

Blandford + Land Availability Paper

1.1 This paper demonstrates the land that is available for development in the Blandford + Neighbourhood Plan Area, and which sites have been taken forward for further analysis that will eventually form part of the allocations in the neighbourhood plan.

1.2 Blandford + has been working closely with the Local Planning Authority, North Dorset District Council (NDDC), to share evidence in preparation for the Neighbourhood Plan and the Local Plan Review. Submissions from the latest Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2017 have been provided, in a redacted format, to Blandford +. These submissions are listed below and are identified on the Blandford + Land Availability Plan, see Appendix A:

1. Market Place, Blandford Forum
2. Shorts Lane, Blandford Forum
3. Land at Tin Pot Lane (Upper Site), Blandford Forum
4. Land at Tin Pot Lane (Lower Site), Blandford Forum
5. Land at West Blandford, Blandford Forum
6. Land to the south of 62 Salisbury Street, Blandford Forum
7. Land to the north east of Blandford Forum
8. Land to the rear of Georgian Passage, 61-69 East Street, Blandford Forum
9. Land west of Bournemouth Road (North of Ward's Drove), Blandford St Mary

1.3 NDDC are contacting the owners of these submissions and requesting that they contact Blandford + direct, as the information was only provided in a redacted format, leaving the Neighbourhood Planning Group unable to contact landowners.

1.4 As part of the Call for Sites to inform the latest SHELAA, NDDC requested that any sites that had been previously submitted in the 2010 Call for Sites should be withdrawn, otherwise they will be included in the list of sites available to be assessed for the next SHELAA report.

1.5 A list of sites that were submitted as part of the 2010 Call for Sites are listed below and are identified online at <http://explorer.geowessex.com/nddc/shlaa>:

10. Rear Larksmead House off Salisbury Rd, Blandford Forum
11. 47 & 49 Salisbury Street, Blandford Forum
12. 23, Orchard Street, Blandford Forum
13. 53 Salisbury Road, Blandford Forum
14. Mercury House Red Lion Yard, Blandford Forum
15. Former gas works/car park site Damory Street, Blandford Forum
16. 2 and 3, The Plocks, Blandford Forum
17. 2, Bayfran Way, Blandford Forum
18. Telstar Garage Bryanston Street and rear of 23 Salisbury Rd, Blandford Forum
19. 22, Market Place, Blandford Forum

20. Larksmead House 101 Salisbury Road, Blandford Forum
21. DCC Highway Depot Wimborne Road, Blandford Forum
22. The Auction Rooms 1a Alfred Street, Blandford Forum
23. Land rear of Ridgewood 8 St Leonards Avenue, Blandford Forum
24. Land Rear of The Stour Inn, Blandford St Mary
25. Land at Shaftesbury Lane, Blandford Forum
26. Land at rear of 16 Pigeon Close, Blandford St Mary
27. Ameys Garage & No. 10 Oakfield Street, Blandford Forum
28. Blandford Brewery, Blandford St Mary
29. Rear gardens off Salisbury Rd Kings and Queens Roads, Blandford Forum
30. Rear Presbtery Church Whitecliff Mill Street, Blandford Forum
31. Rear 42 to 54a Queens Road, Blandford Forum
32. Rear 133 to 141 Salisbury Road, Blandford Forum
33. Land At Beechwood Wilverly Gardens, Blandford Forum
34. Aga Dale Rosebank Lane, Blandford Forum
35. Land Between Preetz Way and Bypass, Blandford Forum
36. Adj York House Philip Road, Blandford Forum
37. Adj The Mount St Leonards, Blandford Forum
38. Rear Damory Lodge Damory Court Street, Blandford Forum
39. Land adj Wimborne Rd Fishers Close, Blandford Forum
40. Land Rear Kingston Close, Blandford Forum
41. Between Deer Park Holm & Deer Park House Whitecliff Mill Street, Blandford Forum
42. Rear 2 Bridge View Dorchester Hill, Blandford St. Mary
43. Rear 36 Beckett Close, Blandford St. Mary
44. Vale Park, Blandford St. Mary
45. Rear Bytheway Ashley and Bryants Cottages, Dorchester Hill, Blandford St Mary
46. Blandford Archway Garage Langton Road, Blandford Forum
47. Adj Bryanston Cottage, Blandford Forum
48. Rear Beechcroft Milldown Road, Blandford Forum
49. Adj Highgate House Damory Court St, Blandford Forum
50. Blandford School Milldown Building Milldown Road, Blandford Forum
51. Land at Deer Park Stables Whitecliff Mill Street, Blandford Forum (New submission Site no. 5)
52. Land adjoining 2 Park Place Whitecliff Mill Street, Blandford Forum
53. Phillip road, Blandford Forum
54. Archbishop Wake School Park Road, Blandford Forum
55. Land at Wimborne Road Black Lane, Blandford Forum
56. Land at Shaftesbury Lane (Phase 3b), Blandford Forum
57. Land North East of Blandford, Blandford Forum (New submission Site no. 7)
58. Rear of 4 & 6 Market Place, Blandford Forum
59. Land Off Birch Avenue, Blandford St. Mary
60. Blandford Land Adj A350/A354 Junction, Blandford St Mary
61. Dorchester Hill, Blandford St Mary
62. Lower Bryanston Farm, Bryanston
63. Rear of Milldown Road, Blandford Forum
64. Garages & Army Cadet Force Shed, Rear 13 Victoria St, Blandford Forum
65. 19 Salisbury Street, Blandford Forum

- 66. Adj 7 Alfred Street, Blandford Forum
- 67. Paynes Courtyard East Street, Blandford Forum
- 68. Adj Old Ford House Bournemouth Road, Blandford St Mary
- 69. 14 Edward Street, Blandford Forum
- 70. 6 Charles Street, Blandford Forum
- 71. 82 Salisbury Road, Blandford Forum
- 72. Farm Buildings at Littleton Lodge, Blandford St Mary
- 73. Land adj Sunrise Business Park (New submission Site no. 7)
- 74. Kites Farm Tin Pot Lane, Blandford Forum
- 75. Land at Blandford St Mary 1 (New submission Site no. 9)
- 76. Land at Blandford St Mary 2
- 77. Land at Blandford St Mary 3

1.6 NDDC has confirmed that no sites have been withdrawn.

1.7 The list was then assessed for sites that have already obtained planning permission and/or is already developed. This excludes site nos. 10, 12-18, 19-24, 26-28, 41, 50, 54-56, 58-61 from further assessment.

Sites identified as having housing or economic potential on previously developed land and/or within the LP1 settlement boundary

1.8 NDDC included all sites, regardless of size, in their SHLAA 2010. The SHLAA 2017 will only assess larger sites, of 5 dwellings or more. The draft revised NPPF encourages the inclusion of small sites (Paras 69-70) and therefore a total of the potential yield from small sites submitted has been calculated in Table A below.

1.9 Small sites have been defined as sites that would accommodate less than 10 dwellings and includes nos. 6, 11, 18, 25, 29-34, 36, 38-40, 42-49, 52, 64-67, 69-71 that are all within the LP1 settlement boundary.

Site No.	Site Name	Parish	Potential Yield
6	Land to the south of 62 Salisbury Street	Blandford Forum	1
11	47 & 49 Salisbury Street *(2/03/0007)	Blandford Forum	4
25	Land at Shaftesbury Lane *(2/03/0104) (Not identified on SHLAA Map but listed in report.)	Blandford Forum	6
29	Rear gardens off Salisbury Rd Kings and Queens Roads *(2/03/0178)	Blandford Forum	9
30	Rear Presbytery Church Whitecliff Mill Street *(2/03/0179)	Blandford Forum	2
31	Rear 42 to 54a Queens Road *(2/03/0181)	Blandford Forum	2
32	Rear 133 to 141 Salisbury Road *(2/03/0182)	Blandford Forum	4
33	Land At Beechwood Wilverly Gardens *(2/03/0183)	Blandford Forum	3
34	Aga Dale Rosebank Lane *(2/03/0184)	Blandford Forum	4

36	Adj York House Philip Road *(2/03/0188)	Blandford Forum	6
38	Rear Damory Lodge Damory Court Street *(2/03/0191)	Blandford Forum	8
39	Land adj Wimborne Rd Fishers Close *(2/03/0193)	Blandford Forum	5
40	Land Rear Kingston Close *(2/03/0194)	Blandford Forum	2
42	Rear 2 Bridge View Dorchester Hill *(2/03/0197)	Blandford St. Mary	2
43	Rear 36 Beckett Close *(2/03/0198)	Blandford St. Mary	2
44	Vale Park *(2/03/0199)	Blandford St. Mary	2
45	Rear Bytheway Ashley and Bryants Cottages, Dorchester Hill *(2/03/0200)	Blandford St. Mary	2
46	Blandford Archway Garage Langton Road *(2/03/0203)	Blandford Forum	2
47	Adj Bryanston Cottage *(2/03/0204)	Blandford Forum	4
48	Rear Beechcroft Milldown Road *(2/03/0206)	Blandford Forum	2
49	Adj Highgate House Damory Court St *(2/03/0207)	Blandford Forum	3
52	Land adjoining 2 Park Place Whitecliff Mill Street *(2/03/0404)	Blandford Forum	6
64	Garages & Army Cadet Force Shed, Rear 13 Victoria Rd *(2/03/0185)	Blandford Forum	Exclude - No Access
65	19 Salisbury Street *(2/03/0186)	Blandford Forum	1
66	Adj 7 Alfred Street *(2/03/0189)	Blandford Forum	Exclude – small landlocked site
67	Paynes Courtyard East Street *(2/03/0196)	Blandford Forum	Exclude - Inaccessible site in conservation area and within (unprotected) flood zone 3
69	14 Edward Street *(2/03/0323)	Blandford Forum	Exclude, Terraced house no net gain
70	6 Charles Street *(2/03/0335)	Blandford Forum	Exclude - Was on empty property register, now occupied. No net gain
71	82 Salisbury Road *(2/03/0337)	Blandford Forum	Exclude - Was on empty property register, now occupied. No net gain
Total potential yield from small sites			82

Table A: Potential Yield from small sites

*(2010 SHLAA Reference Number)

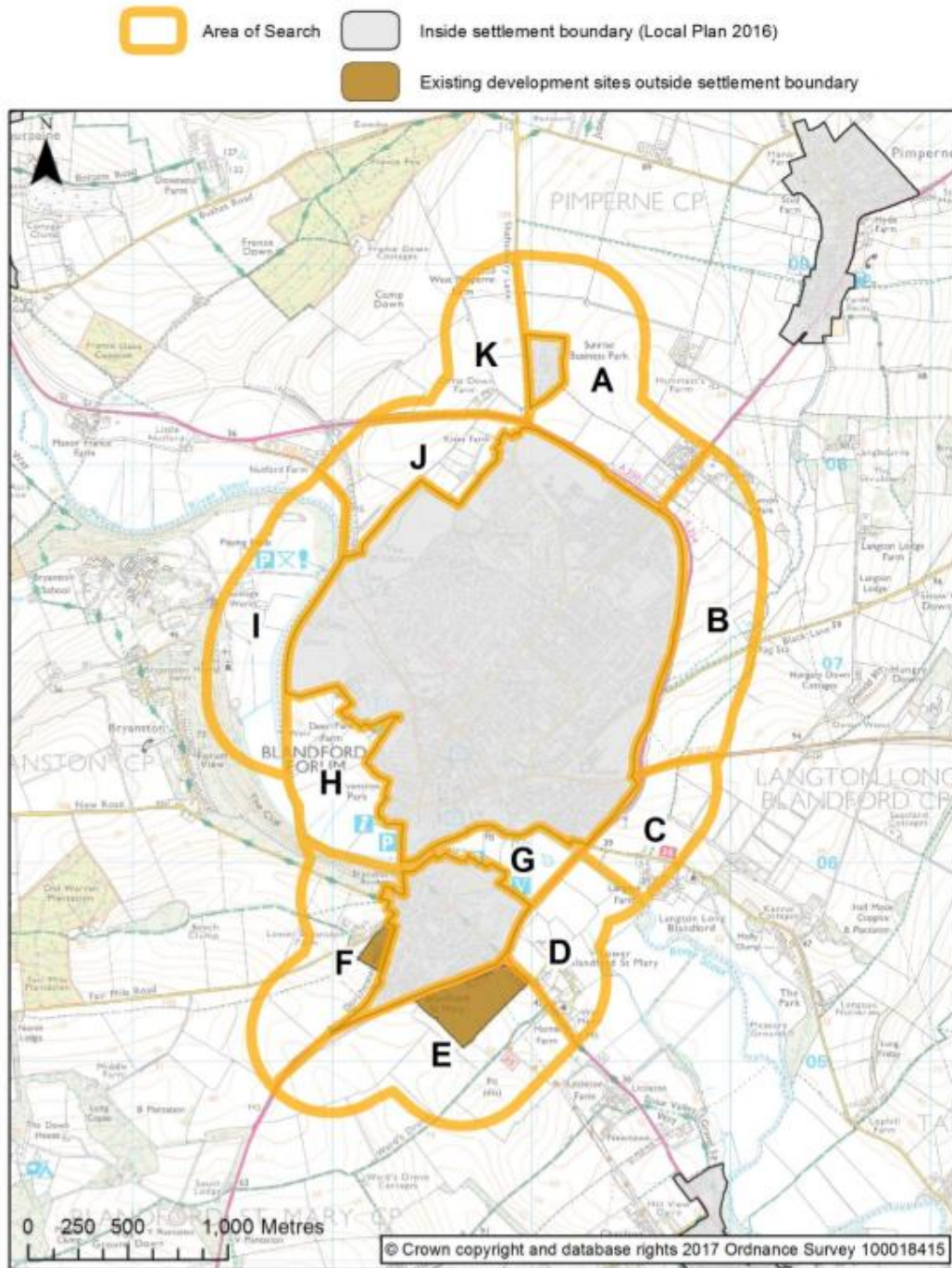
1.10 Additionally, the North Dorset Brownfield Land Register contains four sites within the Blandford + Neighbourhood Plan area. Two of these sites have already been discounted above (nos. 27, and 28) as they already have planning permission. The

third is already included as site no. 2, Shorts Lane and the final site is to be added to the list: Nordon Council offices, Salisbury Road, Blandford, Brownfield Land Register Reference 2-03-0608 with a potential yield of 30, however this site has already been included in the Annual Monitoring Report and cannot be re-counted.

1.11 Therefore, the total amount of land available on previously developed land and/or within the LP1 settlement boundary has a potential yield of 82. It is therefore considered reasonable to assume a yield of about 100 dwellings will come forward on previously developed land during the plan period.

Areas of Growth in the Blandford + Area

2.1 The areas for growth in the Blandford + area currently being considered are those that have been identified in North Dorset District Council's Issues and Options Paper 2018, see Plan A below.



Plan A: Blandford – Areas of Search

2.2 The Issues and Options Consultation Paper 2018 already identified that Areas C, D, G, H, I and K are not suitable for development and therefore only sites within the settlement boundary and within Areas A, B, E, F and J can be assessed further. This excludes nos. 5 & 51 (the same site), 72 and 77 from further assessment as they do not lie within an approved Area of Search assessed by NDDC.

2.3 Site nos. 57, 73, and 75 have been resubmitted as site nos. 7 (57,73) and 9 (75). The final list of sites to be assessed as part of the Blandford + Neighbourhood Plan Spatial Strategy from the SHLAA 2010 and SHELAA 2017 therefore includes site nos. 1-4, 7-9, 35, 37, 53, 62, 63, 68, 74 and 76.

2.4 It was recognised that the remainder of the land in Area F had not been submitted by landowners as part of NDDC's Call for Sites and the Neighbourhood Plan Group therefore contacted these landowners to enquire whether this land could be included in considerations for the Spatial Options in the Blandford + Neighbourhood Plan 2. The remainder of land in Area F is owned by two separate landowners, who have both confirmed that land could be made available and these sites have therefore been added to the final sites to be assessed as site nos. 78 and 79 and are identified on the Blandford + Land Availability Plan, see Appendix A.

2.5 The final list of sites to be assessed as part of the Blandford + Neighbourhood Plan Spatial Strategy have been listed into one final list in Table B below.

Site No.	Site Name	Parish
1	Market Place	Blandford Forum
2	Shorts Lane	Blandford Forum
3	Land at Tin Pot Lane (Upper)	Blandford Forum
4	Land at Tin Pot Lane (Lower)	Blandford Forum
7	Land to the North East of Blandford Forum	Blandford Forum
8	Land to the rear of Georgian Passage, 61-69 East Street	Blandford Forum
9	Land west of Bournemouth Road (North of Ward's Drove)	Blandford St Mary
35	Land between Preetz Way and Bypass	Blandford Forum
37	Adj The Mount St Leonards	Blandford Forum
53	Phillip Road	Blandford Forum
62	Lower Bryanston Farm	Bryanston
63	Rear of Milldown Road	Blandford Forum
68	Adj Old Ford House Bournemouth Road	Blandford St Mary
74	Kites Farm, Tin Pot Lane	Blandford Forum
76	Land at Blandford St Mary 2	Blandford St Mary
77	Nordon Council offices, Salisbury Road, Blandford	Blandford Forum
78	Land at Dorchester Hill, Blandford St Mary	Blandford St Mary
79	Land at Lower Bryanston Farm and Dorchester Hill, Bryanston and Blandford St Mary	Bryanston/Blandford St Mary

Table B: Final List of sites to be assessed in the B+ Spatial Options Studies

2.6 NDDC have agreed that the neighbourhood plan should proceed on the assessment of spatial options based on the I&O preferred 'Areas of Search' and by using a bottom up approach to resolve the matter within the neighbourhood plan timetable. The housing number will be the minimum that is necessary to deliver the full mix of land uses that form the specification below.

2.7 By agreeing the specification of non-housing land uses and optimising housing through capacity assessment of available land and using the SA to determine total capacity this would avoid delay to the neighbourhood plan programme. Adopting this approach would also make it effectively impossible for the Local Plan Review to arrive at a larger housing number for Blandford which in turn would reduce the risk of potential 'non-conformity'.

2.8 Based on the above and the review of Local Plan evidence, the following assumptions form the basis of the neighbourhood plan specification:

- The requirement to allocate land for at least 400 homes
- At least 2 Ha employment land
- 2FE primary school
- Delivery of the necessary highway and green infrastructure

2.9 While nothing is ruled out at this stage, given the mix and scale of uses set out above, the only realistic prospect for delivering a new school and employment may be part of a larger mixed-use scheme with a residential component. If this is the case, then policy(s) will need to ensure there is a comprehensive approach taken to the masterplanning of the scheme.

Land use capacity in the Blandford + Neighbourhood Area

3.1 Table C below demonstrates current indicative land use capacity within the Areas of Search and the LP1 settlement boundary as submitted by the landowners in the Call for Sites 2017 and/or indicated in the SHLAA 2010 and the Brownfield Register:

Indicative capacity:	Housing	Employment	Social Infrastructure
Brownfield Sites within Settlement Boundary			
1. Market Place		Leisure led retail and employment mixed-use development	with additional car parking
2. Shorts Lane	Flats for private rent, approximately 10 dwellings		
8. Land to the rear of Georgian Passage, 61-69 East Street	30 dwellings in 2017 Submission with potential for housing for older residents		
35. Land between Preetz Way and Bypass	30 dwellings in 2010 SHLAA *(2/03/0187)		
37. Adj The Mount St Leonards	20 dwellings in 2010 SHLAA *(2/03/0190)		
53. Phillip Road	16 dwellings in 2010 SHLAA *(2/03/0416)		
63. Rear of Milldown Road	Unknown *(2/03/0177)		
68. Adj Old Ford House Bournemouth Road	Unknown *(2/03/0201)		
Small Sites (see Table A)	82 dwellings		
Greenfield sites in preferred areas of search (A, B, E, F, J)			
3. Land at Tin Pot Lane (Upper)	Mixed residential (open and affordable), total of 23 dwellings.		
4. Land at Tin Pot Lane (Lower)	Mixed residential (open and affordable), total of 30 dwellings.		
7. Land to the North East of	Mixed use site comprising 400 dwellings (a further	employment,	education, allotments, and other mixed uses

Blandford Forum	250 dwellings in Pimperne),		
9. Land west of Bournemouth Road (North of Ward's Drove)	150 dwellings in 2017 Submission with mixed provision potential		
62. Lower Bryanston Farm	65 dwellings in 2010 SHLAA *(2/06/0541) 80 dwellings in EIA Screening		
74. Kites Farm, Tin Pot Lane	Unknown *(2/03/0526)		
76. Land at Blandford St Mary 2	Unknown *(2/03/0535)		
78. Land at Dorchester Hill, Blandford St Mary	Unknown		
79. Land at Lower Bryanston Farm and Dorchester Hill, Bryanston and Blandford St Mary	Unknown		

Table C: Indicative Land Use Capacity

*(2010 SHLAA Reference Number)

Preliminary Capacity Assessment

3.2 A preliminary capacity assessment of the sites that make up each Area of Search has taken place, see B+NP2 Spatial Options Plan at Appendix B. Section 4 of the Sustainability Appraisal Report provides a full description of how the final four spatial options were derived.

3.3 The Land North of Ward's Drove, part of the original option 3, was subsequently excluded with agreement of NDDC, as it is already committed to delivering the LP1 target. The remainder of the Area E land was assessed as being unable to contribute to either the full specification or part specification of 300 homes and a primary school. And in validating the remaining land to the east of Wards Drove with sufficient capacity to accommodate the specification, it was found to result in a significant decrease in the separation (and the potential for coalescence) between the committed land and the village of Charlton Marshall and also the Grade II Littleton House. While this area is not within an AONB it was also not confirmed as available.

3.4 For these reasons, Area E was not taken forward for further consideration. and the final options to meet the agreed specification are listed below:

- Option 1. Focus growth to the north of Blandford Forum in Area A and B to deliver the full specification
- Option 2: Focus growth to the south west of Blandford St Mary in Areas F1 and F2 to deliver the full specification
- Option 3: Dispersed approach: Accommodating 300 homes and a primary school in Area F1 to the south west of Blandford with employment land in Area J
- Option 4: Dispersed approach: Accommodating 300 homes and a primary school in Area F2 to the south west of Blandford with employment land in Area J

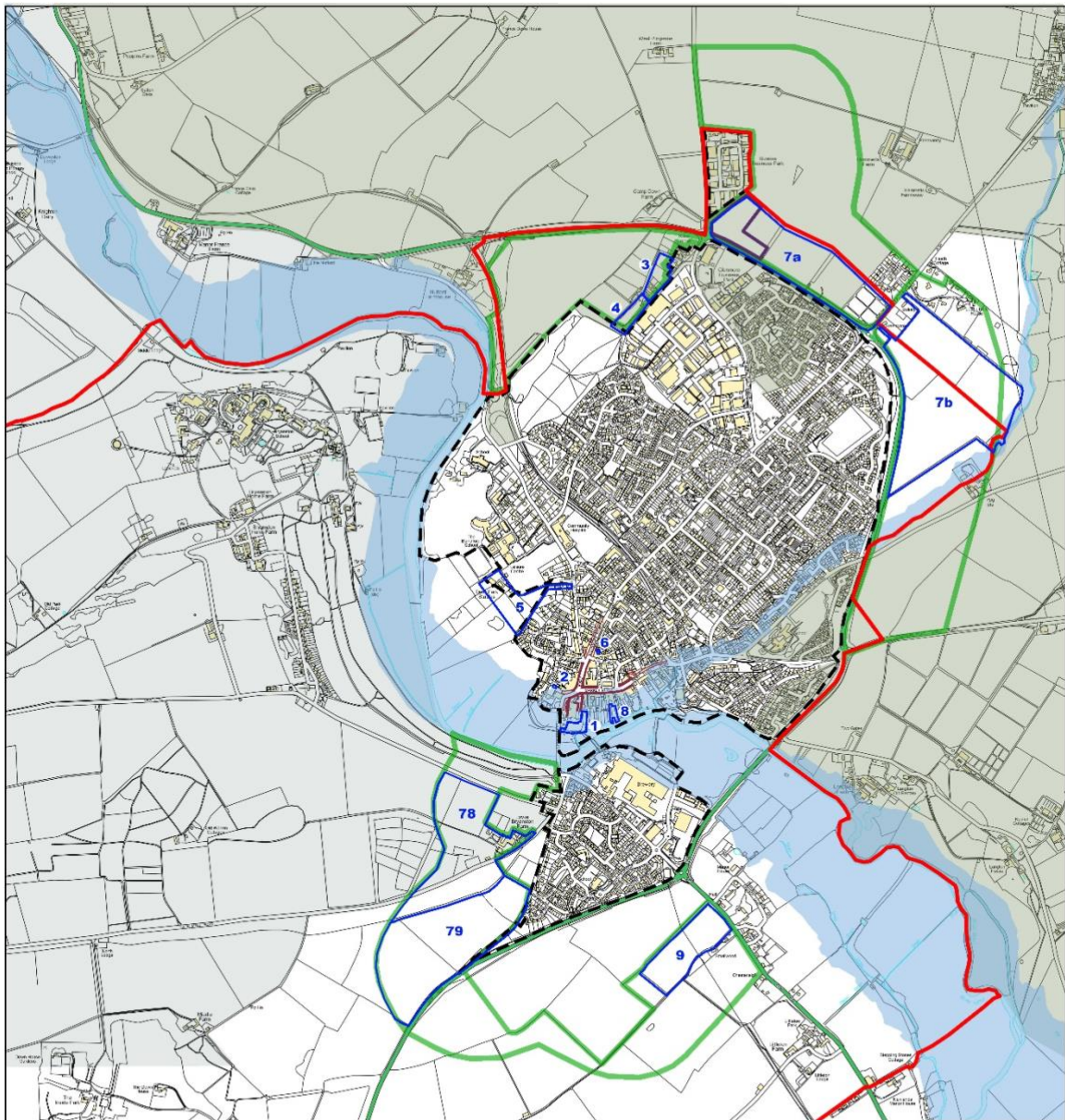
3.5 For all these options, we estimate that their housing quantum will be supplemented by at least 100 new homes on sites within the existing built up area of Blandford (Forum and St. Mary).

3.6 In relation to options 3 and 4, we have assumed that the employment land will either be allocated in Area J or be delivered through a criteria-based policy. Area J adjoins the town's main employment areas off Shaftesbury Lane with access to the strategic road network. If it is ultimately considered unavailable or unsuitable for this purpose, and options 1 and 2 are not preferred, then the Plan may, as a last resort, include a supporting criteria-based policy.

3.7 The B+NP2 will select site allocations by applying four tests:

- Sustainability effects, using its own SA (to be undertaken by AECOM);
- Deliverability, comprising an assessment of availability, achievability and viability;
- AONB suitability, in respect of the obligations of the CROW Act 2000; and
- Community opinion, comprising a series of informal and statutory consultation activities, commencing in July 2018

Appendix A

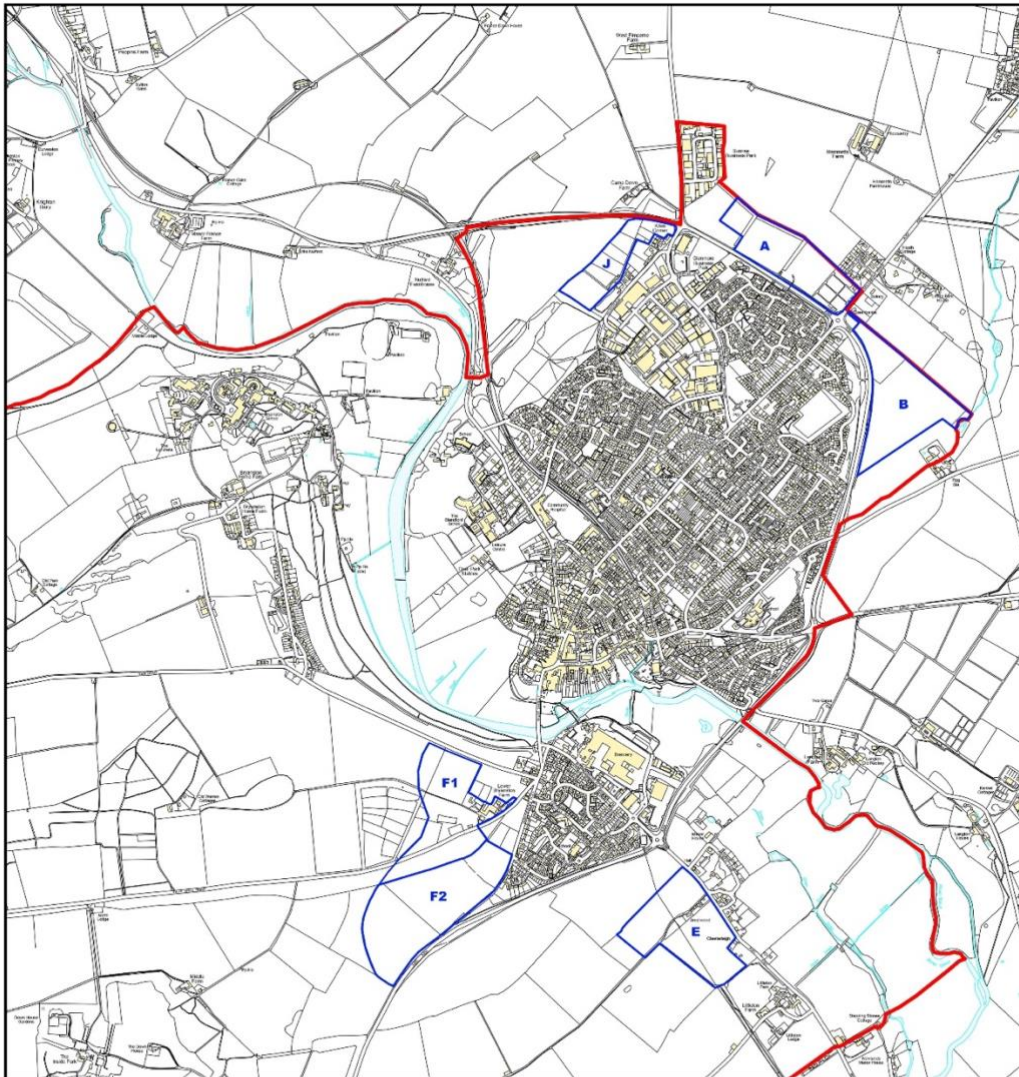


B+NP Land Availability Plan

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|  Neighbourhood Plan Boundary |  Sites |
|  Dorset AONB |  Areas of Search |
|  Cranbourne Chase and West Wiltshire Downs AONB |  Settlement Boundary |
|  Ancient Woodland |  Town Centre Boundary |

Appendix B

Preliminary Spatial Options Plan



**B+NP2 Spatial Options Plan
May 2018**

