

Trevor Warrick
Planning Policy Manager
North Dorset District Council
Salisbury Road
Blandford Forum
Dorset
DT11 7LL

Steve Melligan
Strategic Land Manager

24 September 2012

Dear Trevor,

Land West of Blandford - Meeting Local Housing Needs and Options for Community Meadow Provision

Following extensive community consultation on our proposals for meeting local growth needs at West Blandford, we have given further thought to how development in this location might facilitate better access to the River Meadows for the benefit of the whole community.

We are aware that improving access to this area, where no public access exists at present, has been a long standing policy aspiration of your Council as set out in the Local Plan and more recently articulated in early versions of the emerging Draft Core Strategy policies for Blandford. Feedback in response to our consultation events in January of this year also identified better access to the river as one of the top three benefits that could be delivered should development go ahead in this location (along with providing affordable homes for local people and helping support town centre businesses).

I therefore attach a plan which illustrates an extensive area of land that The Crown Estate would be willing to put forward for community use as part of a comprehensive masterplan approach and to achieve a high quality development solution. This area extends to about 17ha and presents a significant opportunity to create a new community recreational asset very close to the Town for new and existing residents. In addition, there would be opportunities to enhance the ecological value of the site, create new circular river walks and afford this area long term protection for recreational use through suitable management arrangements and agreements linked to any future planning permission.

At this early stage we have not taken our thinking any further regarding how the land might be used (although quiet recreational uses are probably the most appropriate) or the detail of funding and management arrangements, which will be reliant on development taking place. This is probably something that should be looked at when there is more certainty around the emerging Core Strategy and in close consultation with NDDC, the Town Council and local community.

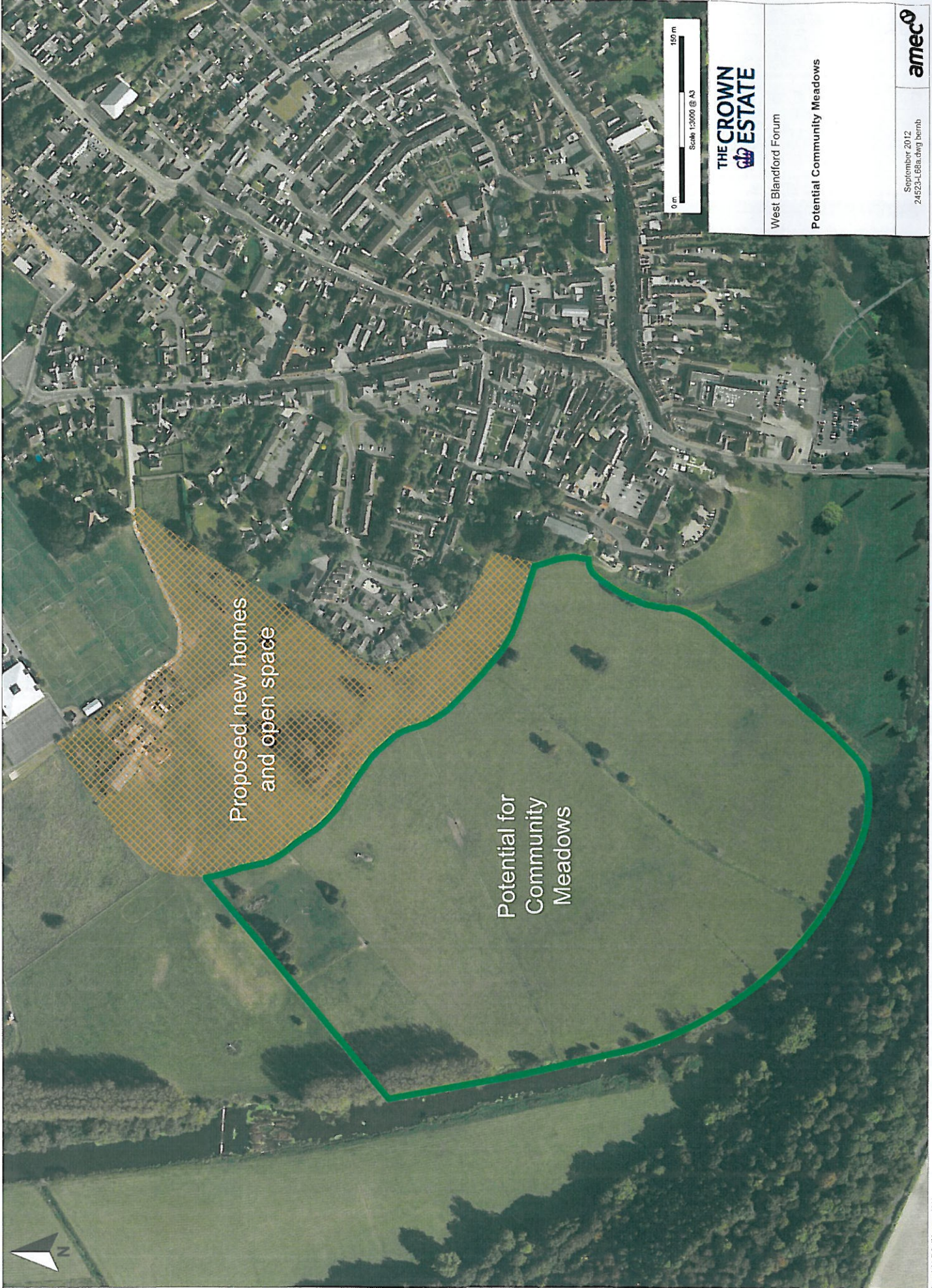
We would welcome your thoughts on this idea and request that the Council include it in the autumn Core Strategy consultation related to land West of Blandford. In light of comments received in response to this process we could then give further thought to when, how or what might be appropriate to take forward.

Should you require any further information to assist you with the consultation process then please do not hesitate to contact me.

Yours sincerely,



Steve Melligan
Strategic Land Manager



Proposed new homes
and open space

Potential for
Community
Meadows

**THE CROWN
ESTATE**

West Blandford Forum

Potential Community Meadows

0 m 150 m
Scale 1:3000 @ A3

September 2012
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