

Milton Abbas Neighbourhood Plan

Site Assessment Report

Milton Abbas Neighbourhood Plan Steering Group

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Quality information

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Milton Abbas Neighbourhood Plan on behalf of the Milton Abbas Neighbourhood Plan Steering Group. The Milton Abbas Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

Milton Abbas Neighbourhood Plan is being prepared in the context of the North Dorset Local Plan Part 1 (adopted in January 2016). The development strategy states that the majority of growth will be located in the four main towns of Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster. However, Stalbridge and eighteen larger villages (including Milton Abbas) have also been identified as a focus for growth to meet local needs outside of these four main towns.

In this context, Policy 2 'Core Spatial Strategy' within the Local Plan Part 1 states that a minimum of 825 dwellings will be provided in the countryside (Stalbridge and the larger villages) during the Local Plan period. If the dwellings are distributed evenly across these 19 locations, this suggests that Milton Abbas will be required to deliver approximately 40 dwellings.

Completed in December 2018, a Housing Needs Assessment (HNA) was prepared on behalf of the Neighbourhood Plan Steering Group to form part of the evidence base for the Neighbourhood Plan. The recommendations from the HNA confirm a housing target of 20 dwellings for Milton Abbas.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the suitability of each of the sites available for potential development within the Milton Abbas Neighbourhood Plan area.

Sites considered through the appraisal, and assessment findings

16 sites have been considered through the site assessment, listed below in Table ES1. The location of these sites is presented in Figure 1.2.

Following the completion of the site assessment, it is considered that three sites are most appropriate for shortlisting by the Milton Abbas Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan, listed below:

- Site 5: Land at Langham Farm 2 (eastern section of the site)
- Site 8: Land at Catherines Well 3; and
- Site 10: Land at Windmill Clump (northern half of the site).

In addition to these sites, a further five sites are potentially suitable for taking forward for housing through the Neighbourhood Plan, listed below. However, these sites have more significant constraints which would need to be addressed prior to allocation:

- Site 5: Land at Langham Farm 2 (northern, southern and western section of the site)
- Site 6: Land at Catherines Well 1;
- Site 7: Land at Catherines Well 2 (western section of the site);
- Site 11: Land north of The Street; and
- Site 12: Land at Catherines Well 4 (eastern section of the site).

The six sites listed below are unlikely to be appropriate for specific allocations through the Neighbourhood Plan given their size, and instead may be appropriate for conversions or windfall development. It should be noted though that whilst for these sites separate allocation policies may not be appropriate, the Neighbourhood Plan offers significant scope to put forward overarching policies for these types of sites.

- Site 1: Land at Delcombe Farm 1;
- Site 2: Land at Delcombe Farm 2;
- Site 3: Land at Greenhill Down;
- Site 9: Land at Hoggen Down;
- Site 15: Land at Long Close Farm; and
- Site 16: Land at Milton Mills.

Table ES1: Suitability of sites for taking forward for the purposes of the Neighbourhood Plan

Name	Size (ha)	Appropriate for taking forward as allocations through the Neighbourhood Plan?
Site 1: Land at Delcombe Farm 1	0.03	Conversion / Windfall Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. However the site is potentially suitable for conversion or windfall development with appropriate design and layout.
Site 2: Land at Delcombe Farm 2	0.01	Conversion / Windfall Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. The site is however potentially suitable for conversion / windfall development with appropriate design and layout.
Site 3: Land at Greenhill Down	0.02	Conversion / Windfall Along with its isolation from the existing settlement, heritage considerations, access and groundwater flooding concerns provide constraints to development at this location. However the site is potentially suitable for conversion / windfall development with appropriate design and layout.
Site 4: Land at Langham Farm 1	0.85	No Due to the presence of significant local constraints at this location, including heritage considerations, access issues, landscape setting and visual sensitivities.
Site 5: Land at Langham Farm 2	1.14	Yes The eastern section of the site is considered suitable due to its proximity to the road network and to residential properties within the settlement. Potentially Providing that development incorporates high quality design which is sensitive to its setting within the Dorset AONB, the site is potentially suitable to take forward as an allocation through the Neighbourhood Plan.
Site 6: Land at Catherines Well 1	1.00	Potentially Suitable for an allocation in the Neighbourhood Plan for small-scale residential development providing it retains and enhances the public bridleway and existing green infrastructure on site, with due regard given to its sensitive setting within the Dorset AONB and proximity to the Milton Abbey Registered Park and Garden.
Site 7: Land at Catherines Well 2	3.45	Potentially Providing the existing constraints can be overcome, the western section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement. No Taking forward the whole site as an allocation through the Neighbourhood Plan is unlikely to be appropriate given the scale of the site, its location within the AONB and potential impacts on villagescape.

Name	Size (ha)	Appropriate for taking forward as allocations through the Neighbourhood Plan?
Site 8: Land at Catherines Well 3	0.08	Yes Suitable for small scale development with high quality design which respects the site's setting within the AONB and its proximity to neighbouring residential properties and heritage assets.
Site 9: Land at Hoggen Down	0.01	Conversion / Windfall As the site comprises previously developed land, it is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB.
Site 10: Land at Windmill Clump	1.06	Yes The northern half of the site is considered suitable for residential development providing the development respects its rural setting, retains and enhances the footpath into the village centre. Alternative uses might also be suitable at this location, providing it helps to deliver a locally identified need. No The southern half of the site is less suitable to take forward as an allocation, due to its elevated topography and prominent setting within the Dorset AONB.
Site 11: Land north of The Street	0.16	Potentially Ecological and heritage concerns provide constraints to development at this location. However, given the presence of the existing dwelling, limited scale development of sensitivity to existing constraints may be appropriate with high quality design and layout.
Site 12: Land at Catherines Well 4	3.57	Potentially Providing the existing constraints can be overcome, the eastern section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement. No Development of the whole site would lead to significant impacts on landscape character and the setting of the village. Heritage considerations and access concerns provide additional constraints to development in the northern, southern and western sections of the site.
Site 13: Land at Steeptonbill Farm	1.00	No Landscape and visual impacts, heritage considerations and highway and pedestrian safety concerns provide significant constraints to development at this location
Site 14: Land at Fishmore Hill Farm	0.43	No Given the site's location outside of the existing settlement area of the Neighbourhood Plan area, potential safety concerns associated with the existing access to the site, and biodiversity constraints. Alternative uses might be suitable at this location, providing the development respects its rural setting and helps to deliver a locally identified need.
Site 15: Land at Long Close Farm	0.05	Conversion / Windfall Landscape and location concerns are constraints to what is otherwise a relatively unconstrained site. However, the as the site can accommodate only one dwelling, it is considered less suitable for an allocation through the Neighbourhood Plan. However, the site is potentially suitable for windfall development which respects its setting adjacent to the AONB.
Site 16: Land at Milton Mills	0.11	Conversion / Windfall The site is potentially suitable for windfall development providing that it respects its setting within the Dorset AONB and proximity to nationally designated heritage assets, and does not result in the significant loss of locally important employment land.

Next steps

Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by the Milton Abbas Neighbourhood Plan Steering Group on the basis of:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability studies; and
- The extent to which the sites support the vision and objectives of the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Milton Abbas Parish Council and other stakeholders.

1. Introduction

Background

1.1 AECOM has been commissioned to undertake an independent site assessment for the Milton Abbas Neighbourhood Plan on behalf of the Milton Abbas Neighbourhood Plan Steering Group. The Milton Abbas Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

Local Plan context for the Neighbourhood Plan

- 1.2 Milton Abbas Neighbourhood Plan is being prepared in the context of the North Dorset Local Plan Part 1 (adopted in January 2016). The development strategy states that the majority of growth will be located in the four main towns of Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster. However, Stalbridge and eighteen 'larger villages' (including Milton Abbas) have also been identified as a focus for growth to meet local needs outside of these four main towns.
- 1.3 In this context, Policy 2 'Core Spatial Strategy' within the Local Plan Part 1 states that a minimum of 825 dwellings will be provided in the countryside (Stalbridge and the larger villages) during the Local Plan period. If the dwellings are distributed evenly across these 19 locations, this suggests that Milton Abbas will be required to deliver approximately 40 dwellings.
- 1.4 Completed in December 2018, a Housing Needs Assessment (HNA) was prepared on behalf of the Neighbourhood Plan Steering Group to form part of the evidence base for the Neighbourhood Plan. The recommendations from the HNA confirm a housing target of 20 dwellings for Milton Abbas, with further uplift requiring further evidence of local and essential need.
- 1.5 In regards to the type and tenure of new homes, the HNA concludes the following:
- There is no additional evidence to support a higher target than the Local Plan target of 40% affordable housing provision and rural exception site provision within Milton Abbas;
 - It is considered appropriate to build at least a third of the open market dwellings as affordable terraced houses, whilst the majority may be semi-detached and detached;
 - Flats are considered out of keeping with the character of the area, but could be accommodated if incorporating a sensitive design to the rural context of the Neighbourhood Plan area; and
 - Bungalows or similar property types designed specifically to accommodate the elderly population of the parish are included in the provision of new dwellings.
- 1.6 Therefore, the Neighbourhood Plan is potentially seeking to deliver 20 new dwellings in the Neighbourhood Plan area through allocations in the Neighbourhood Plan.

Sites considered through the site appraisal

- 1.7 To help deliver these aspirations, the Milton Abbas Neighbourhood Plan Steering Group were offered independent technical support to consider sites within the Neighbourhood Plan area which have been offered up by landowners as potentially appropriate for development. These sites were chosen following a Call for Sites process undertaken in October 2018.
- 1.8 In total, 17 sites were put forward by landowners during the Call for Sites process, for a variety of potential uses. As the objective of this site assessment was to primarily assess the potential for residential development, it was considered appropriate to exclude 'Site 14 – Long Close Fam' from the assessment as it was put forward for commercial uses (to provide a new car park for buses and visitors to the Neighbourhood Plan area).

1.9 In this context, a total of 16 sites were taken forward for the purposes of the assessment. The sites are listed below in Table 1.1, with the numbering altered accordingly to in order to maintain a logical and consecutive format. The size of the sites calculated using the measuring tool on Google Earth. Their location in the Neighbourhood Plan area is shown in Figure 1.2.

Table 1.1: Sites Considered through the Site Appraisal

Name	Size (ha)
Site 1: Land at Delcombe Farm 1	0.03
Site 2: Land at Delcombe Farm 2	0.01
Site 3: Land at Greenhill Down	0.02
Site 4: Land at Langham Farm 1	0.85
Site 5: Land at Langham Farm 2	1.14
Site 6: Land at Catherines Well 1	1.00
Site 7: Land at Catherines Well 2	3.45
Site 8: Land at Catherines Well 3	0.08
Site 9: Land at Hoggen Down	0.01
Site 10: Land at Windmill Clump	1.06
Site 11: Land north of The Street	0.16
Site 12: Land at Catherines Well 4	3.57
Site 13: Land at Steeptonbill Farm	1.00
Site 14: Land at Fishmore Hill Farm	0.43
Site 15: Land at Long Close Farm	0.05
Site 16: Land at Milton Mills	0.11

2. Methodology for the site appraisal

Introduction

- 2.1 Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.
- 2.2 The approach to the site appraisal is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)¹ published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan.
- 2.3 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.4 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Development of the site appraisal pro-forma

- 2.5 Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.
- 2.6 The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:
 - Background details on the site;
 - Existing land uses;
 - Surrounding land uses;
 - Site characteristics;
 - Site planning history;
 - Suitability;
 - Accessibility;
 - Environmental considerations;
 - Community facilities and services;
 - Heritage considerations;
 - Flood risk;
 - Existing infrastructure;
 - Land ownership; and
 - Site availability.

¹ GOV UK (2014): 'Housing and Economic Land Availability Assessment' [online] available to access via: <<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>> last accessed [08/03/17]

Task 2: Initial desk study

- 2.7 The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the pro-formas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3).

Task 3: Site visit

- 2.8 After the completion of the initial desk study, sites visits to the Neighbourhood Plan area were undertaken by two specialists within AECOM's Neighbourhood Planning team in November 2018 and December 2018. The purposes of the sites visits was to evaluate the sites 'on the ground' to support the site appraisal process, in addition to gaining a better understanding of the Neighbourhood Plan area itself.

Task 4: Consolidation of results

- 2.9 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.
- 2.10 **Chapter 4** of this report presents a summary of the site appraisals for each of the 16 sites considered in the Neighbourhood Plan area, with the completed pro-forma for each site available to view in **Appendix A**.

3. Indicative housing capacity

- 3.1 The Neighbourhood Plan will seek to allocate sites for housing through the Neighbourhood Plan. In this context, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.
- 3.2 The methodology assumes a density of 15 dwellings per hectare (dph) for all sites. The density was determined following consideration of North Dorset Local Plan Policy 7 ‘Delivering Homes’ which states that the design and layout of any development with a housing element should seek to achieve a residential density that:
- Makes effective use of the site;
 - Respects the character and distinctiveness of the locality; and
 - Is acceptable in terms of design and amenity, both for the intended occupants of the new development and the occupants of existing development in the vicinity.
- 3.3 Therefore, the Neighbourhood Plan seeks to ensure that any new development should not exceed the current maximum housing density of 15 dwellings per hectare, reflecting its rural character and setting of Milton Abbas within a ‘Capability Brown’ landscape².
- 3.4 This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).
- 3.5 To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided below in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	15
0.4 ha to 2 ha	80%	15
2 ha to 10 ha	75%	15
Over 10 ha	50%	15

- 3.6 The indicative numbers of dwellings for each site is shown in Table 3.2 below, and have been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of on-site constraints.
- 3.7 The sites marked by an asterisk (*) contain existing buildings where a ‘change of use’ planning application might come forward during the lifetime of the Neighbourhood Plan. Therefore the net housing density for these sites considers the potential capacity if the existing buildings were converted or regenerated for residential uses.

² Capability Brown (2019): ‘Milton Abbey Church and Landscape’, [online] available to access via: <http://www.capabilitybrown.org/garden/milton-abbey-church-and-landscape> last accessed [21/01/19]

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (ha)	Indicative Number of Dwellings
Site 1: Land at Delcombe Farm 1	0.03	1*
Site 2: Land at Delcombe Farm 2	0.01	1*
Site 3: Land at Greenhill Down	0.02	2*
Site 4: Land at Langham Farm 1	0.85	10
Site 5: Land at Langham Farm 2	1.14	13
Site 6: Land at Catherines Well 1	1.00	12
Site 7: Land at Catherines Well 2	3.45	38
Site 8: Land at Catherines Well 3	0.08	1
Site 9: Land at Hoggen Down	0.01	1*
Site 10: Land at Windmill Clump	1.06	12
Site 11: Land north of The Street	0.16	2
Site 12: Land at Catherines Well 4	3.57	40
Site 13: Land at Steeptonbill Farm	1.00	12
Site 14: Land at Fishmore Hill Farm	0.43	5
Site 15: Land at Long Close Farm	0.05	3*
Site 16: Land at Milton Mills	0.11	1*

4. Summary of site appraisals: Milton Abbas Neighbourhood Plan area

Site 1: Land at Delcombe Farm 1



Site Development Potential

- 4.1 Site 1 'Land at Delcombe Farm 1' is of 0.03ha and has the potential to accommodate one dwelling, as a conversion of the existing building on site.
- 4.2 As the site has previously been developed, regeneration of the site would promote the most efficient use of land. While the site is within the Dorset Area of Outstanding Natural Beauty (AONB), it is situated within the setting of an existing farm surrounded by other outbuildings. Given its small size, it is not expected that development would significantly detract from the character of this area.

Key Constraints

- 4.3 In regards to access, the site is adjacent to the existing road network but is located approximately 2km to the north of the existing settlement boundary of Milton Abbas.
- 4.4 In terms of the flood risk potential, the site is directly adjacent to land located within a groundwater flood warning area and is also directly adjacent to a stream which extends to the south towards Lake Lodge. However, the site is not within Flood Zone 2 or Flood Zone 3.
- 4.5 From a heritage perspective, the site is situated within the boundary of the Milton Abbey Registered Park and Garden. The site does not overlap with a nationally designated heritage asset or a monument as listed on the Dorset Historic Environment Record (HER).

Recommendations

- 4.6 Groundwater flooding issues, heritage considerations and location issues provide some constraints to development at this location.
- 4.7 Given the site can only accommodate one dwelling, it is considered less suitable to take forward as a specific allocation for residential development through the Neighbourhood Plan. However, as the site is an area of previously developed land, the site is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB and the Milton Abbey Registered Park and Garden.

Site 2: Land at Delcombe Farm 2



Site Development Potential

- 4.8 Site 2 'Land at Delcombe Farm 2' is approximately 0.01ha and has the potential to accommodate one dwelling. As the site contains an outbuilding, regeneration of the site has the potential to promote the most efficient use of land.
- 4.9 The site has a low ecological value. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements/urban areas'. However, this is not significant in the context of the site as it does not have the capacity to deliver this number of dwellings.

Key Constraints

- 4.10 Although the site is adjacent to the existing road network, it is fairly isolated and is located approximately 2.5km to the north of the village centre of Milton Abbas.
- 4.11 From a landscape perspective, the site is within the boundary of the Dorset AONB. However, due to its small size and proximity to an existing residential property, it is not expected that development would significantly impact upon the character of the landscape. Nonetheless, development would be in contrast to character of the farmland which surrounds the site.
- 4.12 In terms of the flood risk potential, the site overlaps with a groundwater flood warning area and is directly adjacent to a stream which extends to the south towards Lake Lodge. However, the site is not within Flood Zone 2 or Flood Zone 3.
- 4.13 The site does not overlap with a nationally designated heritage asset or a monument listed on the Dorset HER. However, the site is situated within the boundary of the Milton Abbey Registered Park and Garden.

Recommendations

- 4.14 Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. As the site can only accommodate one dwelling, it is considered less suitable to directly take forward as an allocation for residential development through the Neighbourhood Plan.
- 4.15 Nonetheless, as the site comprises previously developed land, it is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB and the Milton Abbey Registered Park and Garden.

Site 3: Land at Greenhill Down



Site Development Potential

- 4.16 Site 3 'Land at Greenhill Down' is approximately 0.02ha and has the potential to accommodate two dwellings, converting the existing buildings on site. As the site is brownfield land, development on this site would promote the efficient use of land.
- 4.17 In regards to the existing land use, the site is comprised of outbuildings which are used for agricultural purposes.
- 4.18 From an ecological perspective, the site does not overlap with the boundaries of a European or nationally designated site for biodiversity. Additionally, the site is not within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the type of development which is proposed through the Neighbourhood Plan.

Key Constraints

- 4.19 The site is connected to the existing road network by a track which is currently unsuitable for regular vehicular use. Additionally, the site has poor connectivity to local services and facilities due to its location approximately 2km to the north west of Milton Abbas village centre.
- 4.20 Although the site is within the Dorset AONB, it is situated within the setting of an existing farm surrounded by other outbuildings. Given its small size, development is not expected to significantly detract from the character of the surrounding landscape.
- 4.21 The site is surrounded by areas of Deciduous Woodland BAP Priority Habitat. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access. However, given the size of the site, potential effects are likely to be negligible.
- 4.22 In terms of the flood risk, the site overlaps with a groundwater flood warning area and is directly adjacent to a stream which extends to the south towards Lake Lodge. However, the site is not within Flood Zone 2 or Flood Zone 3.
- 4.23 The site does not overlap with a nationally designated heritage asset or a monument as listed on the Dorset HER. However, the site is situated within the boundary of the Milton Abbey Registered Park and Garden.

Recommendations

- 4.24 Along with its isolation from the existing settlement, heritage considerations, access and groundwater flooding concerns provide constraints to development at this location. Additionally, as the site can only accommodate one dwelling, it is considered less suitable to take forward directly as an allocation for residential development through the Neighbourhood Plan.

- 4.25 However, given the site is an area of previously developed land, the site is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB and the Milton Abbey Registered Park and Garden.

Site 4: Land at Langham Farm 1



Site Development Potential

- 4.26 Site 4 'Land at Langham Farm 1' is approximately 0.85ha and has the potential to accommodate ten dwellings. The site is within proximity to a variety of local services and facilities including a GP surgery and a play park, and is approximately 1km to the north of Milton Abbas village centre which contains a public house, post office and church.
- 4.27 Topographically, the site slopes to the south and is more visually prominent in the northern section. The site is located within Flood Risk Zone 1 and is therefore at low risk of flooding.

Key Constraints

- 4.28 The northern half of the site has a prominent visual setting in the landscape due to its elevation and sloping topography. At this location, there are long views to the south of the site across the Dorset AONB. Additionally, properties adjacent to the southern and eastern boundaries have direct views into the site.
- 4.29 From a heritage perspective, the site is within the boundaries of Milton Abbey Registered Park and Garden and overlooks the Milton Abbas Conservation Area. Also, the Dorset HER notes that there is a possible Bronze Age barrow (monument ID: MDO4465) located within the site.
- 4.30 A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.
- 4.31 The site is not connected to the existing road network. If an allocation comes forward on the neighbouring site (Site 6: Land at Catherines Well 1), this could enable access into the northern half of the site. Otherwise, access would need to pass through adjoining land parcels and further encroach into rural countryside.
- 4.32 The site does not overlap with the boundaries of sites designated for biodiversity. The site overlaps with an area of Wood-pasture and Parkland Biodiversity Action Plan Priority Habitat. However, the MAGIC online mapping tool states that the reliability of this interpretation is low.

Recommendations

- 4.33 Due to the presence of significant local constraints at this location, including heritage considerations, access issues, landscape setting and visual sensitivities, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.

Site 5: Land at Langham Farm 2



Site Development Potential

- 4.34 Site 5 'Land at Langham Farm 2' is approximately 1.14ha and has the potential to accommodate 13 dwellings. Topographically, the site is predominantly flat and it is located within proximity to local services and facilities. The site is primarily used for arable farming.
- 4.35 From an ecological perspective, the site does not overlap with a European or nationally designated site for biodiversity, and is not within a SSSI Impact Risk Zone for the type of development which would be proposed through the Neighbourhood Plan.
- 4.36 The site is also not constrained by heritage considerations or flood risk concerns.

Key Constraints

- 4.37 Access from the north and west of the site is constrained by adjoining land parcels. If an allocation comes forward on the neighbouring site (Site 6: Land at Catherines Well 1), this could enable access into the southern section of the site. Nonetheless, there is the potential to create access into the eastern section of the site from the main road.
- 4.38 The site is within the boundaries of the Dorset AONB; however views into and out of the site are screened by the hedgerows/trees located along the site boundaries. Additionally, as the site is adjacent to an existing residential area, it is not expected that new development would significantly change the character of the surrounding landscape, particularly if located within the eastern section of the site.
- 4.39 A detailed ALC assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.
- 4.40 The western boundary of the site is adjacent to the Milton Abbey Registered Park and Garden and a bridleway which contributes to the local public rights of way (PRoW) network.

Recommendations

- 4.41 Providing that development incorporates high quality design which is sensitive to its setting within the Dorset AONB, the northern, southern and western sections of the site are potentially suitable to take forward as an allocation through the Neighbourhood Plan.
- 4.42 Providing that the existing constraints can be overcome, the eastern section of the site is considered suitable for development due to its proximity to the road network and to residential properties within the settlement. New residential properties at this location would be as a continuation of the linear development located directly to the south of the site.

Site 6: Land at Catherines Well 1



Site Development Potential

- 4.43 Site 6 'Land at Catherines Well 1' is approximately 1.00ha and has the potential to accommodate twelve dwellings. Topographically, the site gently slopes downwards to the south.
- 4.44 Access into the southern section of the site is possible from the existing road network, via Damer Close. The site is adjacent to the existing settlement and is within proximity to local services and facilities including a GP surgery, play park and allotments.
- 4.45 As the site is greenfield land, it is unlikely that the site is contaminated. Additionally, there is no significant infrastructure crossing the site.
- 4.46 The site is not constrained by flood risk issues and is located entirely within Flood Risk Zone 1. Also, the site is not located in a location likely to affect a European or nationally designated site for biodiversity and it does not overlap with the boundaries of a nationally designated heritage asset.

Key Constraints

- 4.47 The public bridleway which passes directly through the site is a locally important community asset which contributes to the PRoW network. This would need to be retained and enhanced (where appropriate) through development.
- 4.48 From a landscape perspective, the whole of the site is located within the Dorset AONB and there are long views to the south of the site across the village. These views are particularly prominent from the northern half of the site, due to its elevation and aspect. Additionally, there are direct views into the site from residential properties located adjacent to the south of the site.
- 4.49 There is a corridor of trees located along the northern site boundary and a few small trees scattered around the site, all of which contribute to the local ecological network.
- 4.50 It is currently not possible to determine whether the site is underlain by areas of the Best and Most Versatile agricultural land, as a detailed ALC assessment has not been undertaken. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.
- 4.51 The site is adjacent to the Milton Abbey Registered Park and Garden and therefore, development could impact upon the setting of this locally significant heritage asset.

Recommendations

- 4.52 The site is considered potentially suitable for an allocation in the Neighbourhood Plan for small-scale residential development, providing it retains and enhances the public bridleway and existing green infrastructure on site, with due regard given to its sensitive setting within the Dorset AONB and proximity to the Milton Abbey Registered Park and Garden.

Site 7: Land at Catherines Well 2



Site Development Potential

- 4.53 Site 7 'Land at Catherines Well 2' is approximately 3.45ha and has the potential to accommodate 38 dwellings. A development of this size would significantly contribute to the local housing need and have the potential to deliver a range of types and tenures of housing. The site is predominantly greenfield land, comprising of horse paddocks, agricultural fields and outbuildings in its north eastern corner.
- 4.54 The site is located adjacent to the existing settlement boundary of Milton Abbas and is within proximity to local services and facilities.
- 4.55 Access into the north western section of the site is achievable via a gate which connects to the local road network. There is also the potential to establish access into the site via the main road which passes adjacent to the western site boundary. Topographically, the site is predominantly flat.
- 4.56 The site is not constrained by flood risk issues or heritage considerations. The nearest heritage constraint is the Milton Abbas Conservation Area, which is approximately 25m to the south of the site.
- 4.57 The site is being actively promoted by a developer.

Key Constraints

- 4.58 The regional ALC mapping confirms that Milton Abbas is underlain by Grade 3 agricultural land. However, it is important to note that a detailed ALC assessment has not been undertaken on the site and it is uncertain whether an allocation for residential development at this location would result in the loss of best and most versatile agricultural land.
- 4.59 In regards to landscape sensitivity, the whole of the site is within the boundary of the Dorset AONB. Given its size, development of the whole site would constitute as major development within the AONB and could also significantly change the character of the existing villagescape. However much of the site is screened from the wider landscape from the hedgerows/trees present on its boundaries, which reduces its visual prominence.
- 4.60 The eastern boundary of the site borders the Clenston / Milton Park Wood (an area of ancient and semi-natural woodland), which the Dorset Explorer mapping tool recognises as part of the existing ecological network in Milton Abbas. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access. However, the site itself has a low ecological value and does not overlap with a European or nationally protected site for biodiversity.
- 4.61 There is an electricity line passing through the western half of the site (north to south direction).

Recommendations

- 4.62 The site offers the potential to help meet local housing needs in the village through delivering a range of housing types and tenures at a location which can be integrated with the village. However, taking forward the whole site as an allocation through the Neighbourhood Plan is

unlikely to be appropriate given the scale of the site, its location within the AONB and potential impacts on villagescape.

- 4.63 On this basis and providing that the existing constraints can be overcome, the western section of the site is considered potentially suitable for development due to its proximity to the road network and to residential properties within the settlement. New residential properties at this location would be as a continuation of the linear development located directly to the north west.

Site 8: Land at Catherines Well 3



Site Development Potential

- 4.64 Site 8 'Land at Catherines Well 3' is approximately 0.08ha and has the potential to accommodate one dwelling. The site is currently occupied by sheds, boats and informal allotments / open spaces. Topographically, the site is flat.
- 4.65 Although the site is separate from the existing settlement, an allocation at this site would be a continuation of linear development which is located to the west of the site. Therefore, development has the potential to be integrated within the landscape and form an extension to this part of the village.
- 4.66 The site is not constrained by flood risk issues.

Key Constraints

- 4.67 Land directly to the south of the site is within the boundaries of the Milton Abbas Conservation Area. This section of the Conservation Area is within the grounds of Milton Manor (a Grade II listed building), which is also listed on the Dorset HER.
- 4.68 From a landscape perspective, the site is within the boundaries of the Dorset AONB. However, as the site benefits from screening by the surrounding hedgerows / trees, it is not anticipated that an allocation at this site would significantly change the character of the villagescape.
- 4.69 The site is overlooked by neighbouring dwellings, although these views are likely to be screened from view from trees located along the site boundaries. In regards to the existing access to the site, there is poor visibility / sight lines at the crossroads at Catherines Well which is a potential safety concern.
- 4.70 The eastern boundary of the site borders the Clenston / Milton Park Wood (ancient and semi-natural woodland), which the Dorset Explorer mapping tool recognises as part of the existing ecological network in Milton Abbas. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access. However, given the size of the site, potential effects are likely to be negligible.

Recommendations

- 4.71 The site is considered suitable for small scale development with a high quality design which respects its setting within the AONB and its proximity to neighbouring residential properties and heritage assets.

Site 9: Land at Hoggen Down



Site Development Potential

- 4.72 Site 9 'Land at Hoggen Down' is approximately 0.01ha and has the potential to accommodate one dwelling via a conversion of the existing outbuilding on the land. Formerly a stable, the site is currently unused and is in relatively poor condition. Regeneration of the site itself would unlikely result in the loss of agricultural land.
- 4.73 The site is not constrained by heritage considerations or flood risk concerns, and is predominantly flat. The site is not constrained by biodiversity considerations.
- 4.74 The site is outside of the existing settlement. However, there is a footpath located within 400m to the west of the site which connects to the village centre of Milton Abbas.

Key Constraints

- 4.75 The site is outside of the existing settlement and is also not connected to the existing road network. New access would need to be provided through adjoining fields, although it is useful to note they have the same land ownership.
- 4.76 In terms of its visual setting, the site is highly elevated within the Dorset AONB and is located along a topographic ridge. There are panoramic views to the south, south east and east across the nationally designated landscape.

Recommendations

- 4.77 Due to the size of the site and its distance from the existing settlement, the site is considered inappropriate to take forward as an allocation for residential development through the Neighbourhood Plan.
- 4.78 Nonetheless, as the site comprises previously developed land, it is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB.

Site 10: Land at Windmill Clump



Site Development Potential

- 4.79 Site 10 'Land at Windmill Clump' is approximately 1.06ha and has the potential to accommodate 12 dwellings. The site is currently used for agricultural purposes, primarily for arable farming, and there is an existing outbuilding located in its northern corner.
- 4.80 There is suitable access into the eastern section of the site via the existing road network.
- 4.81 Although the site is outside of the existing settlement, the footpath which passes alongside the south western boundary connects to the village centre. Therefore, the site is within walking distance from local services and facilities.
- 4.82 From a heritage perspective, the site is not within or adjacent to a nationally designated heritage asset or to a monument listed on the Dorset HER. Although the Milton Abbas Conservation Area is located approximately 25m to the north of the site, it is screened from view by trees.
- 4.83 The site is not constrained by flood risk issues and is also not within a SSSI Impact Risk Zone for the type of development to be proposed through the Neighbourhood Plan.

Key Constraints

- 4.84 Ecologically, the site is adjacent to an area of Deciduous Woodland BAP Priority Habitat, which contributes to the existing ecological network in Milton Abbas (as indicated on the Dorset Explorer interactive mapping tool). Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access.
- 4.85 A detailed ALC assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.
- 4.86 The southern half of the site is more visually prominent due to its elevation and topography. The north eastern section of the site is less visually prominent and benefits from screening by the surrounding trees. Notably, the entire site is within the Dorset AONB.

Recommendations

- 4.87 Landscape and visual considerations provide some constraints to what is otherwise a relatively unconstrained site. The northern half of the site contains previously developed land which is accessible via the existing road network and is within walking distance from Milton Abbas village centre. An allocation for residential development at this location is considered suitable, providing the development respects its rural setting and retains and enhances (where appropriate) the existing footpath into the village centre. Alternative uses might also be suitable at this location, providing the development proposal assists in meeting a locally identified or recognised need.

- 4.88 Comparatively, the southern half of the site is less suitable to take forward as an allocation, due to its elevated topography and prominent setting within the Dorset AONB.

Site 11: Land north of The Street



Site Development Potential

- 4.89 Site 11 'Land north of The Street' is approximately 0.16ha and given existing topography and woodland, has the potential to accommodate two dwellings. The eastern half of the site contains an existing residential property on predominantly flat land, with the western half of the site containing a woodland copse which slopes downwards to the south west.
- 4.90 Following a high level review of North Dorset's planning application database, the following application overlaps with the entirety of the site: 2/2018/1365/FUL, for the demolition of the existing residential dwelling on site and the erection of two new dwellings. The application was validated on Monday 5th November 2018 and a decision is to be confirmed.
- 4.91 The site is within walking distance from the village centre of Milton Abbas and therefore has good connectivity to local services and facilities. Access into the site is achievable via 'The Street' and is suitable.
- 4.92 The site has a low probability of flooding and is located within Flood Zone 1.

Key Constraints

- 4.93 Although the site is within the nationally protected landscape of the Dorset AONB, it benefits from visual screening from the wider landscape by trees.
- 4.94 Deciduous Woodland BAP Priority Habitat is present on and in the vicinity of the site. This is an important component of the local ecological network, and has the potential to support populations of protected species.
- 4.95 The planning constraints list associated with application '2/2018/1365/FUL' acknowledges that the site is within a Tree Protection Order (TPO) area, with several trees of varying types which are important for their amenity value. The constraints list also states that the site is at medium risk of foul sewer inundation.
- 4.96 From a heritage perspective, the site is within the Milton Abbas Conservation Area. Monument MDO24037 (Allotments, Milton Abbas) directly overlaps with the site boundaries, as documented on the Dorset HER.

Recommendations

- 4.97 Ecological and heritage concerns provide constraints to development at this location. However, given the presence of the existing dwelling, limited scale development of sensitivity to existing constraints may be appropriate with high quality design and layout.

Site 12: Land at Catherines Well 4



Site Development Potential

- 4.98 Site 12 'Land at Catherines Well 4' is approximately 3.57ha and has the potential to accommodate 40 dwellings. An allocation at this location could significantly contribute to the housing needs arising locally, and deliver a range of types and tenures of housing. The site also has significant potential to deliver new community infrastructure for the village, and also offers potential to facilitate green infrastructure network enhancements.
- 4.99 The site is not constrained by flood risk issues or ecological considerations. The Deciduous Woodland BAP Priority Habitat located directly to the south of the site could be retained through development.

Key Constraints

- 4.100 Although the site does not overlap with the boundaries of a nationally designated heritage asset, it is entirely located within the Milton Abbas Conservation Area. The western half of the site contains monument MDO4459 (Cross dyke, Milton Abbas), which is listed on the Dorset HER as dating back to the Bronze Age to late Iron Age. Also, the Milton Abbey Registered Park and Garden is located directly to the north of the site. Therefore, the site is sensitive from a heritage perspective.
- 4.101 A detailed ALC assessment has not been undertaken on the site. However, the regional ALC maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of land classified as the best and most versatile agricultural land.
- 4.102 Due to its topography and elevation, the northern half of the site is highly visible from the surrounding landscape and has long views to the south over the AONB. Comparatively, the southern half benefits from visual screening by the adjoining woodland and has a less prominent setting in the landscape. There are short views into the site from residential properties along the eastern site boundary and from 'Catherines House' directly to the north.
- 4.103 Development of the entire site could significantly change the character of the villagescape and constitute major development within a nationally protected landscape.
- 4.104 Access into the site is possible via the single lane track which passes adjacent to the northern site boundary. However, the width and sloping topography along sections of this track reduces its suitability for frequent use. Access into the southern section of the site is constrained by the neighbouring land uses, with the western section of the site outside of the settlement area and fairly isolated from the local community.

Recommendations

- 4.105 Development of the whole site would lead to significant impacts on landscape character and the setting of the village. Heritage considerations and access concerns provide additional

constraints in certain locations. As such, development in the northern, southern and western sections of the site is considered unsuitable.

- 4.106 However, providing the existing constraints can be overcome, the eastern section of the site is potentially suitable to take forward as an allocation for the purposes of the Neighbourhood Plan. This is due to its proximity to the road network and to existing residential properties within the settlement.

Site 13: Land at Steeptonbill Farm



Site Development Potential

- 4.107 Site 13 'Land at Steeptonbill Farm' is approximately 1.00ha and has the potential to accommodate twelve dwellings. The site is adjacent to the existing settlement and is accessible via the local road network.
- 4.108 The site is not within Flood Risk Zone 2 or 3, and development at this location would not be likely to impact on nationally or internationally designated biodiversity sites.

Key Constraints

- 4.109 Access into the site slopes steeply upwards from the road, with significant visibility / sight line concerns when entering and exiting the site (particularly when exiting northwards). Notably, the site is not accessible on foot to the village via an existing footway on the road. The nearest footpath is located approximately 100m to the south of the site.
- 4.110 From a heritage perspective, the whole of the site is within the boundary of the Milton Abbas Conservation Area. The 'Deserted Town of Milton Abbas' scheduled monument is located approximately 25m to the west of the site. Development at this location could potentially impact upon the setting of this nationally important heritage asset.
- 4.111 Located within the Dorset AONB, the northern section of the site has a more prominent setting in the landscape due to its elevation and the sloping topography. The south western section of the site is located at the bottom of the slope and benefits from visual screening by woodland located directly to the south and the west.
- 4.112 The site is located adjacent to areas of Deciduous Woodland Biodiversity Action Plan Priority Habitat. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access.
- 4.113 A detailed ALC assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.

Recommendations

- 4.114 Landscape and visual impacts, heritage considerations and highway and pedestrian safety concerns provide significant constraints to development at this location. As such the site is not considered appropriate for taking forward for the purposes of the Neighbourhood Plan.

Site 14: Land at Fishmore Hill Farm



Site Development Potential

- 4.115 Site 14 'Land at Fishmore Hill Farm' is approximately 0.43ha and has the potential to accommodate up to five dwellings. The site is accessible from the existing road network, via a single lane road with passing points for vehicles.
- 4.116 The site is not located within a SSSI Impact Risk Zone for the type of development likely to be proposed through the Neighbourhood Plan and the site is not constrained by heritage issues or flood risk concerns.

Key Constraints

- 4.117 In terms of its location, the site is outside of the existing settlement area and is fairly isolated from local services and facilities. Milton Abbas village centre is located approximately 1km to the north east of the site.
- 4.118 Although the site is accessible via the existing road network, the lane has a steep sloping topography which could present potential safety concerns during adverse weather and/or seasonal conditions (i.e. winter snow or ice).
- 4.119 In the absence of a detailed ALC assessment, it is uncertain whether the site is underlain by areas of the best and most versatile agricultural land. However, the regional ALC maps produced by Natural England suggest that the entire of Milton Abbas is underlain by Grade 3 land, with the potential for areas of the best and most versatile land.
- 4.120 There is an area of Deciduous Woodland BAP Priority Habitat located adjacent to the northern site boundary. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access.
- 4.121 In regards to visual amenity, there are views to the east of the site across the Dorset AONB and direct views into the site from adjacent properties at Fishmore Hill Farm which are located along the western site boundary.

Recommendations

- 4.122 The site's location outside of the existing settlement area of the Neighbourhood Plan area, potential safety concerns associated with the existing access to the site, and biodiversity constraints limit the appropriateness of taking the site forward as an allocation for residential development through the Neighbourhood Plan.
- 4.123 Alternative uses might be suitable at this location providing the existing constraints can be overcome. Under these circumstances, the development proposals should complement the rural character of the site and assist in meeting a locally identified or recognised need.

Site 15: Land at Long Close Farm



Site Development Potential

- 4.124 Site 15 'Land at Long Close Farm' is approximately 0.05ha and has the potential to accommodate three dwellings, which would be conversions of the existing buildings within the site boundary. Regeneration of the site would promote the efficient use of land, as the site is comprised of brownfield (previously developed) land. Access to the site is possible via the existing road network.
- 4.125 The site is not constrained by biodiversity considerations, and is not located within Flood Risk Zone 2 or 3. The site is also not constrained by heritage considerations.

Key Constraints

- 4.126 The site is located approximately 2.5km to the south west of Milton Abbas village centre, and is therefore fairly isolated from local services and facilities.
- 4.127 Although the site is adjacent to the Dorset AONB, it is surrounded by additional outbuildings and is relatively screened from view from surrounding trees. Due to its small size, development on the site is unlikely to detract from the surrounding character of the landscape.

Recommendations

- 4.128 Given the site can accommodate only three dwellings, it is considered less suitable to take forward as a specific allocation for residential development through the Neighbourhood Plan.
- 4.129 However, the site is potentially suitable for windfall development which respects its setting adjacent to a nationally protected landscape.

Site 16: Land at Milton Mills



Site Development Potential

- 4.130 Site 16 'Land at Milton Mills' is approximately 0.11ha and has the potential to accommodate one dwelling, which would be conversion of its existing use. The site is accessible via the existing road network, and is predominantly flat
- 4.131 As the site is an area of brownfield land, development at this location would promote the efficient use of the land. The site is currently occupied by local businesses which provide employment opportunities.
- 4.132 The site is not constrained by biodiversity considerations.

Key Constraints

- 4.133 The whole of the site is located within the Dorset AONB. However, the site sits well within the landscape and benefits from visual screening from the wider landscape through existing buildings.
- 4.134 There is a stream adjacent to the southern site boundary. In regards to the flood risk concerns, land immediately adjacent to the stream is located within Flood Risk Zone 2 and 3. The majority of the site is however within Flood Risk Zone 1. The site also overlaps with a groundwater flood warning area, as identified on the Dorset Explorer environmental mapping tool.
- 4.135 From a heritage perspective, there are two Grade II listed buildings located within proximity to the site, including 'Milton Mill and Mill House' (north of the site) and 'Milton Mill Cottages' (south of site). Therefore, development could potentially impact upon the setting of these nationally designated heritage assets.
- 4.136 The site is located approximately 1km to the south of Milton Abbas village centre, and is therefore fairly isolated from local services and facilities.

Recommendations

- 4.137 Heritage considerations and flood risk concerns provide constraints to development at this site. As the site is also fairly isolated from the existing settlement and contains small businesses which are potentially contributing to the local economy.
- 4.138 However the site is potentially suitable for windfall development providing that it respects its setting within the Dorset AONB and proximity to nationally designated heritage assets, and does not result in the significant loss of locally important employment land.

5. Conclusions

Conclusions and recommendations

5.1 The site assessment has considered the 16 sites in the Neighbourhood Plan area which have been put forward as potential allocations in the Milton Abbas Neighbourhood Plan. The sites have been appraised using the consistent, independent and objective assessment criteria developed by AECOM.

Sites to take forward for the purposes of the Milton Abbas Neighbourhood Plan

5.2 Following the completion of the site assessment, it is considered that three sites are most appropriate for shortlisting by the Milton Abbas Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan, listed below:

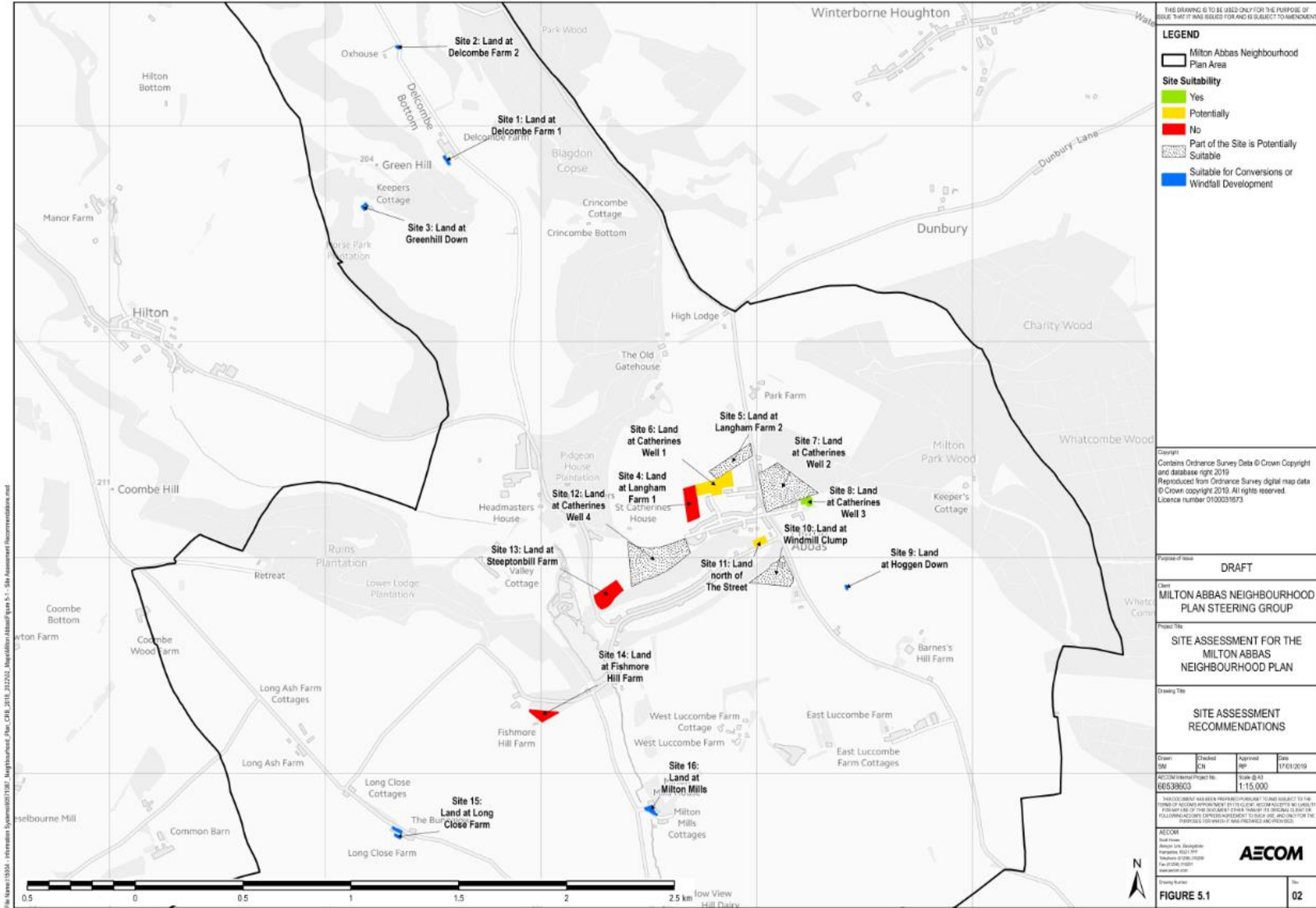
- Site 5: Land at Langham Farm 2 (eastern section of the site)
- Site 8: Land at Catherines Well 3; and
- Site 10: Land at Windmill Clump (northern half of the site).

5.3 In addition to these sites, a further five sites are potentially suitable for taking forward for housing through the Neighbourhood Plan, listed below. However, these sites have more significant constraints which would need to be addressed prior to allocation:

- Site 5: Land at Langham Farm 2 (northern, southern and western section of the site)
- Site 6: Land at Catherines Well 1;
- Site 7: Land at Catherines Well 2 (western section of the site);
- Site 11: Land north of The Street; and
- Site 12: Land at Catherines Well 4 (eastern section of the site).

5.4 The six sites listed below are unlikely to be appropriate for specific allocations through the Neighbourhood Plan given their size, and instead may be appropriate for conversions or windfall development. It should be noted though that whilst for these sites separate allocation policies may not be appropriate, the Neighbourhood Plan offers significant scope to put forward overarching policies for these types of sites.

- Site 1: Land at Delcombe Farm 1;
- Site 2: Land at Delcombe Farm 2;
- Site 3: Land at Greenhill Down;
- Site 9: Land at Hoggen Down;
- Site 15: Land at Long Close Farm; and
- Site 16: Land at Milton Mills.



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LEGEND

- Milton Abbas Neighbourhood
- Plan Area
- Site Suitability**
- Yes
- Potentially
- No
- Part of the Site is Potentially Suitable
- Suitable for Conversions or Windfall Development

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Purpose of Issue **DRAFT**

Client **MILTON ABBAS NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title **SITE ASSESSMENT FOR THE MILTON ABBAS NEIGHBOURHOOD PLAN**

Drawing Title **SITE ASSESSMENT RECOMMENDATIONS**

Drawn	Checked	Approved	Date
SM	CH	RP	17/01/2019

ACCOM Internal Project No: **60539603** Scale: **B A3**
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Table 5.1: Suitability of sites for taking forward for the purposes of the Neighbourhood Plan

Name	Size (ha)	Appropriate for taking forward as allocations through the Neighbourhood Plan?
Site 1: Land at Delcombe Farm 1	0.03	Conversion / Windfall Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. However the site is potentially suitable for conversion or windfall development with appropriate design and layout.
Site 2: Land at Delcombe Farm 2	0.01	Conversion / Windfall Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. The site is however potentially suitable for conversion / windfall development with appropriate design and layout.
Site 3: Land at Greenhill Down	0.02	Conversion / Windfall Along with its isolation from the existing settlement, heritage considerations, access and groundwater flooding concerns provide constraints to development at this location. However the site is potentially suitable for conversion / windfall development with appropriate design and layout.
Site 4: Land at Langham Farm 1	0.85	No Due to the presence of significant local constraints at this location, including heritage considerations, access issues, landscape setting and visual sensitivities.
Site 5: Land at Langham Farm 2	1.14	Yes The eastern section of the site is considered suitable due to its proximity to the road network and to residential properties within the settlement. Potentially Providing that development incorporates high quality design which is sensitive to its setting within the Dorset AONB, the site is potentially suitable to take forward as an allocation through the Neighbourhood Plan.
Site 6: Land at Catherines Well 1	1.00	Potentially Suitable for an allocation in the Neighbourhood Plan for small-scale residential development providing it retains and enhances the public bridleway and existing green infrastructure on site, with due regard given to its sensitive setting within the Dorset AONB and proximity to the Milton Abbey Registered Park and Garden.
Site 7: Land at Catherines Well 2	3.45	Potentially Providing the existing constraints can be overcome, the western section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement. No Taking forward the whole site as an allocation through the Neighbourhood Plan is unlikely to be appropriate given the scale of the site, its location within the AONB and potential impacts on villagescape.
Site 8: Land at Catherines Well 3	0.08	Yes Suitable for small scale development with high quality design which respects the site's setting within the AONB and its proximity to neighbouring residential properties and heritage assets.
Site 9: Land at Hoggen Down	0.01	Conversion / Windfall As the site comprises previously developed land, it is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB.

Name	Size (ha)	Appropriate for taking forward as allocations through the Neighbourhood Plan?
Site 10: Land at Windmill Clump	1.06	<p>Yes The northern half of the site is considered suitable for residential development providing the development respects its rural setting, retains and enhances the footpath into the village centre. Alternative uses might also be suitable at this location, providing it helps to deliver a locally identified need.</p> <p>No The southern half of the site is less suitable to take forward as an allocation, due to its elevated topography and prominent setting within the Dorset AONB.</p>
Site 11: Land north of The Street	0.16	<p>Potentially Ecological and heritage concerns provide constraints to development at this location. However, given the presence of the existing dwelling, limited scale development of sensitivity to existing constraints may be appropriate with high quality design and layout.</p>
Site 12: Land at Catherines Well 4	3.57	<p>Potentially Providing the existing constraints can be overcome, the eastern section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement.</p> <p>No Development of the whole site would lead to significant impacts on landscape character and the setting of the village. Heritage considerations and access concerns provide additional constraints to development in the northern, southern and western sections of the site.</p>
Site 13: Land at Steeptonbill Farm	1.00	<p>No Landscape and visual impacts, heritage considerations and highway and pedestrian safety concerns provide significant constraints to development at this location</p>
Site 14: Land at Fishmore Hill Farm	0.43	<p>No Given the site's location outside of the existing settlement area of the Neighbourhood Plan area, potential safety concerns associated with the existing access to the site, and biodiversity constraints. Alternative uses might be suitable at this location, providing the development respects its rural setting and helps to deliver a locally identified need.</p>
Site 15: Land at Long Close Farm	0.05	<p>Conversion / Windfall Landscape and location concerns are constraints to what is otherwise a relatively unconstrained site. However, the as the site can accommodate only one dwelling, it is considered less suitable for an allocation through the Neighbourhood Plan. However, the site is potentially suitable for windfall development which respects its setting adjacent to the AONB.</p>
Site 16: Land at Milton Mills	0.11	<p>Conversion / Windfall The site is potentially suitable for windfall development providing that it respects its setting within the Dorset AONB and proximity to nationally designated heritage assets, and does not result in the significant loss of locally important employment land.</p>

5.5 Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

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Appendix A – Completed Site Appraisal Pro Forma



Site 1: Land at Delcombe Farm 1

General information

Site Reference / name	Site 1: Land at Delcombe Farm 1
Site Address (or brief description of broad location)	Grid reference: ST950038 Postcode unit: DT11 0BT
Current use	Agricultural outbuilding
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.03
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BT. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Site is adjacent to the existing road network, but it located approximately 2km to the north of the existing settlement (village centre) of Milton Abbas.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB; SSSI Impact Risk Zones)</p>	<p>Within the Dorset AONB</p> <p>Site is adjacent to a watercourse which connects to Lake Lodge (south of site), and is adjacent to a groundwater flood warning area. However, the site is not within Flood Zone 2 or Flood Zone 3.</p> <p>Site overlaps with a SSSI Impact Risk Zone for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements/urban areas'.</p> <p>Site does not overlap with the boundaries of a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Although the site is within the Dorset AONB, it is situated within the setting of an existing farm surrounded by other outbuildings. Given its small size, it is not expected that development would significantly detract from the character of this area.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is located on brownfield land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site does not overlap with a nationally designated heritage asset or a monument as listed on the Dorset HER. However, the site is situated within the boundary of the Milton Abbey Registered Park and Garden.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Milton Abbas village centre located approximately 2km to the south east of the site
Bus Stop	>800m	Approximately 1km to the south of the site
Primary School	>1200m	Dunbury Church of England Academy located to the east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 12km to the north east of the site.
Open Space / recreation facilities	>800m	Play park located approximately 2.5km to the south east of the site, in the village. Milton Abbas Sports Field located approximately 3km to the south east of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 2.5km to the south east of the site, in the village.
Cycle route	>800m	National Cycle Network Route 253 approximately 1.5km to the south of the site.
Footpath	>800m	Approximately 2km to the south of the site, directly to the north of Milton Abbey School.
Key employment site	>1200m	Milton Abbey School approximately 2km to the south of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Woodland to the west of the site contributing to the existing ecological network in Milton Abbas, whilst also designated as Deciduous Woodland BAP Priority Habitat.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially contaminated from previous uses.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, specifically for site. However, Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1 dwelling (conversion of existing building on site)
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. However the site is potentially suitable for conversion or windfall development with appropriate design and layout.



Site 2: Land at Delcombe Farm 2

General information

Site Reference / name	Site 2: Land at Delcombe Farm 2
Site Address (or brief description of broad location)	Grid reference: ST793043 Postcode unit: DT11 0BT
Current use	Agricultural – outbuilding and area of unused open space
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.01
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BT. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input type="checkbox"/>	<p>Outside</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Site is adjacent to the existing road network, but it located approximately 2.5km to the north of the existing settlement (village centre) of Milton Abbas.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB; SSSI Impact Risk Zones)</p>	<p>Within the Dorset AONB</p> <p>Site is adjacent to a watercourse which connects to Lake Lodge (south of site), and overlaps with a groundwater flood warning area. However, the site is not within Flood Zone 2 or Flood Zone 3.</p> <p>Site overlaps with a SSSI Impact Risk Zone for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements/urban areas'.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Although the site is the Dorset AONB, it is situated within the setting of an existing residential property. Given its small size, it is not expected that development would significantly detract from the character of this area. Nonetheless, development would be a contrast to the surrounding arable farmland.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by</p>

		Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site does not overlap with a nationally designated heritage asset or a monument as listed on the Dorset HER. However, the site is situated within the boundary of the Milton Abbey Registered Park and Garden.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Milton Abbas village centre located approximately 2.5km to the south east of the site
Bus Stop	>800m	Approximately 1.5km to the south of the site
Primary School	>1200m	Dunbury Church of England Academy located to the east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 12.5km to the north east of the site.
Open Space / recreation facilities	>800m	Play park located approximately 3km to the south east of the site, in the village. Milton Abbas Sports Field located approximately 3.5km to the south east of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 3km to the south east of the site, in the village.
Cycle route	>800m	National Cycle Network Route 253 approximately 2km to the south of the site.
Footpath	>800m	Approximately 2.5km to the south of the site, directly to the north of Milton Abbey School.
Key employment site	>1200m	Milton Abbey School approximately 2.5km to the south of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially contaminated from former land uses
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, specifically for site. However, Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1 dwelling (conversion of existing building on site)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Groundwater flooding concerns, heritage considerations and location issues provide constraints to development at this location. The site is however potentially suitable for conversion / windfall development with appropriate design and layout.



General information

Site Reference / name	Site 3: Land at Greenhill Down
Site Address (or brief description of broad location)	Grid reference: ST791036 Postcode unit: DT11 0BT
Current use	Agricultural - outbuildings
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.02
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BT. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site is connected to the existing road network by a track which is currently unsuited for regular vehicular use. Additionally, the site is in a fairly inaccessible location, approximately 2km to the north west of the existing settlement (village centre) of Milton Abbas.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Site is adjacent to a watercourse which connects to Lake Lodge (south east of site), and is within a groundwater flood warning area. However, the site is not within Flood Zone 2 or Flood Zone 3.</p> <p>Site is not within an SSSI Impact Risk Zone, and does not overlap with the boundaries of a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Although the site is within the Dorset AONB, it is situated within the setting of an existing farm surrounded by other outbuildings. Given its small size, it is not expected that development would significantly detract from the character of this area.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is located on brownfield land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Site is within the boundaries of the Milton Abbey Registered Park and Garden. Monument 'Green Hill Deer Park' (ID: MDO4468) is located approximately 50m to the north west of the site, as identified on the Dorset HER.</p> <p>Site does not directly overlap with a nationally designated heritage asset.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Milton Abbas village centre located approximately 2.5km to the south east of the site
Bus Stop	>800m	Approximately 1.5km to the south east of the site
Primary School	>1200m	Dunbury Church of England Academy located to the east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 12km to the north east of the site.
Open Space / recreation facilities	>800m	Play park located approximately 2.5km to the south east of the site, in the village. Milton Abbas Sports Field located approximately 3km to the south east of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 2.5km to the south east of the site, in the village.
Cycle route	>800m	National Cycle Network Route 253 approximately 1.5km to the south of the site.
Footpath	>800m	Approximately 2km to the south of the site, directly to the north of Milton Abbey School.
Key employment site	>1200m	Milton Abbey School approximately 2km to the south of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is surrounded by areas of Deciduous Woodland BAP Priority Habitat.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is potentially contaminated from current / former uses.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, specifically for site. However, Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	2 dwellings (conversion of existing buildings on site)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Along with its isolation from the existing settlement, heritage considerations, access and groundwater flooding concerns provide constraints to development at this location. However the site is potentially suitable for conversion / windfall development with appropriate design and layout.



General information

Site Reference / name	Site 4: Land at Langham Farm 1
Site Address (or brief description of broad location)	Grid reference: ST806022 Overlaps with two postcode units: DT11 0AT and DT11 0FB
Current use	Agricultural – arable farming
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.85
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0AT and DT11 0FB. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site is not connected to the existing road network. If an allocation comes forward on the neighbouring site (Site 6: Land at Catherines Well 1), this could enable access into the northern half of the site. Otherwise, access would need to pass through adjoining land parcels in order to connect to the existing road network.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High sensitivity to development</p>	<p>Long views to the south of the site.</p> <p>Northern half of the site has a prominent visual setting in the landscape due to its elevation and sloping aspect.</p> <p>Properties located adjacent to the southern and eastern boundaries have direct views into the site.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Within the boundaries of Milton Abbey Registered Park and Garden</p> <p>The site overlooks The Milton Abbas Conservation Area.</p> <p>Monument ID: MDO4465 (possible Bronze Age barrow) is located within the site, as documented on Dorset's HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south of the site.
Bus Stop	<400m	To the east of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Play park located to the east of the site. Milton Abbas Sports Field located approximately 1km to the south east of the site.
GP / Hospital / Pharmacy	<400m	GP Surgery located to the east of the site.
Cycle route	<400m	National Cycle Network Route 253 to the east of the site.
Footpath	<400m	Bridleway to the east of the site.
Key employment site	400-1200m	Milton Abbey School to the west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site does overlap with an area of Wood-pasture and Parkland BAP Priority Habitat. However, the MAGIC online mapping tool states that the reliability of this interpretation is low. The site is currently arable farmland and is of low biodiversity value.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity line passing over the northern half of the site. Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

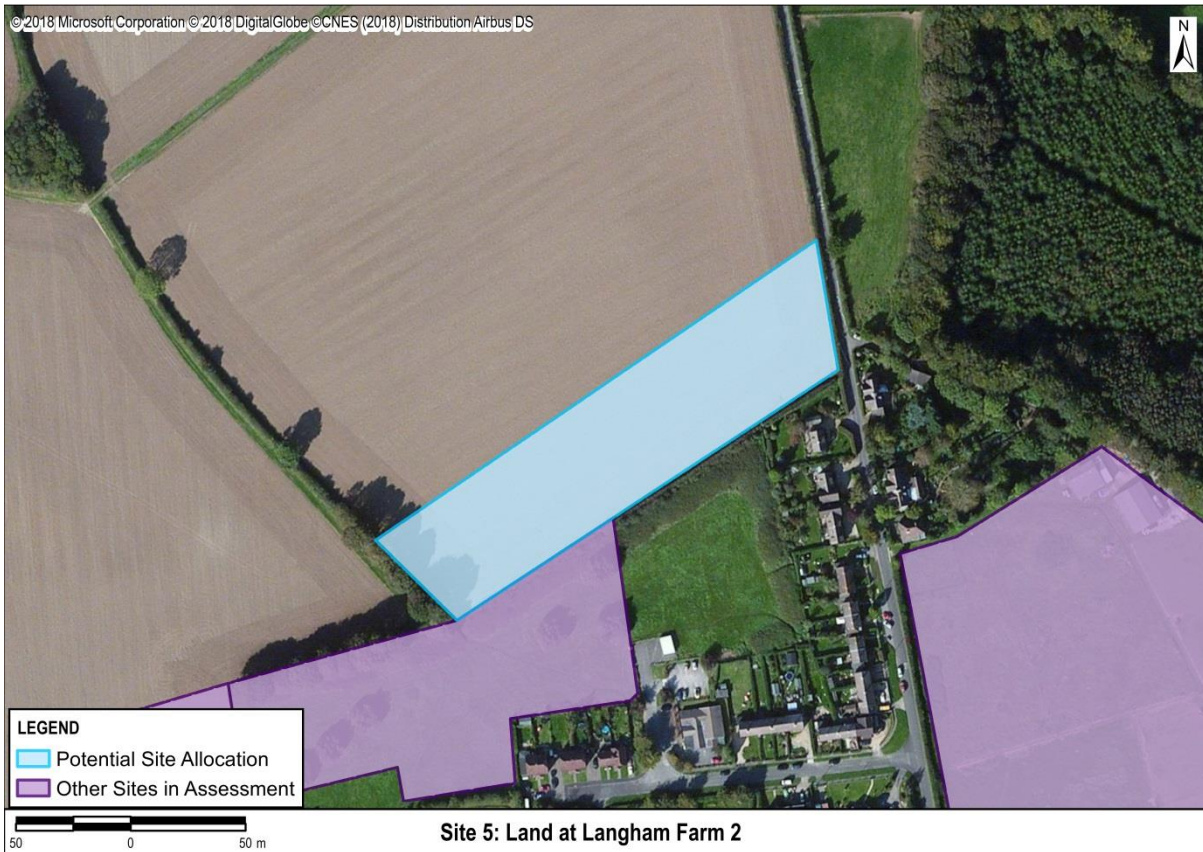
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – slopes to the south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	10 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Due to the presence of significant local constraints at this location, including heritage considerations, access issues, landscape setting and visual sensitivities.



General information

Site Reference / name	Site 5: Land at Langham Farm 2
Site Address (or brief description of broad location)	Grid reference: ST808024 Overlaps with two postcode units: DT11 0AT and DT11 0AU
Current use	Agricultural – arable farming
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.14
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0AT and DT11 0AU. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Potential to establish access into the eastern section of the site from the main road. Access from the north and west of the site is constrained by adjoining land parcels. If an allocation comes forward on the neighbouring site (Site 6: Land at Catherines Well 1), this could enable access into the southern section of the site.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>The site is sufficiently screened from view by the hedgerows/trees located along its boundaries.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not overlap with the Milton Abbas Conservation Area, and does not contain any nationally designated sites or monuments listed on the Dorset HER.</p> <p>The western site boundary is adjacent to the Milton Abbey Registered Park and Garden.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south of the site.
Bus Stop	<400m	To the south of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Play park located to the south of the site. Milton Abbas Sports Field located approximately 1km to the south east of the site.
GP / Hospital / Pharmacy	<400m	GP Surgery located to the south of the site.
Cycle route	<400m	National Cycle Network Route 253 directly to the east of the site.
Footpath	<400m	Bridleway bordering the western boundary of the site.
Key employment site	400-1200m	Milton Abbey School to the west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Corridor of trees located along the western site boundary, contributing to the local ecological network. The Clenston / Milton Park Wood (ancient woodland) is located approximately 50m to the east of the site.	
Public Right of Way	No	Bridleway passing alongside the western site boundary	
Existing social or community value (provide details)	No	Adjacent to an area of allotments / community growing space (directly to the south of the site)	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity lines passing over the southern site boundary, but not directly over the site itself. Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	13 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The eastern section of the site is considered suitable due to its proximity to the road network and to residential properties within the settlement.</p> <p>Providing that development incorporates high quality design which is sensitive to its setting within the Dorset AONB, the northern, southern and western sections of the site are potentially suitable to take forward as an allocation through the Neighbourhood Plan.</p>



General information

Site Reference / name	Site 6: Land at Catherines Well 1
Site Address (or brief description of broad location)	Grid reference: ST808023 Overlaps with two postcode units: DT11 0FB and DT11 0AT
Current use	Agricultural land / area of open space
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.00
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0FB and DT11 0AT. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – access into the site from the south, via Damer Close.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Long views to the south of the site over the village (particularly from the northern section of the site)</p> <p>Direct views into the site from the residential properties located directly to the south.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not overlap with the Milton Abbas Conservation Area, and does not contain any nationally designated sites or monuments listed on the Dorset HER.</p> <p>The western site boundary and part of the northern site boundary is adjacent to the Milton Abbey Registered Park and Garden.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south of the site.
Bus Stop	<400m	To the south east of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Play park located to the south east of the site. Milton Abbas Sports Field located approximately 1km to the south east of the site.
GP / Hospital / Pharmacy	<400m	GP Surgery located to the east of the site.
Cycle route	<400m	National Cycle Network Route 253 to the east of the site.
Footpath	<400m	Bridleway passing through the site.
Key employment site	400-1200m	Milton Abbey School to the west of the site.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		Corridor of trees located along the northern site boundary. There are a few small trees scattered around the site.
Public Right of Way	Yes		Bridleway passing directly through the site
Existing social or community value (provide details)	No		Allotments / community growing spaces located adjacent to the eastern site boundary.
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west) There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

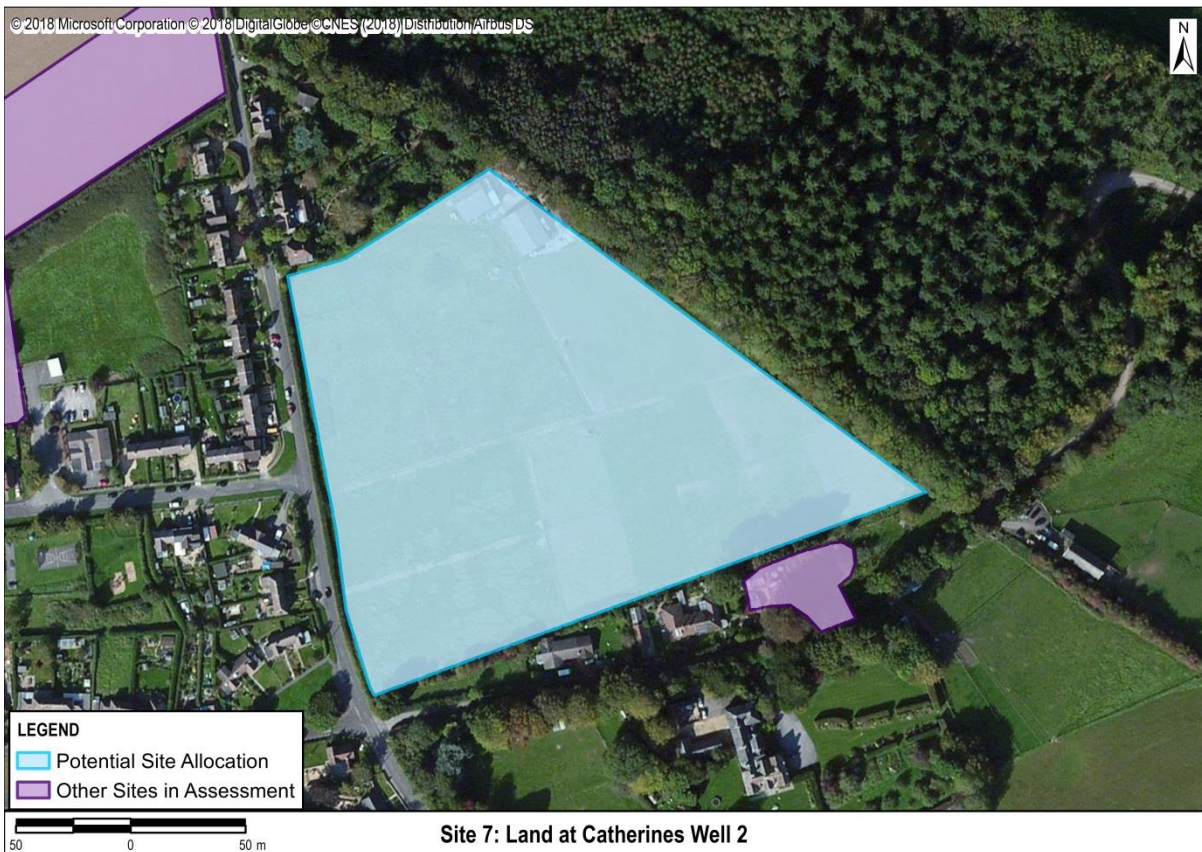
Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – gently sloping downwards, from north to south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	12 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Suitable for an allocation in the Neighbourhood Plan for small-scale residential development providing it retains and enhances the public bridleway and existing green infrastructure on site, with due regard given to its sensitive setting within the Dorset AONB and proximity to the Milton Abbey Registered Park and Garden.



Site 7: Land at Catherines Well 2

General information

Site Reference / name	Site 7: Land at Catherines Well 2
Site Address (or brief description of broad location)	Grid reference: ST811023 Overlaps with two postcode units: DT11 0AU and DT11 0AZ
Current use	Horse paddocks / agricultural fields (grazing)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	3.45
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes – an imminent planning application submission is expected

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>4. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0AU and DT11 0AZ. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – access into the north western section of the site is achievable via a gate which connects to the local road network. There is also the potential to establish access into the site via the road which passes adjacent to the western site boundary.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>The majority of the site is screened from view from the hedgerows/trees which pass along its boundaries.</p> <p>Residential properties located along the southern site boundary and adjacent to the north western boundary have direct views into the site.</p> <p>If the entire site was developed, this would significantly change the villagescape.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not overlap with the Milton Abbas Conservation Area, and does not contain any nationally designated sites or monuments listed on the Dorset HER.</p> <p>However, the Milton Abbas Conservation Area is approximately 25m to the south of the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south west of the site.
Bus Stop	<400m	Adjacent to the south western corner of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Play park located to the west of the site. Milton Abbas Sports Field located approximately 500m to the south of the site.
GP / Hospital / Pharmacy	<400m	GP Surgery located to the west of the site.
Cycle route	<400m	National Cycle Network Route 253 directly to the west of the site.
Footpath	<400m	Bridleways to the south and to the west of the site.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the west of the site.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The eastern boundary of the site borders the Clenston / Milton Park Wood (ancient woodland), which the Dorset Explorer mapping tool recognises as part of the existing ecological network in Milton Abbas. However, this area does not overlap the site boundaries.	
Public Right of Way	No		
Existing social or community value (provide details)	No	The site does however contain horse paddocks which potentially benefit local residents.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity line passing through the western half of the site (north to south direction) Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

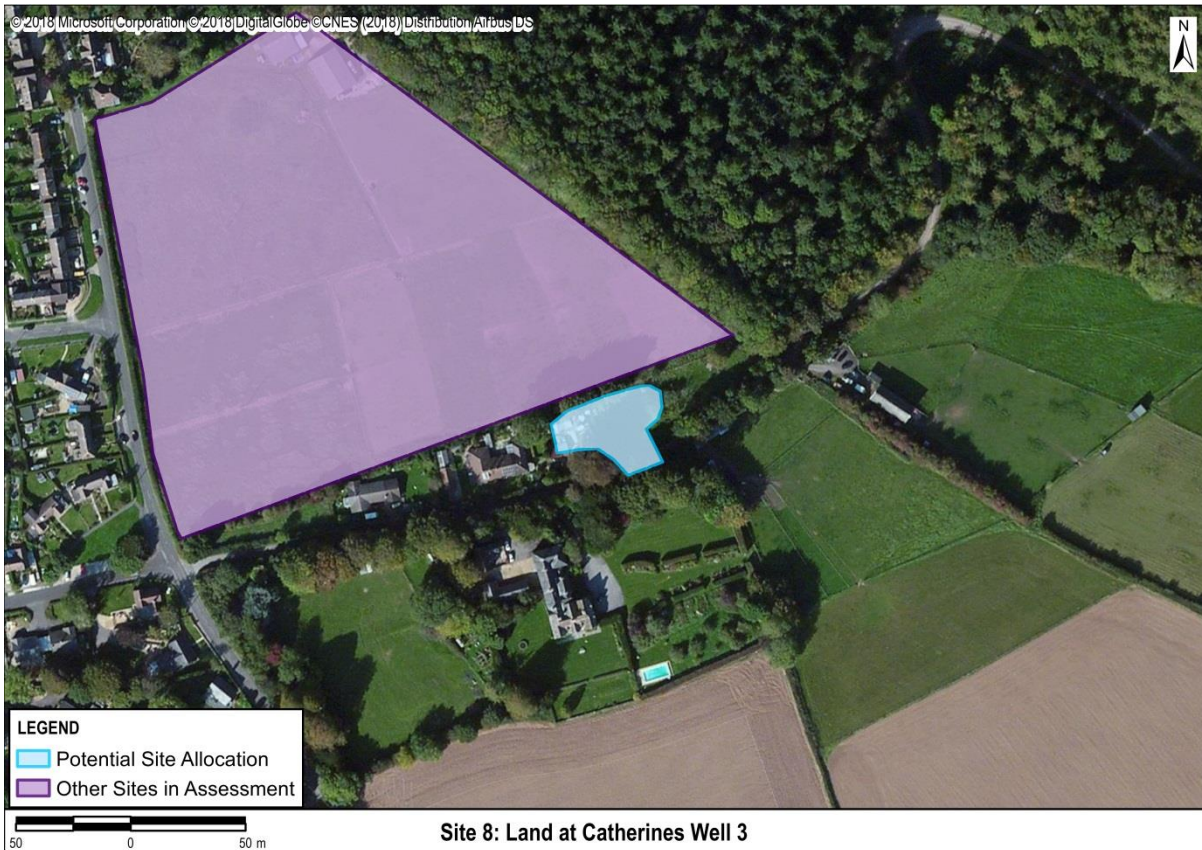
Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – if the entire site was developed
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	38 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Providing the existing constraints can be overcome, the western section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement.</p> <p>Taking forward the whole site as an allocation through the Neighbourhood Plan is unlikely to be appropriate given the scale of the site, its location within the AONB and potential impacts on villagescape.</p>



General information

Site Reference / name	Site 8: Land at Catherines Well 3
Site Address (or brief description of broad location)	Grid reference: ST812022 Postcode unit: DT11 0AZ
Current use	Sheds and informal allotments; storage area for boats
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.08
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0AZ. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – the site is accessible via a single-lane track which connects to Catherines Well and the village. However, there is poor visibility / sight lines at the crossroads at Catherines Well.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Site benefits from screening by hedgerows / trees.</p> <p>Short and direct views into the site from adjacent residential properties.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site does not directly overlap with the boundaries of a nationally designated site; however, land directly to the south of the site is within the boundaries of the Milton Abbas Conservation Area. In particular, this section of the Conservation Area is within the grounds of Milton Manor (Grade II listed building), which is listed on the Dorset HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south west of the site.
Bus Stop	<400m	To the west of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	400-800m	Play park located to the west of the site. Milton Abbas Sports Field located to the south of the site.
GP / Hospital / Pharmacy	400-1200m	GP Surgery located approximately 500m to the west of the site.
Cycle route	<400m	National Cycle Network Route 253 to the west of the site.
Footpath	<400m	Bridleway directly to the south of the site.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the west of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	Semi-mature trees located along the site boundaries, contributing to the local ecological network. The eastern boundary of the site borders the Clenston / Milton Park Wood (ancient woodland), which the Dorset Explorer mapping tool recognises as part of the existing ecological network in Milton Abbas. However, this area does not overlap the site boundaries.	
Public Right of Way	No		
Existing social or community value (provide details)	No	However the site currently provides a storage area for boats, and also contains sheds / informal allotments which could be providing a community benefit.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially due to the variety of current (and possible former) land uses
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Developing this site would be a continuation of linear development which is located to the west.

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1 dwelling
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Suitable for small scale development with high quality design which respects the site's setting within the AONB and its proximity to neighbouring residential properties and heritage assets.



Site 9: Land at Hoggen Down

General information

Site Reference / name	Site 9: Land at Hoggen Down
Site Address (or brief description of broad location)	Grid reference: ST814018 Postcode unit: DT11 0BB
Current use	Outbuilding – an old stable
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.01
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BB. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input type="checkbox"/>	<p>Outside</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Site is not connected to the existing road network. Access would need to pass through adjacent fields</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Site is highly elevated and located along a ridge line. There are panoramic views to the south, south east and east of the site over the AONB.</p> <p>Due to the small size of the site, development would not significantly change the character of the landscape, and is not prominently visible.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is located along the border of an agricultural field, but is of a size which would unlikely result in the loss of agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is not within or adjacent to a nationally designated heritage asset. Development of the site would not impact upon any known monuments listed on the Dorset HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the west of the site.
Bus Stop	400-800m	To the north west of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Milton Abbas Sports Field located directly to the north west of the site.
GP / Hospital / Pharmacy	400-1200m	GP Surgery located to the north west of the site.
Cycle route	400-800m	National Cycle Network Route 253 to the north west of the site.
Footpath	<400m	Bridleway and a footpath connecting to the village core of Milton Abbas located to the west of the site.
Key employment site	>1200m	Milton Abbey School approximately 2km to the west of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		
Existing social or community value (provide details)	No	Site is adjacent to Milton Abbas Sports Field (located to the north west)	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

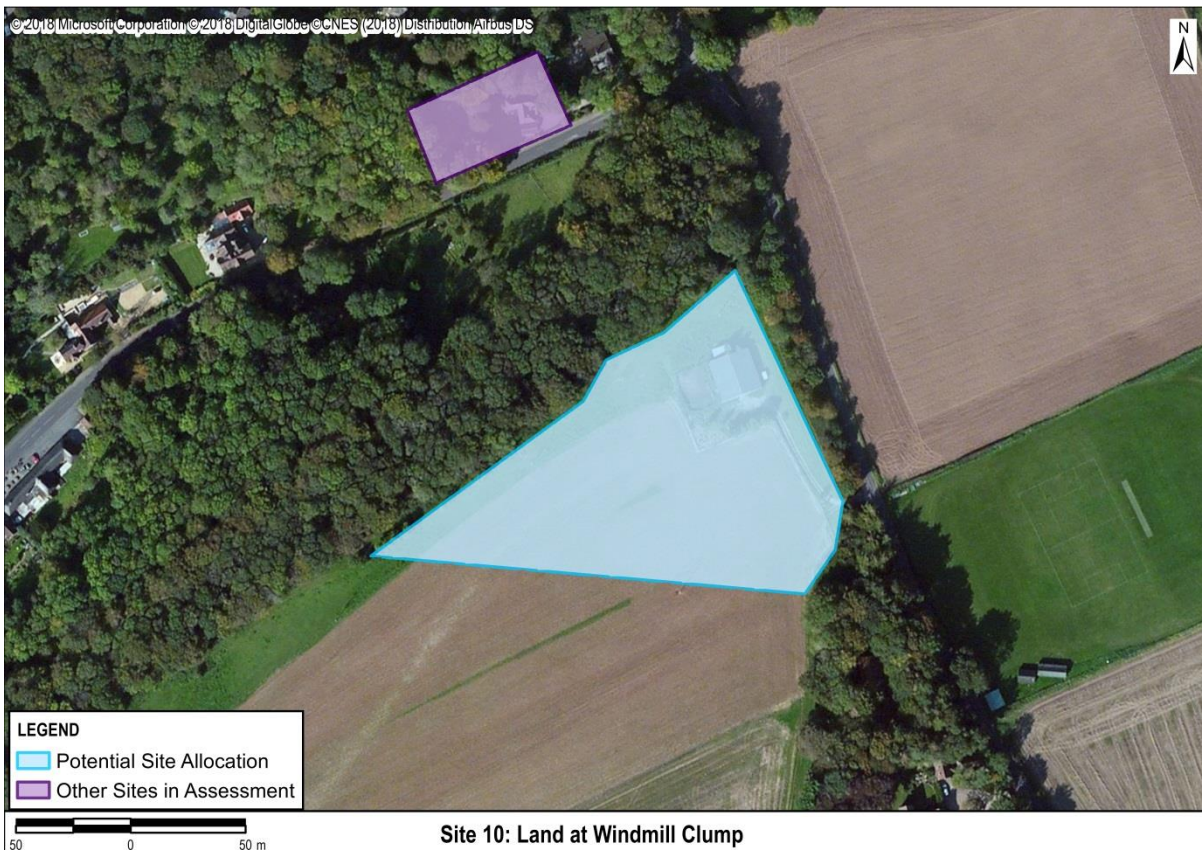
<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
	Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1 dwelling (conversion of existing building on site)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	As the site comprises previously developed land, it is potentially suitable for windfall development of high quality design which respects its setting within the Dorset AONB.



Site 10: Land at Windmill Clump

General information

Site Reference / name	Site 10: Land at Windmill Clump
Site Address (or brief description of broad location)	Grid reference: ST811019 Overlaps with two postcode units: DT11 0BB and DT11 0BP
Current use	Agricultural – arable farming / existing outbuilding in northern section of the site.
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.06
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0BB AND DT11 0BP. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – suitable access into the eastern section of the site via the existing road network.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments.</p> <p>Not within Flood Risk Zone 2 or 3.</p> <p>Does not overlap with a European or nationally protected site for biodiversity.</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Southern half of the site is more visually prominent due to its elevation and topography. The north eastern section of the site is less visually prominent and benefits from screening by the surrounding trees.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is not within or adjacent to a nationally designated heritage asset. Development of the site would not impact upon any known monuments listed on the Dorset HER.</p> <p>The Milton Abbas Conservation Area is located approximately 25m to the north of the site. The Conservation Area is not visible from the site due to screening provided by trees.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Post office, public house and church located in the village core of Milton Abbas, to west of the site.
Bus Stop	<400m	To the north of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Milton Abbas Sports Field located directly to the south east of the site.
GP / Hospital / Pharmacy	400-1200m	GP Surgery located to the north west of the site.
Cycle route	<400m	National Cycle Network Route 253 to the north of the site.
Footpath	<400m	Bridleway and a footpath connecting to the village core of Milton Abbas located adjacent to the southern site boundary.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the west of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		The site is adjacent to an area of Deciduous Woodland BAP Priority Habitat, which contributes to the existing ecological network in Milton Abbas (as indicated on the Dorset Explorer interactive mapping tool).
Public Right of Way	No		There is a right of way which passes alongside the south western site boundary. Although the site is separate from the village, the right of way connects to the village centre.
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – slopes to the north of the site
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	12 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The northern half of the site is considered suitable for residential development providing the development respects its rural setting, retains and enhances the footpath into the village centre. Alternative uses might also be suitable at this location, providing it helps to deliver a locally identified need.</p> <p>The southern half of the site is less suitable to take forward as an allocation, due to its elevated topography and prominent setting within the Dorset AONB.</p>



Site 11: Land north of The Street

General information

Site Reference / name	Site 11: Land north of The Street
Site Address (or brief description of broad location)	Grid reference: ST810020 Postcode unit: DT11 0BL
Current use	Residential property and adjoining open space (woodland copse and garden)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.16
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes – planning application has been submitted on site

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, the following application overlaps with the entirety of the site:</p> <p>2/2018/1365/FUL – Erect 2 No. Dwellings (Demolish existing)- Application validated on Monday 5th November 2018; Status: awaiting decision.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input checked="" type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – good access achievable via The Street.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site is not within Flood Risk Zone 2 or 3, but does overlap with a groundwater flood warning area.</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>The site benefits from visual screening by the surrounding woodland areas.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site does not overlap with the boundaries of a nationally designated heritage asset.</p> <p>The site is within the Milton Abbas Conservation Area.</p> <p>Monument MDO24037 (Allotments, Milton Abbas) directly overlaps with the site boundaries, as documented on the Dorset HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Post office, public house and church located in the village core of Milton Abbas, to the south west of the site.
Bus Stop	<400m	To the north of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Milton Abbas Sports Field located directly to the south east of the site. Play park located to the north of the site
GP / Hospital / Pharmacy	<400m	GP Surgery located to the north west of the site.
Cycle route	<400m	National Cycle Network Route 253 directly to the south of the site, along the main road into the village core of Milton Abbas.
Footpath	<400m	Local network of footpaths and bridleways located to the north, south and west of the site.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the west of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Several	Planning constraints list associated with planning application '2/2018/1365/FUL' acknowledges that the site is within a TPO area, with several trees of varying types.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	medium	Although the site does not overlap with the boundaries of a European or nationally designated site for biodiversity, it contains areas of Deciduous Woodland BAP Priority Habitat and could therefore support populations of protected species.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity lines passing over the site. No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – eastern half of the site is predominantly flat, however the western half of the site slopes downwards to the south west.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Planning constraints associated with planning application '2/2018/1365/FUL' acknowledges that the site is at medium risk of foul sewer inundation.

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	2 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Ecological and heritage concerns provide constraints to development at this location. However, given the presence of the existing dwelling, limited scale development of sensitivity to existing constraints may be appropriate with high quality design and layout.



Site 12: Land at Catherines Well 4

General information

Site Reference / name	Site 12: Land at Catherines Well 4
Site Address (or brief description of broad location)	Grid reference: ST805020 Overlaps with two postcode units: DT11 0BA and DT11 0BW
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	3.57
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode units DT11 0BA AND DT11 0BW. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in these postcode units.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Access is possible via the single lane track which passes adjacent to the northern site boundary – however, parts of this lane are privately owned, and its width and sloping topography indicates that the lane is less suited for regular use. Access into the eastern and southern sections of the site is constrained by the neighbouring land uses.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site is not within Flood Risk Zone 2 or 3.</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High sensitivity to development</p>	<p>Due to its topography and elevation, the northern half of the site is highly visible from the surrounding landscape, and has long views to the south over the AONB. Comparatively, the southern half benefits from visual screening by the adjoining woodland, and has a less prominent setting in the landscape due to its elevation.</p> <p>Short views into the site from residential properties along the eastern site boundary, and from Catherines House at the north western boundary.</p> <p>Development of the entire site could significantly change the character of the villagescape.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Although the site does not overlap with the boundaries of a nationally designated heritage asset, it is entirely located within the Milton Abbas Conservation Area.</p> <p>The western half of the site contains monument MDO4459 (Cross dyke, Milton Abbas), which is listed on the Dorset HER (late Bronze Age to late Iron Age). Also, the Milton Abbey Registered Park and Garden is directly to the north of the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Post office, public house and church located in the village core of Milton Abbas, to the south of the site.
Bus Stop	400-800m	To the east of the site, by the crossroads at Catherines Well.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	<400m	Play park located to the east of the site. Milton Abbas Sports Field located approximately 1km to the south east of the site.
GP / Hospital / Pharmacy	<400m	GP Surgery located to the east of the site.
Cycle route	400-800m	National Cycle Network Route 253 located to the east of the site.
Footpath	<400m	Footpath located to the east of the site.
Key employment site	400-1200m	Milton Abbey School located to the north west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	medium		Mature tree located along the northern site boundary; BAP Deciduous Woodland Priority Habitat bordering the southern site boundary.
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity line passing along the northern site boundary, but no significant infrastructure passing directly over the site. Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – site slopes to the south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – if the entire site was developed
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	40 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Providing the existing constraints can be overcome, the eastern section of the site is considered potentially suitable due to its proximity to the road network and to residential properties within the settlement.</p> <p>Development of the whole site would lead to significant impacts on landscape character and the setting of the village. Heritage considerations and access concerns provide additional constraints to development in the northern, southern and western sections of the site.</p>



Site 13: Land at Steeptonbill Farm

General information

Site Reference / name	Site 13: Land at Steeptonbill Farm
Site Address (or brief description of broad location)	Grid reference: ST803018 Postcode unit: DT11 0BW
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.00
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BW. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – access is possible via the road located adjacent to the western site boundary. Access into the site slopes upwards from this road, with visibility / sight line concerns when entering and existing the site (particularly when existing to the right to head northwards)</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site is not within Flood Risk Zone 2 or 3.</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Northern extent of the site has a more prominent landscape setting; however the site is located at the bottom of a slope and benefits from visual screening by woodland areas along its southern and western boundaries.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The entire of the site is within the boundary of the Milton Abbas Conservation Area.</p> <p>Land located approximately 25m to the west of the site is designated as the 'Deserted Town of Milton Abbas' scheduled monument, which is a nationally important heritage asset.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Post office, public house and church located in the village core of Milton Abbas, to the south west of the site.
Bus Stop	<400m	To the south of the site,
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	>800m	Play park and Milton Abbas Sports Field located approximately 1km to the north east and south of the site, respectively.
GP / Hospital / Pharmacy	400-1200m	GP Surgery located to the north east of the site.
Cycle route	<400m	National Cycle Network Route 253 located directly to the west of the site.
Footpath	<400m	Footpath located to the south of the site.
Key employment site	400-1200m	Milton Abbey School located to the north west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Areas of Deciduous Woodland BAP Priority Habitat located directly to the south and the west of the site.	
Public Right of Way	No	Site is only accessible on foot via the main road. The nearest footpath is located approximately 100m to the south of the site.	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – site slopes downwards to the south.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	12 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Landscape and visual impacts, heritage considerations and highway and pedestrian safety concerns provide significant constraints to development at this location.



Site 14: Land at Fishmore Hill Farm

General information

Site Reference / name	Site 14: Land at Fishmore Hill Farm
Site Address (or brief description of broad location)	Grid reference: ST800012 Postcode unit: DT11 0DL
Current use	Agricultural – grazing / pastoral farming
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.43
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0DL. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes - although the access is via a single lane track, there are regular passing points if vehicles should meet. However, the lane is quite steep, with potential seasonal concerns from adverse weather conditions (ice/snow)</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site is not within Flood Risk Zone 2 or 3.</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Medium views to the east across the AONB.</p> <p>Direct views into the site from adjacent properties at Fishmore Hill Farm, located along its western site boundary.</p> <p>The site benefits from screening by the surrounding woodland area to the north.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed Agricultural Land Classification (ALC) assessment has not been undertaken on the site. However, the regional land classification maps from Natural England suggest that Milton Abbas is underlain by Grade 3 land, and could therefore contain areas of best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The Milton Abbas Conservation Area is located approximately 150m to the east of the site.</p> <p>Monument MDO24000 (Flint Pit, Milton Abbas) is located approximately 50m to the south of the site.</p> <p>The site does not overlap with a nationally important heritage asset.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Milton Abbas village centre located to the north east of the site
Bus Stop	400-800m	Located to the north east of the site.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	>800m	Play park and Milton Abbas Sports Field located approximately 2km to the north east of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 2km to the north east of the site, in the village.
Cycle route	400-800m	National Cycle Network Route 253 located to the north east of the site.
Footpath	<400m	Bridleway located to the north west and a footpath located to the north east.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the north of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		Areas of Deciduous Woodland BAP Priority Habitat located directly to the north of the site.
Public Right of Way	No		Bridleway located approximately 50m to the west of the site, extending to the south west (away from the village centre).
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant infrastructure passing over the site, however Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – sloping downwards to the east.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	5 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Given the site's location outside of the existing settlement area of the Neighbourhood Plan area, potential safety concerns associated with the existing access to the site, and biodiversity constraints.</p> <p>Alternative uses might be suitable at this location, providing the development respects its rural setting and helps to deliver a locally identified need.</p>



Site 15: Land at Long Close Farm

General information

Site Reference / name	Site 15: Land at Long Close Farm
Site Address (or brief description of broad location)	Grid reference: ST793007 Postcode unit: DT11 0BU
Current use	Agricultural - outbuildings
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.05
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input checked="" type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BU. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input type="checkbox"/>	<p>Outside</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Access to the site is possible via the existing road network, however the site is located approximately 2km to the south west of the village centre, and is therefore fairly isolated.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Adjacent/nearby (AONB)</p>	<p>Adjacent to the Dorset AONB (directly to the north of the site)</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site is not within Flood Risk Zone 2 or 3.</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p> <p>The village is located within a Wessex Water groundwater infiltration consultation zone.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p>	<p>Although the site is adjacent to the Dorset AONB, it is surrounded by additional outbuildings and is fairly screened from view from trees.</p> <p>Due to its small size, development on the site is unlikely to detract from the surrounding character of the landscape.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is located on brownfield land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Milton Abbas village centre located approximately 2.5km to the north east of the site
Bus Stop	>800m	Located approximately 2km to the north east of the site.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	>800m	Play park and Milton Abbas Sports Field located approximately 2.5km to the north east of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 2.5km to the north east of the site, in the village.
Cycle route	>800m	National Cycle Network Route 253 located approximately 1.5km to the north east of the site.
Footpath	<400m	Directly to the north west of the site, heading north west towards the village.
Key employment site	>1200m	Milton Abbey School approximately 2.5km to the north of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		Bridleway located approximately 50m to the west of the site (extending to the north east, towards the village)
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially, from current and former land uses
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, specifically for site. However, Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	3 dwellings (conversions of existing buildings on site)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Landscape and location concerns are constraints to what is otherwise a relatively unconstrained site. However, as the site can only accommodate three dwellings, it is considered less suitable for an allocation through the Neighbourhood Plan. However, the site is potentially suitable for windfall development which respects its setting adjacent to the AONB.



Site 16: Land at Milton Mills

General information

Site Reference / name	Site 16: Land at Milton Mills
Site Address (or brief description of broad location)	Grid reference: ST805008 Postcode unit: DT11 0BQ
Current use	Commercial/Industrial – Dorset Craft Barn / K-Tech
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.11
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites (October 2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input checked="" type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level review of North Dorset’s planning application database, there have been no applications for new residential development within postcode unit DT11 0BQ. The majority of application records are conversions, demolitions/extensions or change of use applications to existing properties in this postcode unit.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input type="checkbox"/>	<p>Outside</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – good access into the eastern section of the site via the existing road network.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes (AONB)</p>	<p>Within the Dorset AONB</p> <p>Stream adjacent to the southern site boundary. Land immediately adjacent to the stream is located within Flood Risk Zone 2 and 3.</p> <p>The site also overlaps with a groundwater flood warning area. The village is located within a Wessex Water groundwater infiltration consultation zone.</p> <p>Not within a SSSI Impact Risk Zone for the residential or rural-residential developments</p> <p>The site does not overlap with a European or nationally designated site for biodiversity</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>The site is fairly nestled into the landscape and benefits from screening by surrounding trees / wooded areas.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is located on brownfield land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>There are two Grade II listed buildings within 25m from the northern and southern site boundaries, including:</p> <p>Milton Mill and Mill House (north of site); Milton Mill Cottages (south of site).</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Milton Abbas village centre located to the north of the site.
Bus Stop	>800m	Located approximately 1km to the north of the site.
Primary School	>1200m	Dunbury Church of England Academy located to the north east of the site, in the neighbouring parish of Winterborne Whitechurch.
Secondary School	>3900m	The Blandford School located approximately 10km to the north east of the site.
Open Space / recreation facilities	>800m	Play park and Milton Abbas Sports Field located approximately 2km to the north of the site.
GP / Hospital / Pharmacy	>1200m	GP Surgery located approximately 2km to the north of the site, in the village.
Cycle route	>800m	National Cycle Network Route 253 located approximately 1km to the north of the site.
Footpath	>800m	Footpath located approximately 1km to the north of the site, extending north westwards from the village to Milton Abbey School.
Key employment site	>1200m	Milton Abbey School approximately 1.5km to the north west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Areas of Deciduous Woodland BAP Priority Habitat located directly to the east of the site	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential contamination from current / former land uses
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, specifically for site. However, Wessex Water confirms that there is a public water main which passes through the village, which also connects to the neighbouring settlements of Winterborne Houghton (north east) and Hilton (north west). There are a number of underground water mains within the Neighbourhood Plan Area associated with wider water distribution.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Existing employment area (small-scale)

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Call for sites completed in October 2018
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	2 dwellings (conversions of existing buildings on site)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is potentially suitable for windfall development providing that it respects its setting within the Dorset AONB and proximity to nationally designated heritage assets, and does not result in the significant loss of locally important employment land.

