

Fiona Ajram

From: Cliff Lane [REDACTED]
Sent: 29 March 2019 14:40
To: Planning Policy NDDC
Cc: Sally Gardner
Subject: Reps re Blandford+ Neighbourhood Plan 2
Attachments: Policy B3 amends.docx

Dear Sir/Madam

On behalf of the Davis Family (clients), we wish to make the following representations regarding Policy B3 – Employment and specifically about Land adjacent to Sunrise Business Park (the Site).

Our clients, the land owners, support the development of the site for employment uses. We are actively liaising with Dorset Council on the provision of the Waste site immediately adjacent to the existing Business Park. This development is unlikely to be on all of the L shaped land identified in the Waste Plan. Any remainder land, or all of the land should the Waste Site not be pursued on this site, we concur is appropriate to be allocated in the Neighbourhood Plan 2 for employment uses B1, B2 and B8.

We also attach suggested changes to the wording of Policy B3, which are explained in the comments.

I have copied in Sally Gardner, so she can keep the Neighbourhood Plan group informed


If you require any further information please do not hesitate to contact me. I would also be grateful to be kept informed of the ongoing process.

Regards

Cliff

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(c) Land adjacent to Sunrise Business Park

Development proposals for an extension of Sunrise Business Park, as shown on the Policies Map, for business (B1, ~~B2 and~~ B8) uses will be supported, provided:

i. they are made in the form of ~~an comprehensive~~ outline planning application that sets out the key land use components ~~and on~~ the residual land available once the needs of the ~~Waste Centre household waste facility~~ (excluded development) are finalised and demonstrate that the

~~proposed uses proposals~~ would not adversely impact on the operation of a ~~Waste management Centre~~ on adjoining land;

ii. employment ~~proposals uses~~ will be compatible with educational or residential uses on adjacent land;

iii. any buildings are of a similar scale and height to the existing buildings ~~in the Sunrise Business Park and are of a designed~~ to reduce their impact on the skyline and to ~~minimise reduce~~ their visual footprint;

iv. along the northern boundary, employment ~~proposals uses~~ will be compatible with the open landscape and AONB and structural landscaping forms a transitional edge;

v. the ~~proposals y~~ include measures to minimise light spill into the AONB;

vi. a positive frontage is created with the A350 which enhances its function as a gateway to the town and minimises the loss of existing hedgerow and any unavoidable loss is made good through new hedgerow planting; and

vii. unencumbered access is provided ~~through the allocated waste site to serve to the~~ employment land ~~to the rear of the site~~ taking account of the proposed Waste Centre adjacent.

Comment [CL1]: Clarify uses

Comment [CL2]: Implies Waste Centre should be included.

Comment [CL3]: Proposals just on land outside the Waste Centre site

Comment [CL4]: DCC's terminology

Comment [CL5]: Not just use - proposals in the round

Comment [CL6]: Wider meaning than uses

Comment [CL7]: Improved wording

Comment [CL8]: More than just uses

Comment [CL9]: May not be to the rear

Comment [CL10]: Only the employment proposals can be controlled not the Waste Centre itself