

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:	Peter Dutton
Company / organisation:	Gladman Developments
Your address:	██ ██████████
Telephone Number:	██████████
Email:	████████████████████

Site details

Site address:	Land west of Bournemouth Road (North of Wards Drove), Blandford St Mary
Site postcode:	
OS grid reference:	ST888052
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 type="checkbox"/> Yes – sole owner <input type="checkbox"/> Yes – part owner <input checked="" type="checkbox"/> No
If part owner, please list other owners.	
If No, who is/are the owner(s)?	Site Promoter on behalf of landowners – landownership details available from Gladman on request

CURRENT AND POTENTIAL USE

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

Currently in agricultural use

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?

Housing

If housing...

Estimated number of houses (or bungalows):

150

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 suitable vehicular access could be achieved off Bournemouth Road. Pedestrian and cycle links would also be provided as part of any development proposals, integrating the site into the existing settlement area.
Infrastructural requirements	<p>It is envisaged that the site could be successfully developed without the need for significant technical or infrastructural works. It is anticipated that the site could be adequately served by new or extended utility infrastructure.</p> <p>Proportionate developer contributions could be provided to address any deficiencies in the capacity of local services and facilities resulting from the site's development.</p>
Topography, ground conditions or trees	<p>The topography of the site slopes gently from south west to north east, and would not pose a constraint to development.</p> <p>It is anticipated that the site could be developed without the need for any abnormal design or engineering works, beyond tried and tested construction techniques.</p> <p>All trees of arboricultural value would be retained and incorporated into any development proposals wherever possible. All species and habitats of ecological importance would be protected and enhanced as part of the development of the site.</p>
Heritage assets	There are no designated heritage assets within or adjoining the site boundary. The site could be sensitively developed to avoid any unacceptable impacts on heritage assets situated within the wider surrounding area.
Contamination / pollution	The potential for ground contamination or pollution to pose a constraint to development is considered to be low.
Flood risk	The entirety of the site is situated within Flood Zone 1, and is therefore at the lowest risk of fluvial flooding. Any risk of on-site flooding would be mitigated to a low and acceptable level, without increasing the risk of flooding elsewhere.

Legal issues	There are no legal or landownership issues that would constrain the site's development.
Other considerations	<p>The site could be successfully developed to provide a proposal that is well related to its surroundings and the existing Blandford settlement area. The development of the site would seek to provide a high quality scheme that responds to the local landscape and character of its setting, including the Cranbourne Chase and West Wiltshire AONB.</p> <p>The site is situated in close proximity to Blandford's good range of services and facilities, which could be accessed by walking and cycling from the site area. The nearest bus stops to the site are situated on Bournemouth Road, and provide access to destinations including Blandford town centre, and the Bournemouth and Poole conurbation.</p> <p>Land West of Bournemouth Road, to the north of Ward's Drove, is situated in a recognised area for growth as part of the Council's adopted Part 1 Local Plan proposals, and represents an appropriate and suitable location to provide further residential development to meet Blandford's and the district's housing needs.</p>

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

There are no known technical or environmental constraints that would prevent a sustainable development of up to 150 homes coming forward in this location.

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:	3 years
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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?

N/A

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.

Permission to access the site can be obtained from Gladman Developments on request.

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

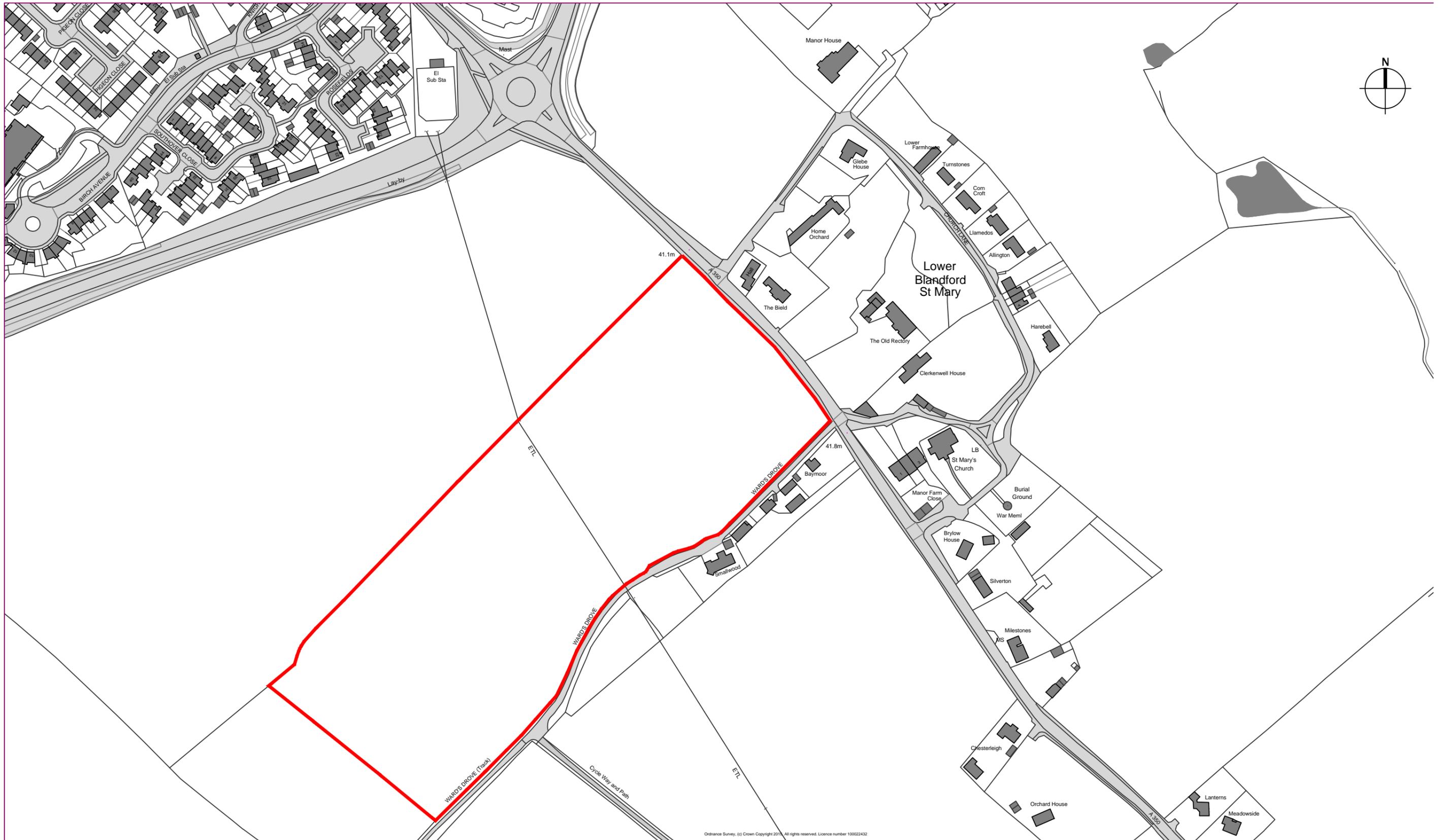
There are no additional environmental, infrastructure, land ownership or viability constraints that would preclude the site's development. The site is considered to be deliverable, as it is available now, offers a suitable location for development, and is achievable.

Gladman and the site owners are keen to bring forward a high quality residential proposal in this location, and would welcome further discussions with the Council in this regard.

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



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 <p>GLADMAN Gladman House, Alexandria Way Congleton Business Park Congleton, Cheshire CW12 1LB Tel: 01260 288800 Fax: 01260 288801 www.gladman.co.uk</p>	<table border="1"> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> <tr> <th>Rev</th> <th>Date</th> <th>By</th> <th>Revision notes</th> </tr> <tr> <td colspan="4">Status</td> </tr> <tr> <td colspan="4" style="text-align: center;">Information</td> </tr> </table>				*	*	*	*	Rev	Date	By	Revision notes	Status				Information				Project Land off Bournemouth Road, Blandford St Mary		Drawn by RJS	Issue date 22.05.2015
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