

Blandford+ Neighbourhood Plan v2
Meeting between North Dorset District Council and Blandford+
Wed 6th June 2018, 2.00 pm
Council Chamber

Attendees:

Edward Gerry NDDC Planning Policy Team Leader
Jon Dowty Planning Project Manager, O'Neill Homer
Leani Haim Principal Planner, O'Neill Homer. B+ Facilitator 2012 - 2018.
Sally Gardner B+ B+ Facilitator. Project Co-ordinator, BFTC

Meeting Notes:

Purpose of the Meeting

- To update on progress, and to discuss next steps

B+NP2 Work to Date:

- Using the SA work previously carried out by NDDC as part of the Issues & Options consultation, B+NP2 have carried out a review of land availability using NDDC's 2017 'call for sites' submissions and from 2010 SHELAA sites that have not been withdrawn to inform the choice of spatial options, which as agreed previously should adhere to the Local Plan Review Issues and options conclusions that Areas A,B,E,F and J are those that may be the location for NP site allocations.
- Landowners of other potential sites within these areas have also been contacted to ascertain whether the land is available, excluding land already committed through LP1.
- The SA/SEA scoping document has been drafted by AECOM and is currently under review. Consultation to take place between 8th June and 13th July.
- Task Groups have been formed to review the previous evidence reports related to all other policies in B+NP1. Deadline for completion is 29 June, followed by review at a steering group meeting on 2nd July.
- Informal consultation is planned to take place between the 13th and 27th July.

HRA / Screening

ACTION: Ed to clarify (and follow up with Jon) whether the HRA for the Local Plan (for 1200 houses) will cover B+NP2 or whether the additional housing numbers being sought within B+NP2 will trigger the need for a new HRA.

Natural England have plans to publish guidance for NP's following the Sweetman judgement in the Court of Justice EU. If an HRA is required, and guidance is not available, then a new work package may be required from AECOM.

Post meeting note: NDDC issued an SEA/HRA Screening Determination (Version 2) in July 2018 confirming both an SEA and HRA of the B+NP2 are required and both work packages will be undertaken by AECOM through Locality Technical Support.

Specification

Housing Allocation: Ed confirmed NDDC are happy that an indicative housing number of at least 400 dwellings should apply to the B+NP2 area and be used to inform the quantum of housing to inform the spatial options and site selection.

Education Provision: The West Dorset Growth Strategy predicts a total growth for Blandford of 660 Houses. Pimperne NP predicts a growth of about 40-45 houses. Ed agreed that predicting a total 700 houses (in addition to LP1 commitments) for the Blandford Pupil Place Planning area is reasonable.

Note: Pupil yield has been updated by DCC, and is currently going through Committee approval. This will need to be formalised between DCC and B+NP2 as soon as available.

Employment Land: Finding at least 2ha and up to 5Ha of employment land will be a challenge. There is a danger that the employment land at Blandford Heights (next to Lidl) could be taken by retail uses rather than employment - as has happened before.

David Walsh will be enquiring about the potential site for Concept Cables (South of Sunrise Business Park adjacent to the proposed new waste centre) at the economic growth meeting and will hopefully feedback to Jon this afternoon.

ACTION: OH to follow up.

Post meeting note: No further information came to light from DCC

Dorset Waste Plan Examination: DCC and NDDC have drafted a Statement of Common Ground, and this is awaiting approval.

ACTION: Sally to contact Christine Self (DWP examination programme manager) to request an extension for submitting a 'standalone' from B+NP2 (hard copy to arrive by post Friday 8th June).

Post Meeting Note: B+NP Statement drafted and submitted electronically on Friday 8th, and printed out by Christine.

Health Provision: DCCG have provided the following statement to B+NP2

The impact of the additional housing growth in the Blandford area means the two Blandford Surgeries (Eagle House and Whitecliff Practice) will be in buildings that will not be able to accommodate these new residents. Plans have been in development for the surgeries to relocate to the Blandford Hospital site, however the hospital site will need an extension and modifications to the building to ensure suitable primary care clinical space is provided.

The two surgeries and Dorset Healthcare Trust, who operate the Hospital site, are very keen to work together to create this additional space however, funding to enable this to occur is a challenge.

Therefore financial contributions from new housing developments (i.e Community Infrastructure Levy or Section 106) in the surrounding areas of Blandford will be sought to support the extension and remodelling of the hospital.

B+NP2 Steering Group believe strongly that the plans will not meet the needs of the future population of Blandford.

ACTION: Sally to set up a round-table meeting with DCCG, NDDC (Stephen Hill or Ed and Alan Bennett) and B+ Steering Group to discuss future Health Provision requirements for Blandford.

ACTION: OH to forward a revised land use specification to Ed and to Sally for approval and publication.

Landscape Analysis: Ed commented that it is likely NDDC will commission a new study, but timescales will not fit with B+NP2.

Review of Spatial Options

The Local Plan has a total of 215 houses committed that have yet to be allocated South of Blandford:

- St Mary's Hill – Consent for 350, forecast 500, so 150 more are houses committed.
- Dorchester hill – Consent for 61, forecast 126, so 65 more houses are committed.

It was agreed that BPNP2 will not be allocating these 215 houses already committed in the Local Plan, but they do impact on the spatial options currently being considered.

Ed agreed that spatial option E is not large enough to accommodate the 215 houses already committed above plus the 300 houses required in the B+NP2 spec, thus ruling out area E from consideration.

ACTION: OH to send Ed the report identifying a potential for 100 houses to developed on small sites within the built up area. **Post Meeting Note:** Draft Land Availability Plan and Report circulated.

ACTION: Leani to instruct the settlement boundary working group to take into account the additional housing committed in Local Plan.

ACTION: OH to update and send Landowner responses + options note to Ed following informal consultation.

Post meeting Note: Circulated to NDDC/Urban Vision CIC and B+NP2 by email 14 August

Next Steps

AECOM to carry out HRA (see above)

AECOM to commence SA/SEA of spatial options:

OH to commence Site Assessment and Deliverability Report including AONB test

Informal consultation to be held between 13th and 27th July.

The aim being that by August there should be a sufficient evidence available from statutory consultees, stakeholders and the community to inform the technical work outline above and a clear understanding of the B+NP2 policy scope, to commence the drafting of the Pre-submission Plan for approval by the QB for Regulation 14 consultation in September/October

ACTION: Sally to organise the next progress meeting including NDDC and Urban Vision CIC for early – mid August.

Meeting Closed

Sally Gardner

Project Co-ordinator (Facilitator B+)