

Preliminary Development Options July 2018

This report has been produced with the help of our planning consultants O'Neill Homer, and is intended to inform the informal consultation activities taking place in July 2018 and sets out information that the community needs in order to provide their opinion on the spatial options; one of the tests for site allocations in the Neighbourhood Plan.

Introduction

The Blandford + Neighbourhood Plan Steering Group (representing Blandford Forum, Blandford St Mary and Bryanston) has agreed with North Dorset District Council (NDDC) that a new Neighbourhood Plan will be prepared for the designated neighbourhood plan area.

The Plan will be responsible for all site allocations and other area-specific policies to supplement the Local Plan Review, which will provide the strategic policy framework for the Plan. This is very much the approach encouraged by the new National Planning Policy Framework (NPPF).

The Steering Group and NDDC have agreed a strategic land use and quantum specification for the site allocations and a timetable for the preparation and examination of the Neighbourhood Plan.

The specification requires the Plan to allocate land within the designated area for:

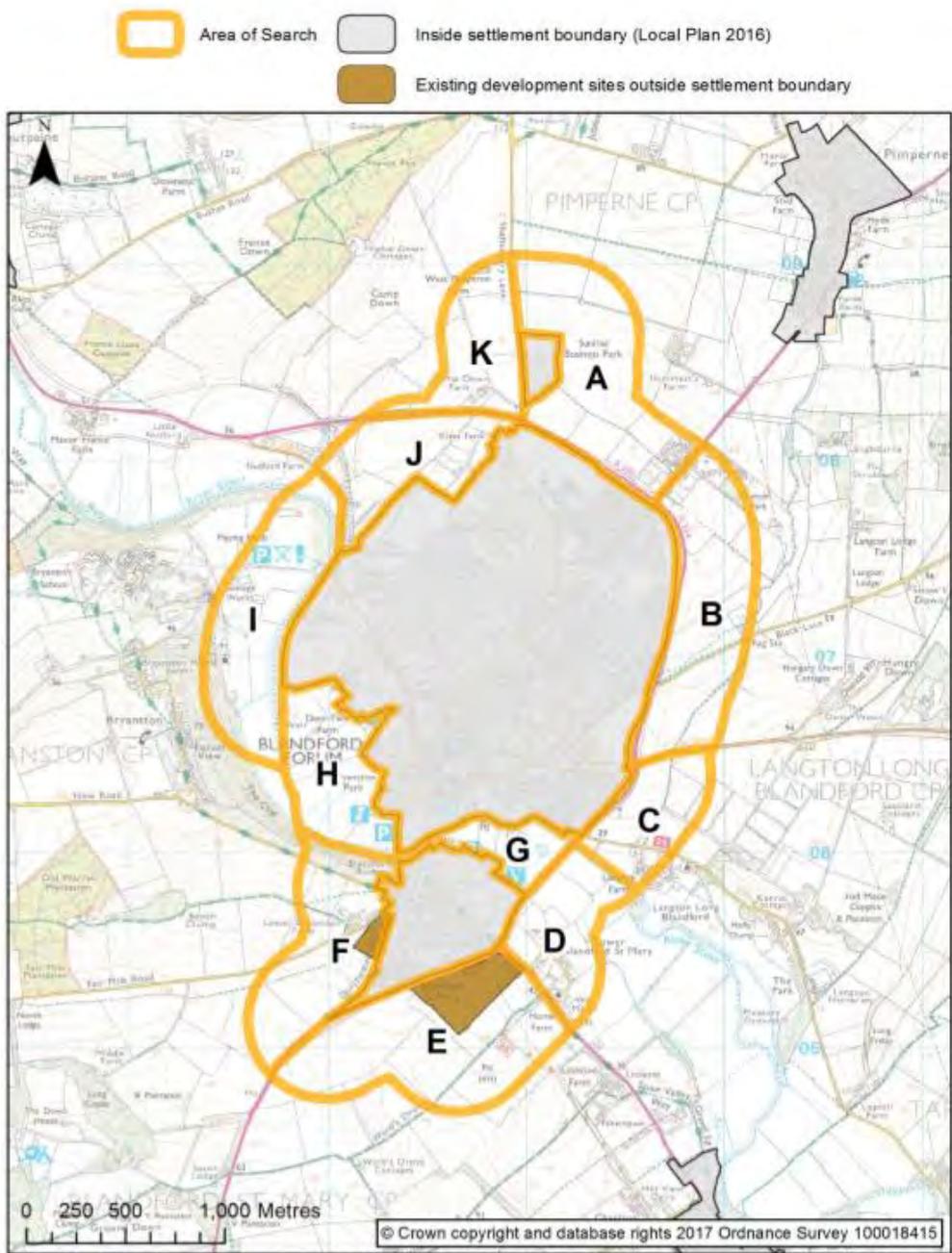
- at least 400 homes over and above commitments and allocations in the Local Plan (about a further 260 dwellings will be considered for allocation by NDDC but which may lie outside the Neighbourhood Plan boundary)
- at least a 2FE primary school
- at least 2Ha of B1-B8 employment land
- the delivery of the necessary highway and green infrastructure

This report has been prepared to outline the potential development options through which the specification may be achieved.

Both the Steering Group and NDDC are keen to see the sustainable growth of Blandford to continue to be plan-led and to contribute positively to objectively assessed housing needs of the town and in meeting the needs for employment and infrastructure. In which case, the neighbourhood plan will come forward more quickly than the Local Plan Review, but will be informed by its reasoning and evidence, along with that of the adopted Local Plan.

NDDC published an Issues & Options document for consultation in November 2017, together with its Sustainability Appraisal (SA). It also issued a new 'Call for Sites' to update the evidence on land availability. NDDC has shared with the Steering Group a summary outcome of the comments on the consultation and of the 'Call for Sites', from which the Steering Group have been able to identify available land and also review land considered in NDDC's earlier Strategic Housing Land Availability Assessment, particularly land within the settlement boundary, and to make an assessment of the quantum of land that could be allocated on brownfield land. This would reduce the need for greenfield land release, particularly given the constraints within and around the designated area

NDDC has advised that the Neighbourhood Plan should adhere to the Local Plan Review Issues and Options SA, which concluded that Areas A, B, E, F and J (see Map 6.2: Blandford – Areas of Search below) are those that may be the location of site allocations, having excluded the other Areas for one reason or another.



Map 6.2: Blandford – Areas of Search

Development Options and Site Selection Methodology

The Steering Group have agreed that the Neighbourhood Plan will select its site allocations by applying four tests:

- Sustainability effects, using its own SA (to be undertaken by consultants AECOM);
- Deliverability, comprising an analysis of availability, achievability and viability;
- AONB suitability, in respect of the obligations of the CROW Act 2000; and
- Community opinion, comprising a series of informal and statutory consultation activities, commencing in July 2018.

The Steering Group have also agreed that the means by which a preferred option for site allocations will be reached is by applying these tests to a number of spatial (development) options.

Each option will deliver the full specification on one or more sites, based on an understanding of available land, our initial assessment of its capacity to accommodate one or more parts of the specification, and confirmation from the landowner that the land is available for this purpose. All are considered plausible in principle and we do not consider there are any other options.

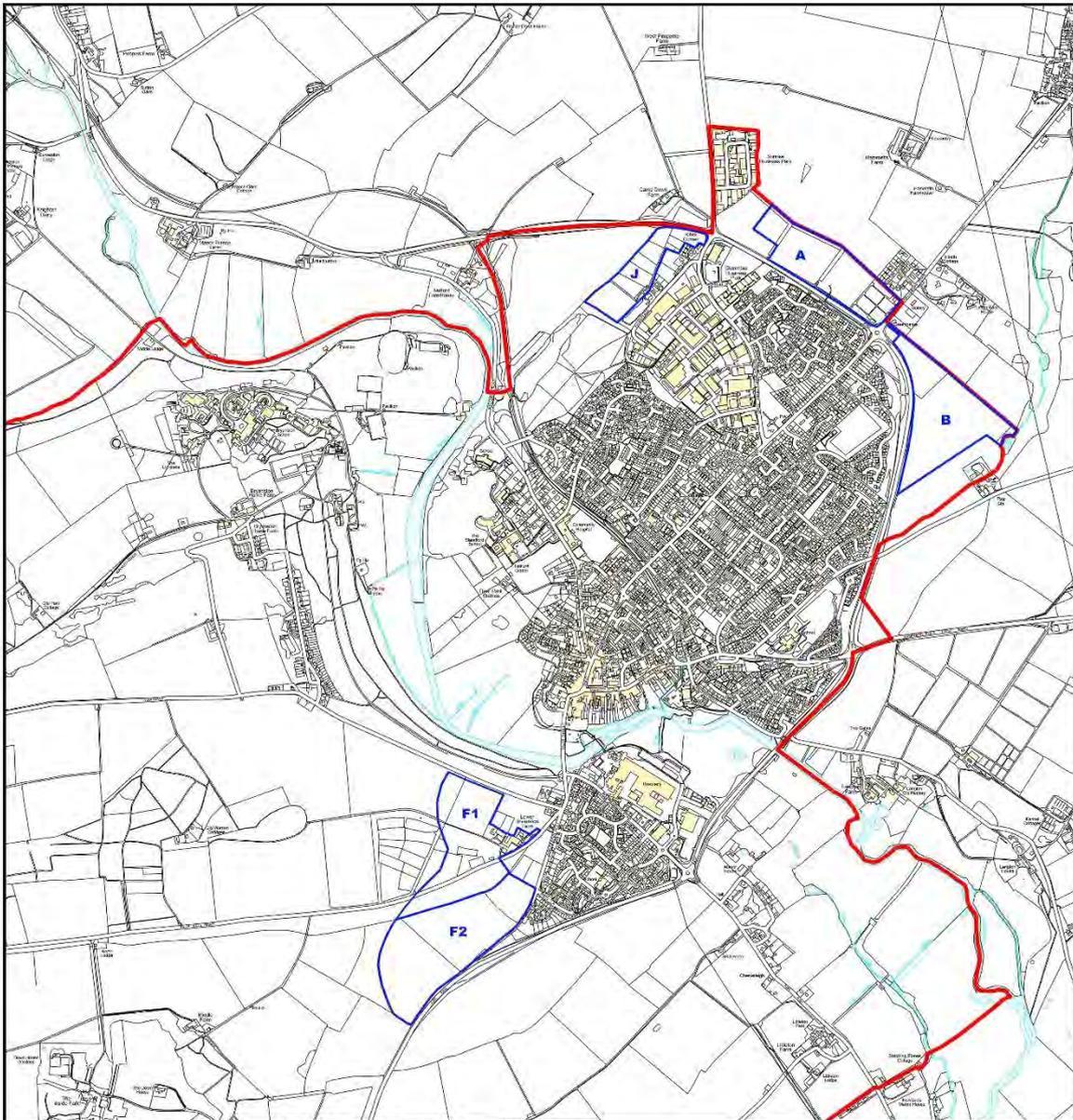
The four development options are as follows (see Plan A at the end of this document that shows the Areas):

1. Area A + Area B (the full specification)
2. Area F1 + Area F2 (the full specification)
3. Area F1 (300 homes and primary school only)
4. Area F2 (300 homes and primary school only)

For all these options, we estimate that their housing quantum will be supplemented by at least 100 new homes on sites within the existing built up area of Blandford (Forum and St. Mary). In that way, all exceed the given housing target within the neighbourhood area. Further site assessment work will be undertaken of the sites put forward in the 'Call for Sites' within the built-up area boundary and immediately adjoining it, in the case of smaller parts of the Areas of Search H and J. Neither are considered suitable or necessary for contributing towards the preferred spatial option but may have other sustainability attributes.

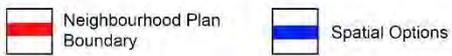
In relation to options 3 and 4, we have assumed that the employment land will either be allocated in Area J or be delivered through a criteria-based policy. Area J adjoins the town's main employment areas off Shaftesbury Lane with access to the strategic road network. If it is ultimately considered unavailable or unsuitable for this purpose, and options 1 and 2 are not preferred, then the Plan may, as a last resort, include an encouraging criteria-based policy.

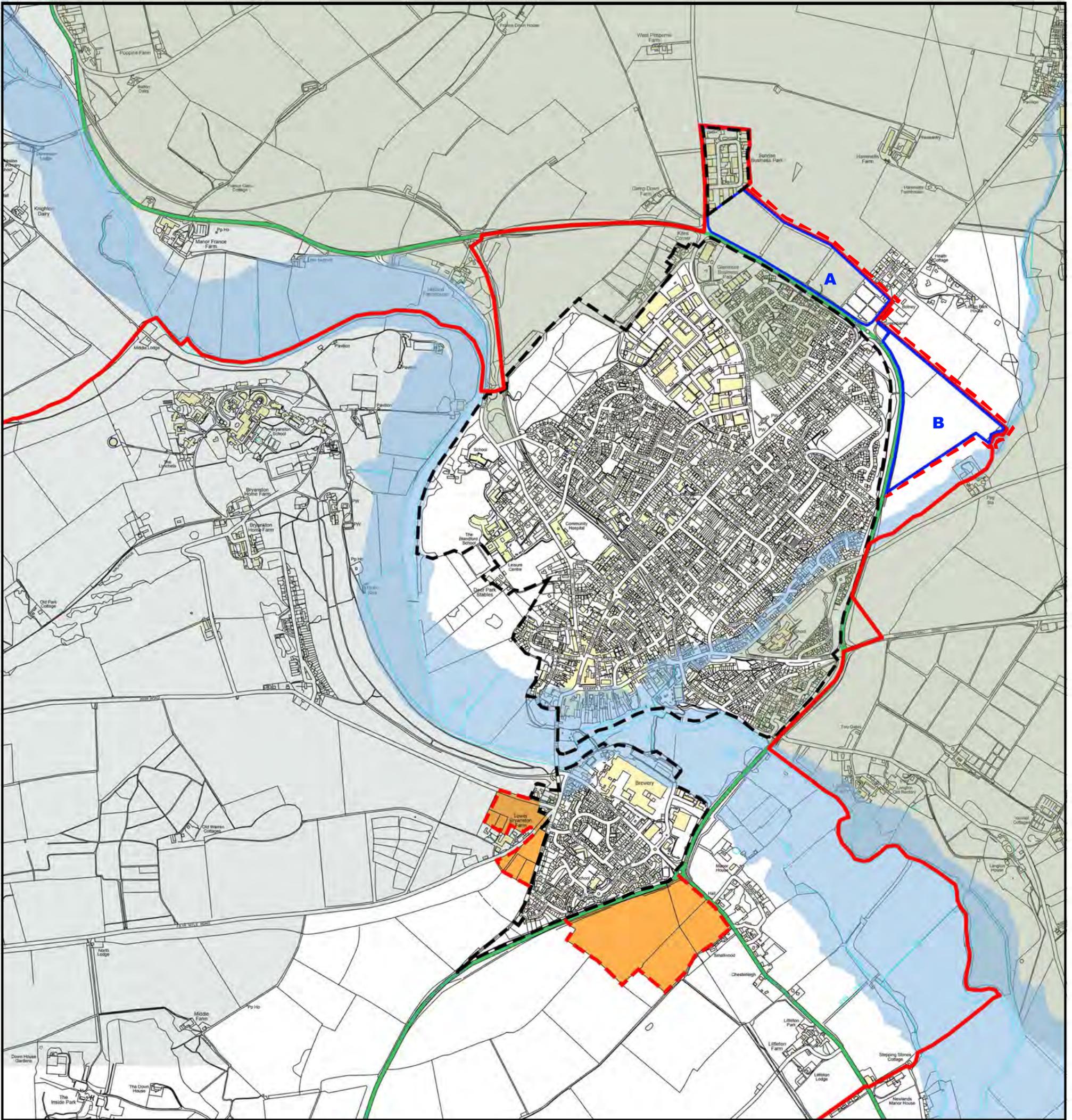
Plan A - Development Options Plan



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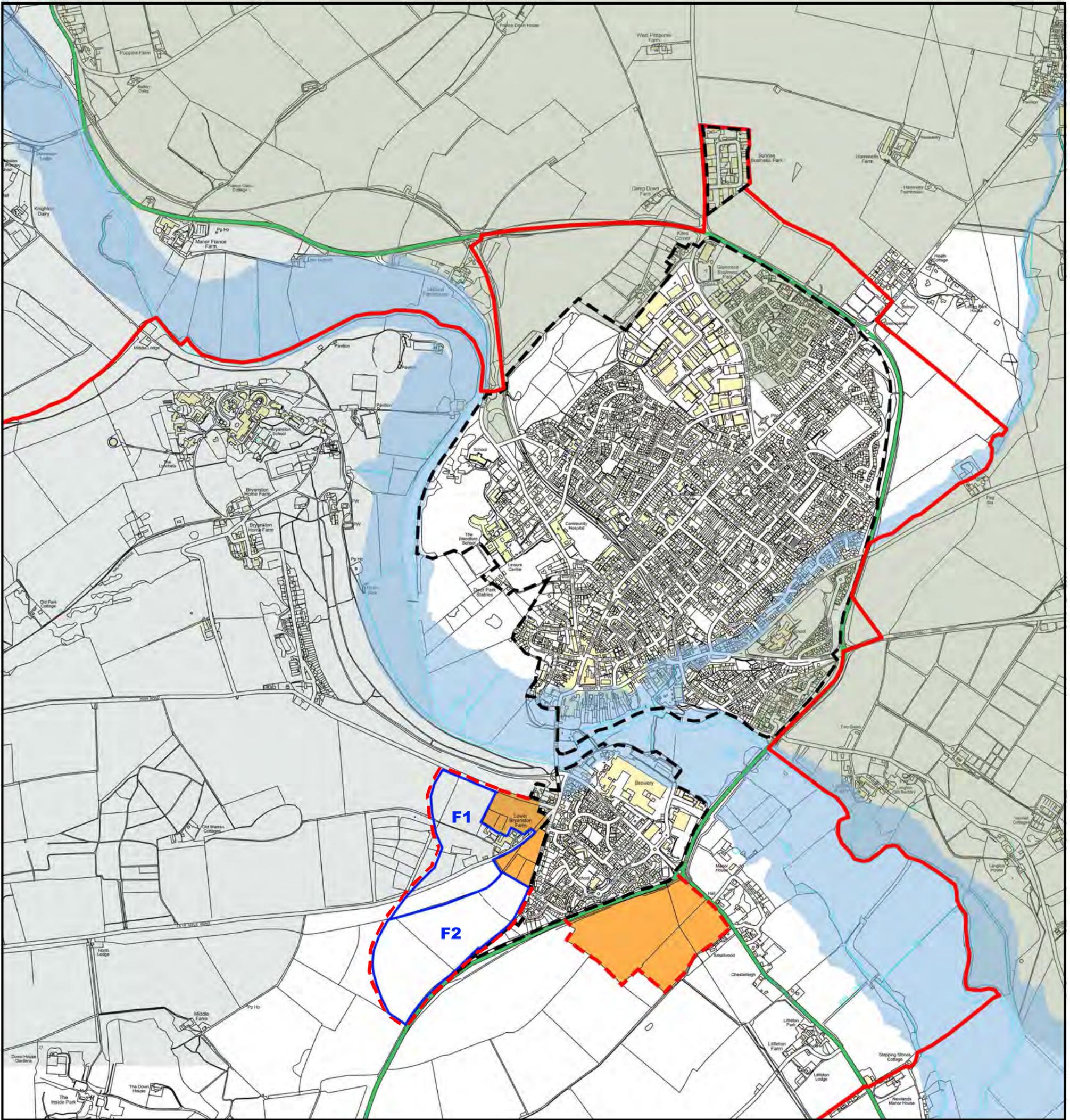
B+NP2 Spatial Options Plan June 2018





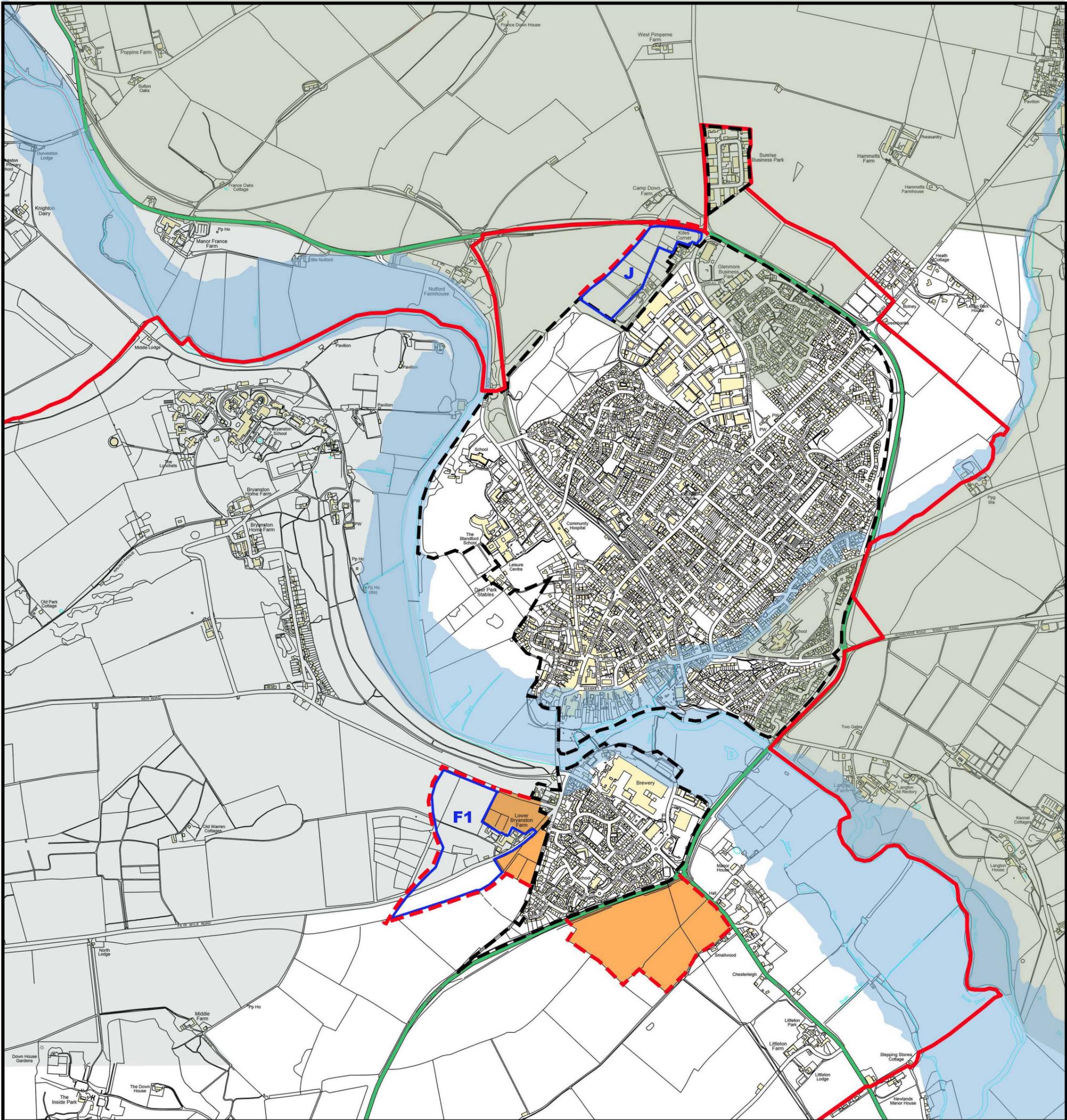
B+NP Spatial Option Plan 1 - July 2018

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|--|--|---|---|
|  | Neighbourhood Plan Boundary |  | Proposed Boundary |
|  | Cranbourne Chase and West Wiltshire Downs AONB |  | Committed land in the North Dorset Local Plan |
|  | Dorset AONB |  | Spatial Options |
|  | Settlement Boundary | | |



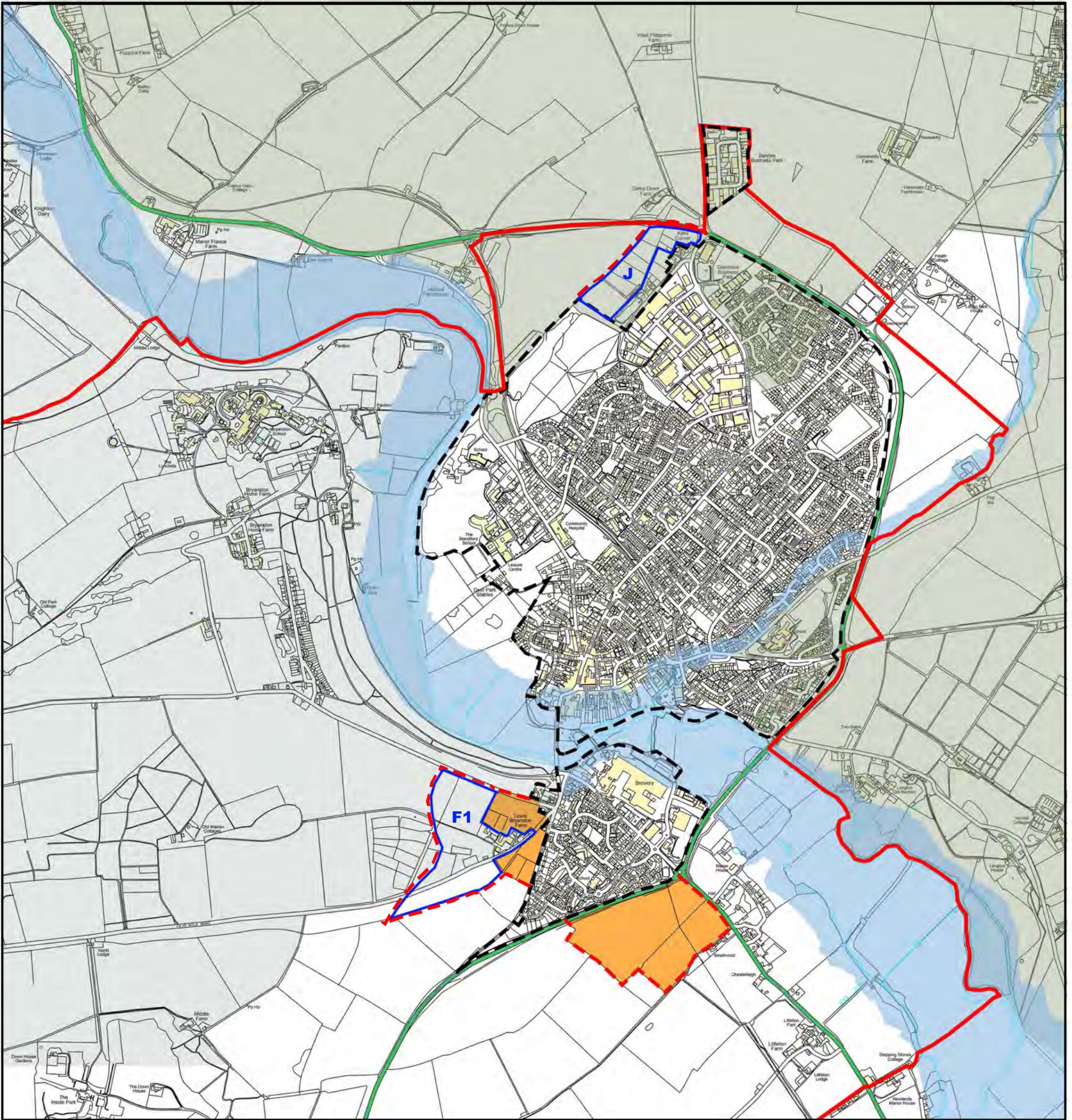
B+NP Spatial Option 2 - July 2018

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|--|--|---|---|
|  | Neighbourhood Plan Boundary |  | Proposed Boundary |
|  | Cranbourne Chase and West Wiltshire Downs AONB |  | Committed land in the North Dorset Local Plan |
|  | Dorset AONB |  | Spatial Options |
|  | Settlement Boundary | | |



B+NP Spatial Option 3 - July 2018

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|  | Neighbourhood Plan Boundary |  | Proposed Boundary |
|  | Cranbourne Chase and West Wiltshire Downs AONB |  | Committed land in the North Dorset Local Plan |
|  | Dorset AONB |  | Spatial Options |
|  | Settlement Boundary | | |



B+NP Spatial Option 4 - July 2018

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|--|--|---|---|
|  | Neighbourhood Plan Boundary |  | Proposed Boundary |
|  | Cranbourne Chase and West Wiltshire Downs AONB |  | Committed land in the North Dorset Local Plan |
|  | Dorset AONB |  | Spatial Options |
|  | Settlement Boundary | | |