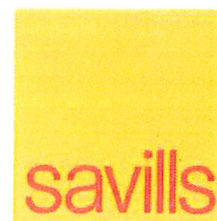


04 June 2018



Ms Sally Gardner
Blandford Forum Town Council

By email: admin@blandfordforum-tc.gov.uk

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Our Ref TRP - 1756
Your Ref Blandford + Neighbourhood Plan: Site Options

Dear Ms Gardner

Blandford + Neighbourhood Plan – Confirmation of Site Availability and Suitability of Site ref: F1

I write further to receipt of your letter dated 23rd May 2018 in which you provided an update on the Blandford + Neighbourhood Plan and set out the options being considered by the Steering Group.

In your letter you explained that one of the options being considered is the development of land at Lower Bryanston Farm, Blandford St Mary (referred to as site F1). You correctly identified that this site is owned by my client, Bryanston (RFE) Ltd.

In order to enable you to consider this option through the Neighbourhood Planmaking process, you have requested some information from the landowner to confirm the site can be made available for development within the required timeframe and in a way that addresses certain key issues. This letter provides the information requested, which I trust will be sufficient for you to validate the site. I note you do not require detailed promotional material at this stage, but that there will be a further opportunity to provide more detailed evidence on the suitability of the site in a forthcoming consultation stage scheduled for July 2018.

Validation Information (Site F1)

Site ownership – The land at Lower Bryanston Farm (Site F1) falls entirely within the ownership of Bryanston (RFE) Ltd. I would like to suggest that the small parcel of land opposite the current entrance to Lower Bryanston Farm is also included within the site (c. 0.7 ac shown edged red on the attached ownership plan).

Availability – The entire site is available for development and can be brought forward in the short term to deliver the mix and quantum of development specified by the Neighbourhood Plan. The site is not effected by any significant physical constraints which would delay its delivery in the short term.

Capacity for Development – The F1 site has an area of approximately 15.2 hectares / 37.5 acres. The majority of the site is undeveloped agricultural land, with part of the site comprising the buildings associated with Lower Bryanston Farm. Given the area of land available and the generally unconstrained nature of the site, there is clearly capacity for the site to deliver the required number of dwellings (circa

300), primary school, public open space and green infrastructure. If combined with the site at F2 or J there would also be capacity to deliver the required employment land.

Vehicular Access – The site benefits from frontage onto two roads; namely Fair Mile Road on the south eastern boundary and New Road along the northern boundary. There is clearly scope to achieve suitable points of vehicular access from these roads to serve new development at the site.

When considering access, it is relevant to note that North Dorset District Council (NDDC) is currently considering an outline planning application for the development of land north east of Lower Bryanston Farm (ref: 2/2017/1919/OUT), which is to be served by a new access from New Road. Should that application be approved there is clearly an opportunity for the new residential estate road to extend through and into site F1, which immediately adjoins it. That estate road could extend through the F1 allocation to link up with Fair Mile Road, thus creating a coherent and comprehensive development solution for the land surrounding Lower Bryanston Farm.

It should however be clarified that site F1 itself benefits from good access onto New Road and Fair Mile Road and so can be delivered independently of any other development.

Proximity to Local Services and Facilities – Site F1 is located approximately 300 metres from local shops and a public house. The town centre is located around 790 metres from the site. The site therefore represents a sustainable and walkable location for residential development.

Landscape considerations - NDDC has approved the development of 61 dwellings on land to the east of the F1 site (ref: 2/2015/0813/FUL) and is currently considering an application for up to 80 dwellings on land north east of Lower Bryanston Farm (Ref: 2/2017/1919/OUT). In both instances the Dorset AONB Partnership's Landscape Officer has presented views about the layout, landscaping and lighting of the proposed layouts but has accepted that given the degree to which the communities of Blandford Forum, Blandford St Mary and Bryanston are enveloped by the Cranborne Chase and the Dorset AONB's, further encroachment into these designations to achieve the required levels of additional housing growth is inevitable, wherever it is delivered.

Given that site F1 adjoins land either under construction, with planning permission or which is allocated for development, it is considered to represent an appropriate next stage to development at Blandford and can be delivered in a manner which minimises harmful visual impacts upon the landscape setting.

Ecological Mitigation – Bryanston (RFE) Ltd owns a significant area of agricultural land to the north west of F1 which could enable appropriate ecological mitigation measures to be implemented in the locality.

Flood Risk Considerations – Site F1 is located entirely within flood zone 1 and so flood risk is not a constraint to its future development.

Rights of Way – There are two rights of way which pass through site F1 and extend westwards into the open countryside. These rights of way can be retained as part of any proposal for development.

Equalisation Issues – Whilst Bryanston (RFE) Ltd owns all of the land within the F1 site, it can provide access into, but does not own the F2 option. My client would be willing to consider a wider, masterplanned approach to allow access from Fair Mile Road across its land to the south of that road to service the southern F2 site as an alternative to routing that traffic onto Bryanston Hill if the Neighbourhood Plan decided to pursue the combined site approach set out in your Option 2.

I trust the information provided within this letter is sufficient to enable you to validate the inclusion of site F1 for consideration in the Blandford + Neighbourhood Plan. If however you require any further information then please do not hesitate to contact me.



I would be grateful if you could keep me apprised of further updates as the Neighbourhood Plan making process continues to progress.

Yours sincerely



Alice Rawdon-Mogg MRICS FAAV
Associate Director