

North Dorset 'Call for Sites' Autumn 2016 Potential New Development Site Submission Form

North Dorset District Council is reviewing its recently adopted Local Plan Part 1. To help in this process the Council is carrying out a 'Call for Sites' to identify sites that may have potential for development over the next 15 years.

The 'Call for Sites' is an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. This will help to ensure that there is sufficient land available within our area to meet anticipated development needs.

All site owner details submitted as part of the 'Call for Sites' will remain confidential. To be assessed sites will need to be submitted by Friday **21 October 2016**. However, sites submitted after this deadline may still be considered.

If you have previously submitted a site and you wish it to remain for consideration, you need take no further action unless you wish to provide the Council with updated information regarding the site. If you wish to withdraw a site at any stage or inform us of any change in circumstance, please let us know in writing. The majority of sites currently on our database can be viewed online. There is a link to this facility at: www.dorsetforyou.gov.uk/shlaa/north

If you are unsure whether to submit a site, you may prefer to have a brief informal discussion with a planning officer before submitting a form. Please call 01258 484224 or email: planningpolicy@north-dorset.gov.uk

Please return completed forms to:

North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
DT11 7LL

Or email to: planningpolicy@north-dorset.gov.uk

AFTER SUBMITTING...

The Council will assess all the sites using the methodology set out in the National Planning Practice Guidance. This can be viewed at:

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

You should note that not all sites will be considered suitable for inclusion in the Local Plan. This could be due to policy constraints or because the site is not deemed to be deliverable within the 15 year timespan of the plan.

One of the key policy considerations in North Dorset is the current spatial strategy as set out in the adopted Local Plan Part 1. This states that the four main towns (Blandford, Gillingham, Shaftesbury and Sturminster Newton) should be the main focus for growth in the district.

In addition, Stalbridge and 18 larger villages form the focus for growth to meet local needs outside of the four main towns. The 18 larger villages are:

- Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.

Although the spatial strategy may change, sites that are poorly related to one of the towns or larger villages listed above are less likely to be considered suitable for development.

For official use only:

Reference: _____

Received: _____

Acknowledged: _____

North Dorset 'Call for Sites' Autumn 2016 Potential New Development Site Submission Form

Before completing your form, please read the following guidance notes:

- Complete the form clearly and legibly and to the best of your knowledge.
- You must give your name and address for your comments to be considered.
- Use a separate form for each site.
- Attach a map at an appropriate scale outlining the precise boundaries of the site in its entirety and the part which may be suitable for development (if this is less than the whole). Without this we are unable to register the site.
- There is no minimum/maximum threshold for site size.
- To be assessed, sites will need to be submitted by Friday **21 October 2016**. However, sites submitted after this deadline may still be considered.
- Please keep us informed of any change in circumstance, e.g. changes in ownership or in site availability.

DATA PROTECTION AND FREEDOM OF INFORMATION

The information collected in this response form will be used by North Dorset District Council to inform Spatial Policy decisions and related evidence.

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

Your details

Your name:	Stuart Williamson (on behalf of Bryanston (RFE) Ltd)
Company / organisation:	Amec Foster Wheeler
Your address:	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 80px; height: 15px;"></div>
Telephone Number:	<div style="background-color: black; width: 100px; height: 15px;"></div>
Email:	<div style="background-color: black; width: 250px; height: 15px;"></div>

Site details

Site address:	Land at West Blandford Off White Cliff Mill Street Blandford Forum	
Site postcode:	<u>DT11 7BN</u>	
OS grid reference:	388220, 106660	
I have attached a map outlining the precise boundaries of the site and the part which may be suitable for development (if this is less than the whole).	<input checked="" type="checkbox"/> Yes	
<u>Note: Without a map we are unable to register the site.</u> If you are able to provide this information in GIS format we would be grateful.		

Ownership of Site (double click to select a box)

Are you the landowner of the site?	<input checked="" type="checkbox"/> Yes – sole owner <input type="checkbox"/> Yes – part owner <input type="checkbox"/> No
If part owner, please list other owners.	_____
If No, who is/are the owner(s)?	

CURRENT AND POTENTIAL USE

What is the site currently used for? If vacant, what was its most recent use?

The land is currently in agricultural use comprising part brownfield land associated with buildings and hard surfacing at Deer Park Stables and part paddocks. The stables are now vacant.

What do you consider to be most appropriate use for the site? E.g. housing, industry, retail, leisure, cultural, office, warehousing, or a mix of uses?

The site can deliver a quality housing development to assist in meeting the Local Plan requirement, including a mix of dwellings as well as a proportion of affordable homes to meet local needs.

Land at West Blandford was identified throughout various stages of the North Dorset Local Plan Part 1 preparation to deliver new homes. The site was consistently identified in the Council's evidence base as one of the most sustainable locations to provide additional housing in Blandford and the District. The area submitted for the Council's consideration through this call for sites, is smaller to that considered in the Local Plan Part 1 process and addresses the Council's previous concerns on heritage more closely aligned to its evidence base. The Council's evidence base demonstrates that development can be accommodated in this location.

If housing...

Estimated number of houses (or bungalows):

100

Estimated number of flats:

Would the site be solely for affordable housing? If 'yes' please tick:

Could the site be suitable to divide into plots for self-build homes?

Could the site be suitable for any other specialist type of housing? E.g. housing for older or vulnerable people. If so, please specify.

POSSIBLE CONSTRAINTS

To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details where known.

Access difficulties	A safe new access on to White Cliff Mill Street can be provided and Amec Foster Wheeler has designed two access solutions, each of which could be implemented. Being within close proximity to the town centre and directly adjacent to the town's secondary school and a primary school, the site offers a highly sustainable location for new homes. The site was acknowledged as being the most sustainable option available to the Council through the Local Plan part 1 preparation (North and North East Dorset Transport Study, March 2010 and SAs).
Infrastructural requirements	There are no known infrastructure constraints. The site occupies a highly sustainable location with good access to schools, health facilities and the town centre all within easy walking distance.
Topography, ground conditions or trees	Previous landscape testing demonstrated how little impact any development in this location would have on important views from Blandford Bridge and would maintain the views along the river from the bridge. Further opportunities exist to restore the former parkland setting through planting on Crown Meadows. Development would effectively 'finish off' development on the western side of the town and can be integrated into the existing settlement pattern without harming the quality and character of the area or the openness of the river corridor.
Heritage assets	<p>The site is located within a Conservation Area but it was consistently identified in the Council's evidence base as the most sustainable location to provide additional housing in Blandford. Although the site was not carried through to the adopted Local Plan Part 1, the Council's own evidence base in preparing the North Dorset Local Plan identified that development could be accommodated on the site if it were limited to the more 'urban fringe' northern part of the site¹. The Council's Planning Policy manager gave oral evidence at the Local Plan Examination in Public acknowledging that a smaller scheme to that considered in the Local Plan Part 1 process would address their concerns on heritage grounds.</p> <p>A smaller scale of development at West Blandford than previously considered would infill a section of the already damaged settlement edge and would effectively 'finish off' the settlement edge on the western side of the town (located between Blandford School, and the recently developed all weather pitch to the north and 60s/70s development at Parklands to the south and White Cliff Mill Street to</p>

¹ North Dorset District Council (November 2013) Market Towns Site Selection Background Paper – paragraph 5.20.

	the east). It would also utilise part brownfield land at the stables and would avoid impacts on heritage assets previously identified.
Contamination / pollution	There are no known contamination issues.
Flood risk	The site is not at risk of flooding and the area proposed for development is entirely located in Flood Zone 1 (lowest probability of flooding).
Legal issues	The land is wholly in the ownership of Bryanston (RFE) Ltd.
Other considerations	Previous ecological assessments, including desk study and phase 1 habitat survey identified a local SSSI, designated because it is the only known breeding site for greater horseshoe bats (<i>Rhinolophus ferrumequinum</i>) in Dorset. Amec Foster Wheeler has been in discussion with Natural England regarding mitigation strategies over a number of years. A landscape improvement strategy has been agreed which will provide significant local benefits to bat habitats. This provides a significant opportunity to improve local bat habitats across a much wider area of land than that proposed for allocation. This will significantly outweigh the loss of pasture land resulting from development.

Do you believe constraints on the site could be overcome? If so, how?

As noted above, there are no overriding constraints to prevent development on this site. The smaller suggested site area submitted in response to this call for sites compared to that considered in the Local Plan Part 1 process can address the Council's previous heritage concerns and could assist the Council in meeting development needs in a highly sustainable manner.

The site is considered to be suitable for development and the landowner is willing to bring the site forward to help meet development needs. It must be stressed that whilst the revised area is considered to be technically justified, the boundaries are not fixed at this stage. Amec Foster Wheeler and Bryanston (RFE) Ltd would welcome further discussions with the Council to explore how this site can assist in meeting development needs in the District and the scale of development.

AVAILABILITY

Over what broad timeframe would you anticipate the site could first become available for development? (double click to select a box)

Within the next 5 years, i.e. by April 2022	<input checked="" type="checkbox"/>
Within 5-10 years, i.e. between 2022 and 2027	<input type="checkbox"/>
Within 10-15 years, i.e. between 2027 -2032	<input type="checkbox"/>
After 15 years, i.e. after 2032	<input type="checkbox"/>

Once commenced, how many years do you think it would take to develop the site?

Number of years:	2-3 years
------------------	-----------

If development of the site is likely to require phasing, please explain the likely timing and (if appropriate) the locations and number of dwellings to be delivered at each phase?

Given the scale of the site it is likely to be built in just one phase.

SURVEY ISSUES

An officer of the Council may need to access the site in order to ascertain site suitability. If there are any access issues to the site, please provide contact details of the person who should be contacted to arrange a site visit.

The site can be accessed easily from White Cliff Mill Street. Please contact Amec Foster Wheeler if you require further information on access.

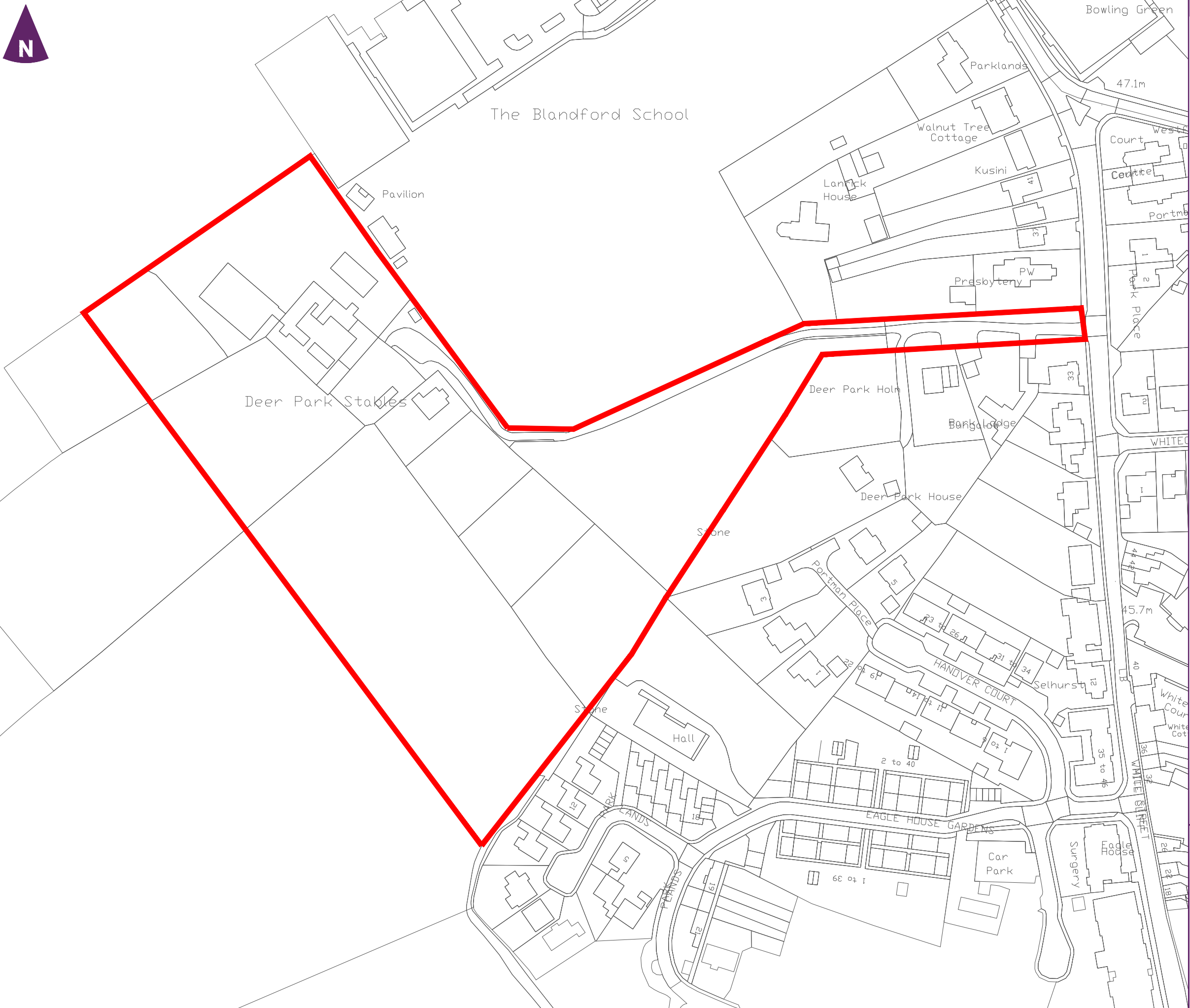
Are there any other issues that we should be aware of which might delay the site coming forward for development?

Land at West Blandford has significant potential to assist the Council in meeting its development needs in a highly sustainable manner. There are no delivery constraints to the site coming forward for development. The site provides a highly deliverable and developable site in line with guidance in the NPPF. In particular, the site is available now, it offers a suitable location for development and is achievable with a realistic prospect that housing will be delivered within five years.

Please return the form by Friday **21 October 2016** to:
North Dorset District Council, Nordon, Salisbury Road, BLANDFORD FORUM, DT11
7LL.

Or email to: planningpolicy@north-dorset.gov.uk

Thank you for your help



Key

 Proposed site boundary

0 m 75 m

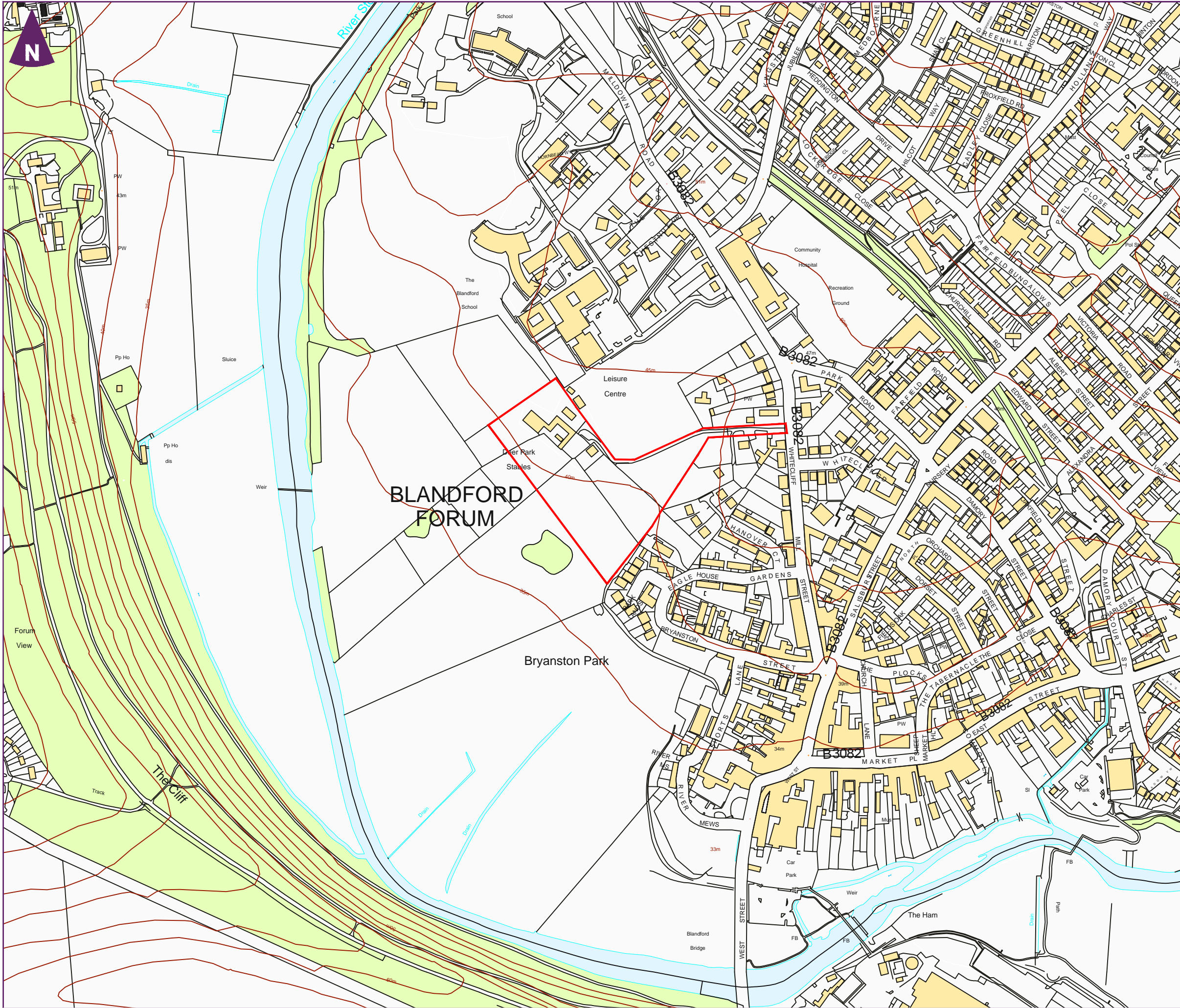
Scale 1:1500 @ A3


Bryanston (RFE) Ltd.



West Blandford: Site Boundary

October 2016 38456-LEA21a.dwg bernb



Key
 Proposed site boundary

0 m 300 m
 Scale 1:5000 @ A3



West Blandford: Site Context