



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2014. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 © Dorset County Council, LA 100019790, 2014.
 THIS MAP IS NOT DEFINITIVE

Included Site

Site Reference Number	2/04/0460	Parish	04.Blandford St. Mary CP
Site Address	Land Adj A350/A354 Junction Blandford St Mary		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
Total site area (ha)	12.21	Developable Site Area (ha)	12.21
Estimated potential	360		
Comments on final potential			
Supply Yrs 1 to 5	0	Supply Yrs 6 to 10	0
Supply Yrs 11 onwards	360		
	Constraints	Possible actions to mitigate constraints	
Strategic policy considerations	Ground water source protection Zone 3.	SuDS and foul sewer assessment/upgrade	
Local policy considerations	outside of settlement boundary. Part covered by land reserved for Spetisbury/Charlton Marshall bypass. Old railway crosses the site	policy review, avoid reserved land	
Flood risk	Flood zone 1	Develop in line with site level FRA	
Tree cover	Large clump of trees in centre.	Tree survey and preserve valuable trees	
Contamination / hazard	Old railway, potential for associated pollution	Soil/contamination assessment and remediation where needed	
Environmental conditions	Adjacent to by pass noise mitigation could reduce site size. Power lines cross the site.	Noise survey required, appropriate layout and buffering to mitigate	
Topography / ground conditions	Slopes up to the south then dips and rises again.		
Townscape or character	Open site, outside of by pass which would have impact on landscape.	Landscape assessment and appropriate design	
Site Access	Access would be off A350.		
Suitability	Suitable	Availability	Available
Achievability	Not Achievable		
General Comments	review of settlement boundary therefore longer term potential		

REPORT END

Position as at 31st
March 2012

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

Excluded Site

Site Reference Number	2/03/0534	Parish	04.Blandford St. Mary CP
Site Address	Land at Blandford St Mary 1		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
General Comments	Detached from settlement, extends development along already busy A350 corridor therefore excluded		

REPORT END

*Position as at 31st
March 2012*

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

Excluded Site

Site Reference Number	2/03/0535	Parish	04.Blandford St. Mary CP
Site Address	Land at Blandford St Mary 2		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
General Comments	Detached from settlement, extends development along already busy A350 corridor therefore excluded		

REPORT END

*Position as at 31st
March 2012*

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

Excluded Site

Site Reference Number	2/03/0536	Parish	04.Blandford St. Mary CP
Site Address	Land at Blandford St Mary 3		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
General Comments	Detached from settlement, extends development along already busy A350 corridor therefore excluded		

REPORT END

*Position as at 31st
March 2012*

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

Excluded Site

Site Reference Number	2/03/0473	Parish	04.Blandford St. Mary CP
Site Address	Farm Buildings at Littleton Lodge		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
General Comments	Farm buildings in Open Countryside and not associated with a settlement therefore not suitable for development		

REPORT END

*Position as at 31st
March 2012*

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

Included Site

Site Reference Number	2/09/0469	Parish	09.Charlton Marshall CP
Site Address	Land at Newtown Charlton Marshall		
Settlement	Charlton Marshall		
Source of site	Site submitted by landowner	Greenfield	
Total site area (ha)	7.18	Developable Site Area (ha)	7.18
		Estimated potential	200
Comments on final potential			
Supply Yrs 1 to 5	0	Supply Yrs 6 to 10	0
		Supply Yrs 11 onwards	200
	Constraints	Possible actions to mitigate constraints	
Strategic policy considerations	Ground water source protection zone 3	SuDS and foul sewer assessment/upgrade	
Local policy considerations	outside of settlement boundary	policy review	
Flood risk	Flood zone 1	Develop in line with site level FRA	
Tree cover			
Contamination / hazard			
Environmental conditions			
Topography / ground conditions	Gently rolling field		
Townscape or character			
Site Access	Currently no access		
Suitability	Suitable	Availability	Available
		Achievability	Not Achievable
General Comments	Outside of settlement boundary therefore longer term potential		

REPORT END

Position as at 31st
March 2012

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

Included Site

Site Reference Number	2/09/0461	Parish	09.Charlton Marshall CP
Site Address	Land Between Newlands Manor House & Tannery Court Bournemouth Road		
Settlement	Charlton Marshall		
Source of site	Site submitted by landowner	Greenfield	

Total site area (ha)	2.46	Developable Site Area (ha)	2.46	Estimated potential	55
Comments on final potential					
Supply Yrs 1 to 5	0	Supply Yrs 6 to 10	0	Supply Yrs 11 onwards	55

	Constraints	Possible actions to mitigate constraints
Strategic policy considerations	Ground water source protection zone 3	SuDS and foul sewer assessment/upgrade
Local policy considerations	outside of settlement boundary	policy review
Flood risk	Flood zone 1	Develop in line with site level FRA
Tree cover		
Contamination / hazard		
Environmental conditions		
Topography / ground conditions		
Townscape or character		
Site Access	No access currently	

Suitability	Suitable	Availability	Available	Achievability	Not Achievable
General Comments	Outside of settlement boundary therefore longer term potential				

REPORT END

Position as at 31st
March 2012

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