

**NORTH DORSET LOCAL PLAN 2011 – 2016 PART 1  
EXAMINATION**

**Strategic Housing Land Availability Assessment  
Sites submitted to the Council since 31<sup>st</sup> March 2012**

**March 2015**

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# 1. Introduction

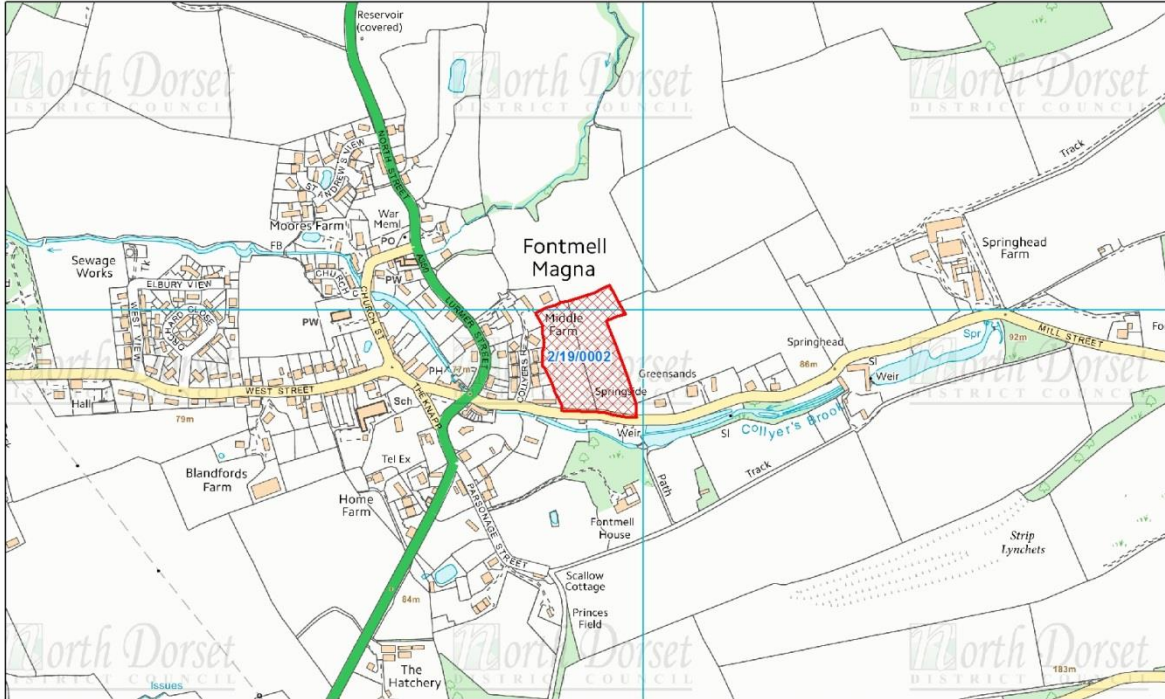
- 1.1 The Council accepts the submission of development sites for consideration through the Strategic Housing Land Availability Assessment (SHLAA) process on an on-going basis. When sites are submitted they are surveyed and when convenient, placed on the Council's SHLA web page.
- 1.2 The eight sites in figure 1.1 have been submitted to the Council since the last set of data was uploaded in 2012.

Figure 1.1: Sites submitted since 31<sup>st</sup> March 2012.

SHLAA Reference	Parish/Settlement	Site address
2/19/0002	Fontmell Magna	Land off Mill Street, adjacent to Collyers Rise
2/20/0018	Gillingham	Cole Street Yard, Cole Street Lane
2/45/0006	Shaftesbury	Land at Higher Blandford Road
2/48/0006	Spetisbury	Land south east of Spetisbury
2/51/0001	Stourpaine	Land adjacent to Havelins Cottage
2/67/0001	West Stour	Church Farm, adjacent to A30
2/67/0002	West Stour	Adjacent to Church House
2/67/0003	West Stour	Adjacent to 1 Church Hill

## 2. Sites submitted

2/19/0002 Land off Mill Street, adjacent to Collyers Rise



Submitted SHLAA site surveyed since 31st March 2012

0 0.1 0.2 0.4 Kilometers



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## **Excluded Site**

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<b>Site Reference Number</b>	<input type="text" value="2/19/0002"/>	<b>Parish</b>	<input type="text" value="19.Fontmell Magna CP"/>
<b>Site Address</b>	<input type="text" value="Land off Mill Street"/> <input type="text" value="Land off Mill Street, adjacent to Collyers Rise, Fontmell Magna"/>		
<b>Settlement</b>	<input type="text" value="Fontmell Magna"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

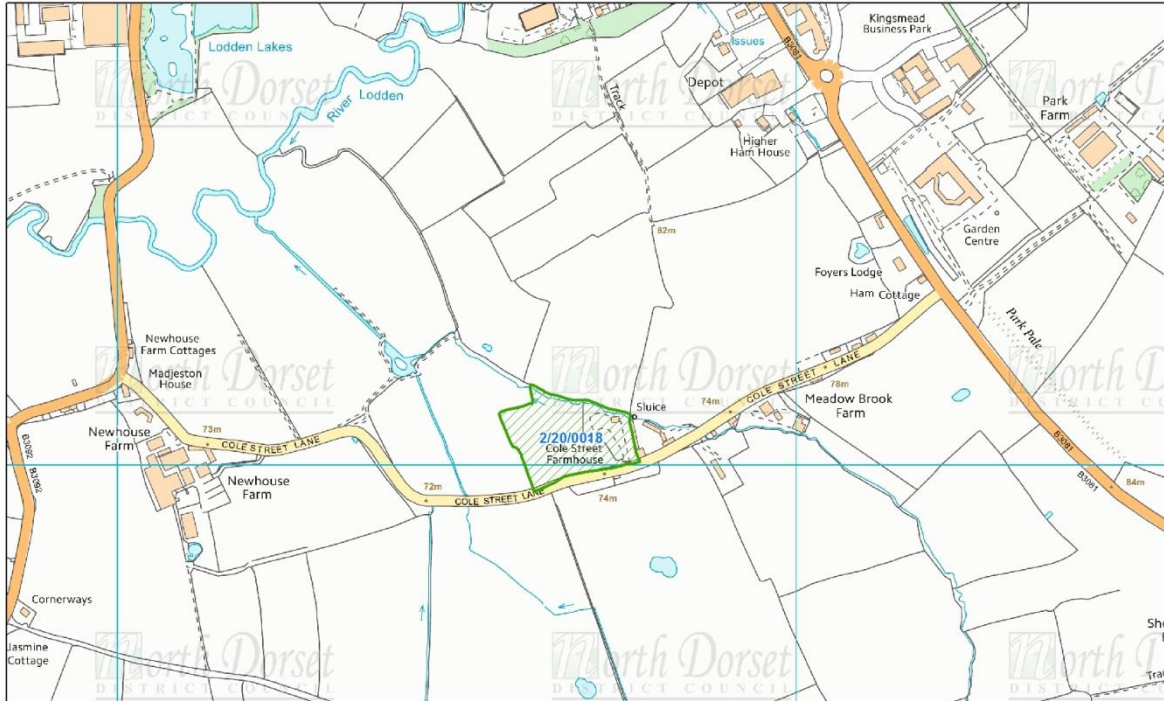
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<b>General Comments</b>	<input type="text" value="Site is excluded due to access constraints of the site and the potential impact of development on a designated landscape (ANOB &amp; CA)."/>
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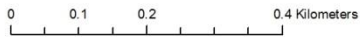
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**REPORT END**

2/20/0018 Cole Street Yard, Cole Street Lane



Submitted SHLAA site surveyed since 31st March 2012



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# Included Site

<b>Site Reference Number</b>	2/20/0018	<b>Parish</b>	20.Gillingham CP
<b>Site Address</b>	Cole Street Yard Cole Street Lane		
<b>Settlement</b>	Gillingham		
<b>Source of site</b>	Site submitted by landowner	Brownfield	

<b>Total site area (ha)</b>	1.92	<b>Developable Site Area (ha)</b>	1.92	<b>Estimated potential</b>	50
<b>Comments on final potential</b>	Low density at rural fringe to urban extension.				
<b>Supply Yrs 1 to 5</b>	0	<b>Supply Yrs 6 to 10</b>	50	<b>Supply Yrs 11 onwards</b>	0

	Constraints	Possible actions to mitigate constraints
<b>Strategic policy considerations</b>		
<b>Local policy considerations</b>	Outside of adopted Local Plan and emerging Local Plan settlement boundary	Amend settlement boundary to incorporate site
<b>Flood risk</b>	Brook runs in a northwestwards direction along north east of site. Site wet due to groundwater flooding	Appropriate drainage solution.
<b>Tree cover</b>	Screening around yard and limited number of mature trees to northern boundary.	Maintain mature tree cover along northern boundary.
<b>Contamination / hazard</b>	Pollution from storing vehicles etc. within yard and spill over storage on pasture field	Potential remedial decontamination
<b>Environmental conditions</b>	Adjacent uses include agricultural and residential	
<b>Topography / ground conditions</b>	Generally flat site	
<b>Townscape or character</b>	Rural fringe and adjacent to co-housing settlement.	Low density dwellings.
<b>Site Access</b>	Current access adequate, however it is inconsistent with emerging Local Plan policy. New access would be required.	New access to become compliant with an amended emerging policy.

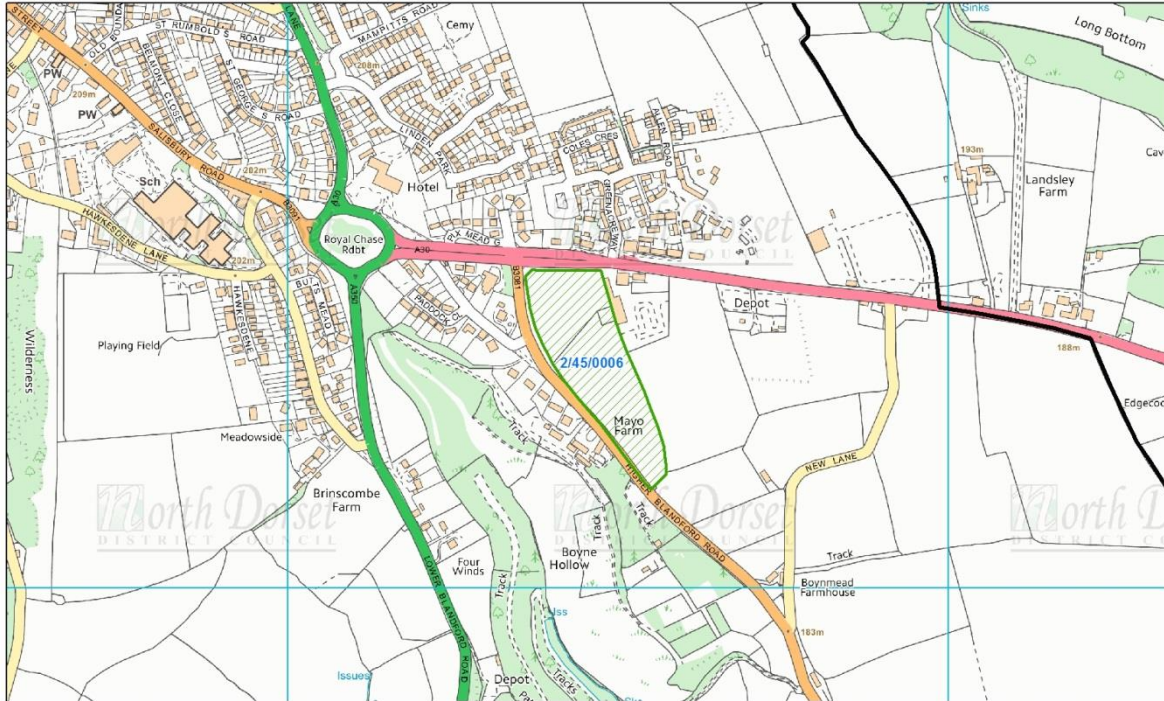
<b>Suitability</b>	Suitable	<b>Availability</b>	Available	<b>Achievability</b>	Not Achievable
<b>General Comments</b>	Outside of adopted and emerging proposed Local Plan settlement boundary.				

**REPORT END**

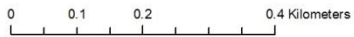
Position as at 31st  
March 2014

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself

2/45/0006 Land at Higher Blandford Road



Submitted SHLAA site surveyed since 31st March 2012



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# Included Site

<b>Site Reference Number</b>	<input type="text" value="2/45/0006"/>	<b>Parish</b>	<input type="text" value="45.Shaftesbury CP"/>
<b>Site Address</b>	<input type="text" value="Land at Higher Blandford Road"/> <input type="text" value="Land at Higher Blandford Road, Shaftesbury"/>		
<b>Settlement</b>	<input type="text" value="Shaftesbury"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

<b>Total site area (ha)</b>	<input type="text" value="3.23"/>	<b>Developable Site Area (ha)</b>	<input type="text" value="3.00"/>	<b>Estimated potential</b>	<input type="text" value="100"/>
<b>Comments on final potential</b>	<input type="text"/>				
<b>Supply Yrs 1 to 5</b>	<input type="text" value="0"/>	<b>Supply Yrs 6 to 10</b>	<input type="text" value="0"/>	<b>Supply Yrs 11 onwards</b>	<input type="text" value="100"/>

	Constraints	Possible actions to mitigate constraints
<b>Strategic policy considerations</b>	The site is within 1km of AONB boundary.	Sensitive edge of site landscaping and design.
<b>Local policy considerations</b>	Outside of the settlement boundary	Policy review.
<b>Flood risk</b>	Flood Zone 1	Develop in line with site level FRA as over 1Ha.
<b>Tree cover</b>	Fields with hedge row boundaries to east and south. Northern and eastern boundaries post and wire fence some young trees on road verge.	
<b>Contamination / hazard</b>	Power lines cross centre of the site running north-south. Adjacent to existing industrial uses and site identified for future employment growth	Consider adjacent uses in any layout
<b>Environmental conditions</b>		
<b>Topography / ground conditions</b>	Arable land, flat with a very slight slope towards the south of the site	
<b>Townscape or character</b>	Open space on edge of built up settlement. Important views of Melbury Abbas, the chalk escarpment and Win Green from the A30 and Higher Blandford Road.	Views considered in any layout for the site.
<b>Site Access</b>	Vehicular access exists off the Higher Blandford Road	

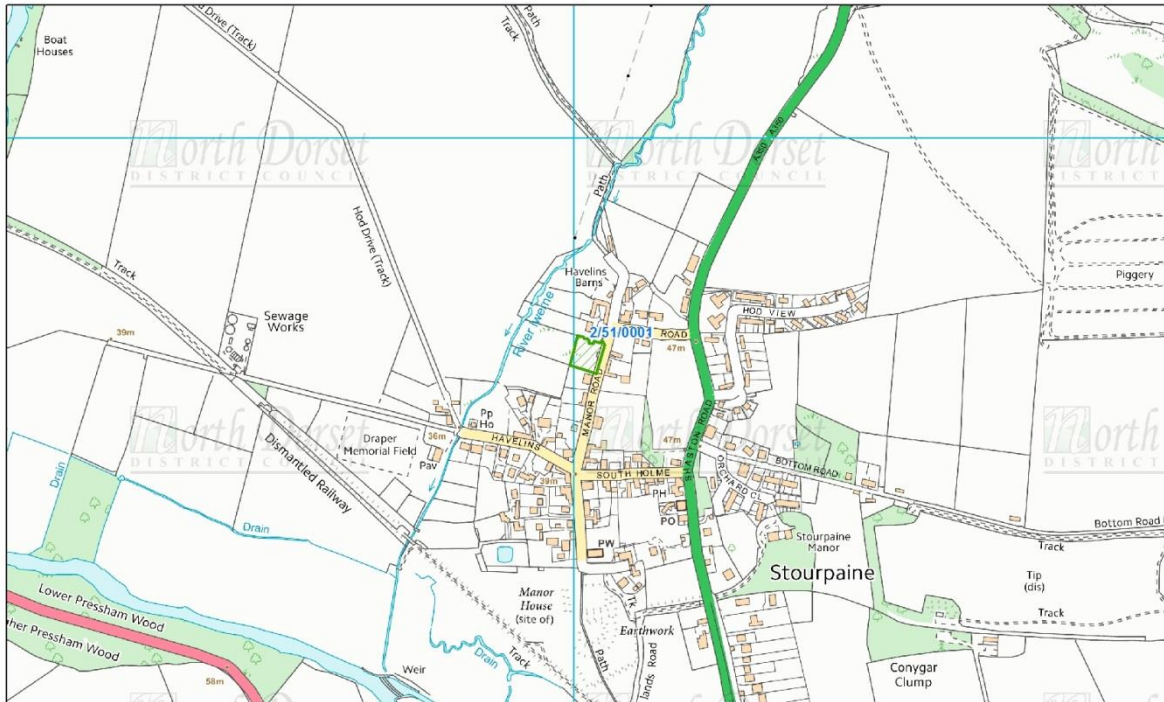
<b>Suitability</b>	<input type="text" value="Suitable"/>	<b>Availability</b>	<input type="text" value="Available"/>	<b>Achievability</b>	<input type="text" value="Not Achievable"/>
<b>General Comments</b>	<input type="text"/>				

**REPORT END**

Position as at 31st  
March 2014

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself

2/51/0001 Land adjacent to Havelins Cottage



Submitted SHLAA site surveyed since 31st March 2012



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# Included Site

<b>Site Reference Number</b>	<input type="text" value="2/51/0001"/>	<b>Parish</b>	<input type="text" value="51.Stourpaine CP"/>
<b>Site Address</b>	<input type="text" value="Land Adj Havelins Cottage"/> <input type="text" value="Manor Road"/>		
<b>Settlement</b>	<input type="text" value="Stourpaine"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

<b>Total site area (ha)</b>	<input type="text" value="0.19"/>	<b>Developable Site Area (ha)</b>	<input type="text" value="0.19"/>	<b>Estimated potential</b>	<input type="text" value="2"/>
<b>Comments on final potential</b>	<input type="text"/>				
<b>Supply Yrs 1 to 5</b>	<input type="text" value="0"/>	<b>Supply Yrs 6 to 10</b>	<input type="text" value="2"/>	<b>Supply Yrs 11 onwards</b>	<input type="text" value="0"/>

	Constraints	Possible actions to mitigate constraints
<b>Strategic policy considerations</b>	AONB	Design
<b>Local policy considerations</b>	IOWA	Consider contribution of the site to character of the settlement
<b>Flood risk</b>	Flood zone 1	
<b>Tree cover</b>	Clear site. Limited small trees on boundaries	
<b>Contamination / hazard</b>		
<b>Environmental conditions</b>	Rural outlook from site	
<b>Topography / ground conditions</b>	Generally flat site	
<b>Townscape or character</b>	Conservation Area	Design sensitive to conservation area status
<b>Site Access</b>	Existing access to paddock	

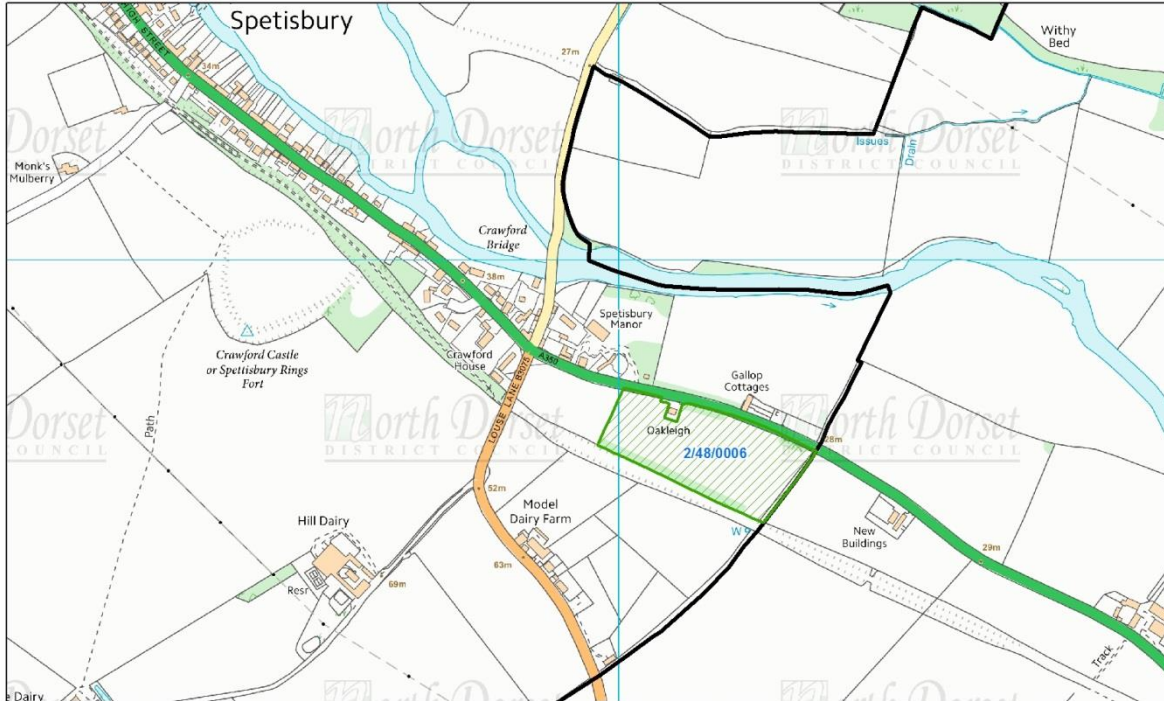
<b>Suitability</b>	<input type="text" value="Suitable"/>	<b>Availability</b>	<input type="text" value="Available"/>	<b>Achievability</b>	<input type="text" value="Not Achievable"/>
<b>General Comments</b>	<input type="text"/>				

**REPORT END**

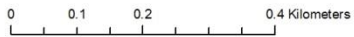
*Position as at 31st March 2014*

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself

2/48/0006 Land south east of Spetisbury



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# Included Site

<b>Site Reference Number</b>	2/48/0006	<b>Parish</b>	48.Spetisbury CP
<b>Site Address</b>	Land south east of Spetisbury		
<b>Settlement</b>	Spetisbury		
<b>Source of site</b>	Site submitted by landowner	Greenfield	
<b>Total site area (ha)</b>	3.47	<b>Developable Site Area (ha)</b>	3.00
<b>Estimated potential</b>	90		
<b>Comments on final potential</b>	Part of larger site shared with EDDC. Potential relates to part in NDDC only.		
<b>Supply Yrs 1 to 5</b>	0	<b>Supply Yrs 6 to 10</b>	0
<b>Supply Yrs 11 onwards</b>	90		

	Constraints	Possible actions to mitigate constraints
<b>Strategic policy considerations</b>	Groundwater source protection zone.	SuDS and foul sewer assessment/upgrade
<b>Local policy considerations</b>	Outside settlement boundary.	Policy review.
<b>Flood risk</b>	Some potential for groundwater flooding.	SuDS and foul drainage design.
<b>Tree cover</b>	No TPOs	
<b>Contamination / hazard</b>		
<b>Environmental conditions</b>		
<b>Topography / ground conditions</b>	Open site gently rising from A350.	
<b>Townscape or character</b>	Some mature hedgerows with occasional trees especially along A350.	Appropriate landscaping scheme.
<b>Site Access</b>	Within 30mph limit but on inside of curve.	Appropriate junction design.

<b>Suitability</b>	Suitable	<b>Availability</b>	Available	<b>Achievability</b>	Not Achievable
<b>General Comments</b>					

**REPORT END**

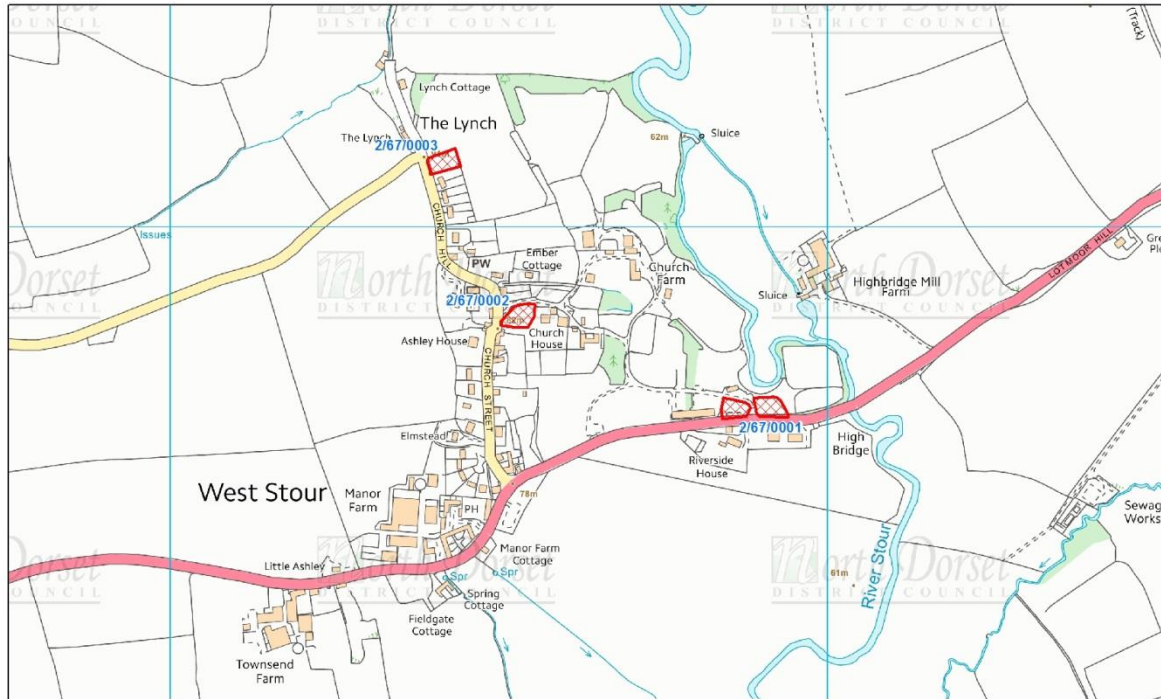
Position as at 31st  
March 2014

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself

2/67/0001 Church Farm, adjacent to A30

2/67/0002 Adjacent to Church House

2/67/0003 Adjacent to 1 Church Hill



Submitted SHLAA site surveyed since 31st March 2012



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## **Excluded Site**

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<b>Site Reference Number</b>	<input type="text" value="2/67/0001"/>	<b>Parish</b>	<input type="text" value="67. West Stour CP"/>
<b>Site Address</b>	<input type="text" value="Church Farm&lt;br/&gt;adj A30"/>		
<b>Settlement</b>	<input type="text" value="Rural area"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

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<b>General Comments</b>	<input type="text" value="Not associated with a listed settlement therefore excluded. May be suitable for 100% affordable housing depending on identified need (rural exception)."/>
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**REPORT END**

## **Excluded Site**

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<b>Site Reference Number</b>	<input type="text" value="2/67/0002"/>	<b>Parish</b>	<input type="text" value="67. West Stour CP"/>
<b>Site Address</b>	<input type="text" value="Adj Church House&lt;br/&gt;Church Hill"/>		
<b>Settlement</b>	<input type="text" value="West Stour"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

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<b>General Comments</b>	<input type="text" value="Not associated with a listed settlement therefore excluded. May be suitable for 100% affordable housing depending on identified need (rural exception)."/>
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**REPORT END**



## **Excluded Site**

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<b>Site Reference Number</b>	<input type="text" value="2/67/0003"/>	<b>Parish</b>	<input type="text" value="67.West Stour CP"/>
<b>Site Address</b>	<input type="text" value="Adj 1 Church Hill"/>		
<b>Settlement</b>	<input type="text" value="West Stour"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	

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<b>General Comments</b>	<input type="text" value="Not associated with a listed settlement therefore excluded. May be suitable for 100% affordable housing depending on identified need (rural exception)."/>
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**REPORT END**