirmed that Ed Denham said there is an agreement that a primary school is still needed but implied that they are waiting for the housing to go ahead to trigger the primary school. Roger said the construction of a community hall and school were being supported by the Letton Park development – 400 houses were agreed and this provision must not be dependent on any additional building. Evidence in 2019 demonstrated a need for a primary school and the suggested further building now makes this a priority. Carol asked if we need to revisit numbers as the additional housing is area wide (ie.Charlton Marshall, Blandford St Mary). Does this add weight to the request for a primary school? Roger pointed out that Blandford School is already oversubscribed so this must also be considered. The Councils will continue to pursue this matter to ensure that DC commits to planning for the delivery of a new school. For the purposes of the Modification Project it can be confirmed that there is a continued need for a new primary school and the Councils and DC continue to pursue delivery of such.

ACTION – Roger to email Ed Denham to confirm a timescale.

vi) Housing requirement figures

Malcolm expressed his concern about affordable housing and asked if it is still 40%. Ed confirmed that DC will be reconsidering percentage requirements in the emerging local plan.

The local affordable housing threshold in designated rural areas was also discussed. The definition of DRA includes parishes in AONB. It is too late to introduce now but could be included in the next review in 5 years. Ed can't comment as it's not a policy he's been involved with but feels that with the housing crisis it will be pursued as part of the emerging Dorset Local Plan.

vii) Draft SA/SEA Addendum

It was confirmed that DC will undertake its final screening for SEA and HRA during the Regulation 16 consultation. It was agreed that the submission documents will rely on DC's informal opinion on these matters in relation to this basic condition. The Draft and Final SA/SEA addendum are to demonstrate that the modifications continue to contribute to the achievement of sustainable development.

viii) Dorset Council's formal position on 'change of nature' test

The 'change of nature test' was not mentioned in DC's Reg 14 response and Leani asked Ed if DC's position remains the same as we don't want any surprises! Ed confirmed that although it's up to the Examiner DC will not change its position. Leani asked if Ed will make it clear in their Reg 16 response and Ed confirmed they will produce a separate document confirming they consider it doesn't change the nature of the plan.

Ed mentioned that it should be made clear whether the Design Code is part of the plan even though it has been published as an Appendix given that the NPPF consultation in proposed new footnote 8 distinguishes that a Design Code can form part of the development plan or be supplementary guidance. Leani and Ed will clarify this matter offline.

11.45am Ed Gerry and O'Neill Homer left the meeting.

4. Agree Local Infrastructure priorities.

- i. The Old Powerhouse, Bryanston
- ii. Refurbishment of Corn Exchange
- iii. Supporting health & wellbeing facilities across the Blandford + area.
ACTION – Carol to chase up BGP as she still hasn't had a response.
- iv. Blandford Town Centre enhancements
- v. Public toilets provision/upgrading.
- vi. Additional and new provision of sports pitches
- vii. Bus interchange Blandford/town centre stop improvements.
- viii. Allotments
- ix. Blandford + public artwork (sculpture, painting, mosaic).
- x. Retention and upgrading of Leisure Centre, Blandford
- xi. Blandford cycleway schemes
- xii. Blandford hard and soft landscaping
- xiii. Extension to trailway networking

ACTION – Blandford + group to agree new priorities and amend NP.

5. AOB

Carol – documenting evidence for consultation statement. Roger confirms we will look at evidence that is needed, make sure it's in place and include enhancements we've made.

Meeting finished at 12.25pm