

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:	Barry Pliskin
Company / organisation:	Clemdell Limited
Your address:	████████████████████ ████████████████████
Telephone Number:	██████████
Email:	███ ██████████████████

Site details

Site address:	Land rear of Market Place Blandford Forum
Site postcode:	DT11 7EB
OS grid reference:	<u>Easting 388550m, Northing 106150m</u>
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).	X 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 type="checkbox"/> Yes – sole owner X Yes – part owner <input type="checkbox"/> No
If part owner, please list other owners.	(1) North Dorset District Council (2) Freehold Investments Limited
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?

Vacant brownfield Town Centre regeneration site and car park

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?

Leisure led retail and employment mixed-use development with additional car parking.

If housing...

Estimated number of houses (or bungalows):

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	None – there is direct access to adopted highway. Pedestrian links from this Town Centre site to Blandford St Mary
Infrastructural requirements	None – all services to site
Topography, ground conditions or trees	Ground conditions are affected by the site's context within Flood Zone 3 Some fruit and ornamental trees
Heritage assets	It is in a Conservation Area
Contamination / pollution	Such issues as arise from its use of part as a car park
Flood risk	Zone 3 flood zone
Legal issues	Need for reinstating land owner agreement
Other considerations	<p>Key Town Centre regeneration site focussing on Mortain Bridge as a link to the Brewery redevelopment, and Blandford St Mary allocations beyond, to create an enhanced destination to secure the viability & vitality of the Town Centre with the overarching purpose of supporting & focussing sustainable facilities in the most deprived ward in North Dorset (as defined by the IMD).</p> <p>This site goes some way to assist NDDC in applying the “town centre first” approach to assessment & planning (PPG ID: 2b-001-20140306) to “meet the needs of main town centre uses in full” and more particularly in counter-balancing proposals to focus town centre uses out-of-town in the least deprived areas.</p>

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

The setting in the Conservation Area will require a sympathetic and quality design that will enhance the Conservation Area and accord with LP1 including Policies 16, 23, 24 & 25.

Initial discussions with the EA provided routes to detailed compensatory solutions for flood zone issues.

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:	Two years to occupancy
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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?

Phasing would include reconfiguration of existing car park to increase spaces.
Note that the attached plan is only part of the potential site – additional land is available for further phases.

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.

[Redacted]

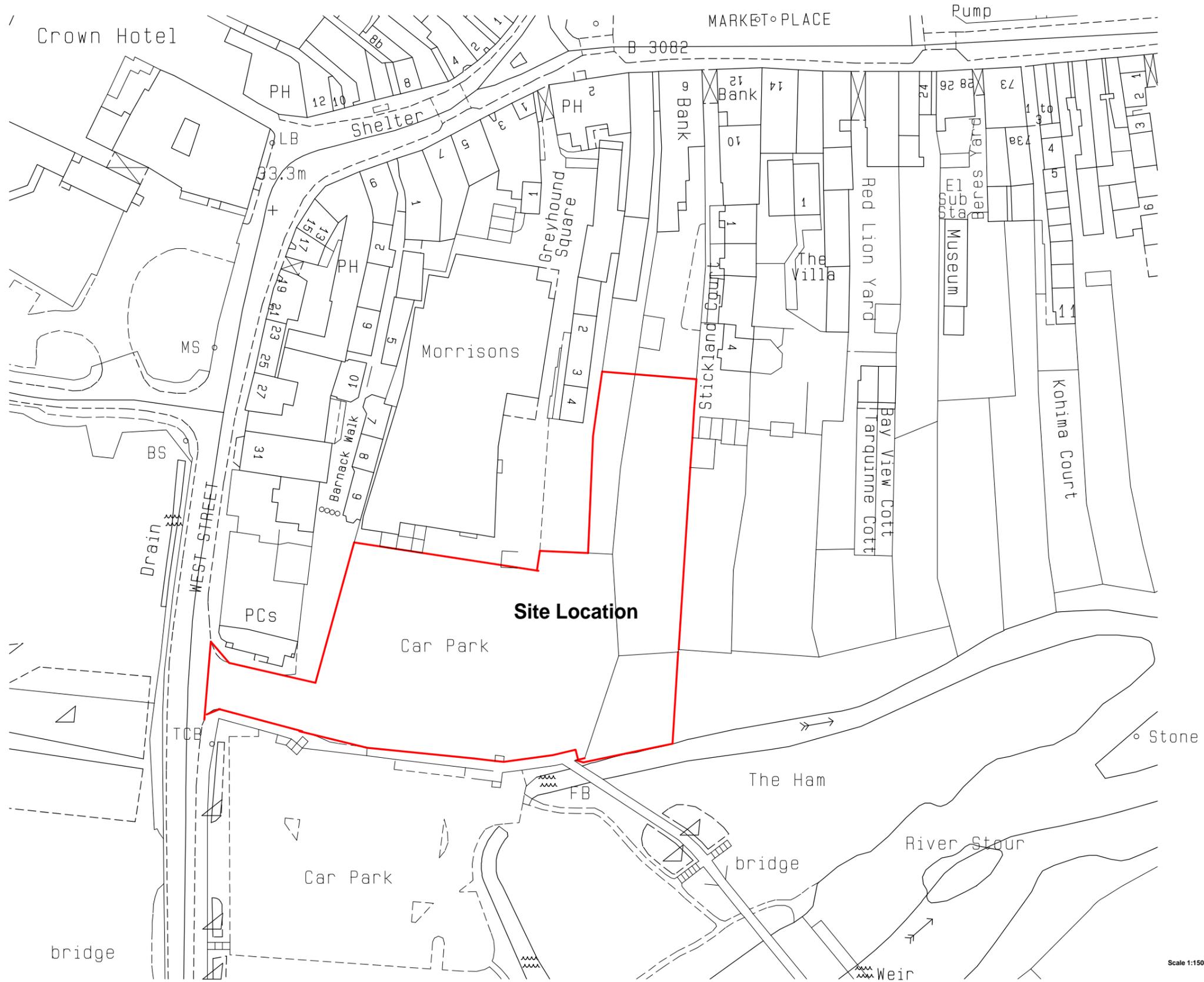
Are there any other issues that we should be aware of which might delay the site coming forward for development?

[Empty response box]

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



/ 05.10.16 Drawing created RFD

10-123 D-01

Site Location

Scale 1:1000 @ A3

Blandford Bridge
Blandford Forum
Dorset

ROGER DAVIS
Chartered Architect

Scale 1:1500 @ A4

93 Loxley Road, Stratford upon Avon,
 Warwickshire CV37 7DR

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