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Representation # _____	

## MILBORNE ST ANDREW NEIGHBOURHOOD PLAN 2018 TO 2033 Regulation 16 Consultation 18 January to 1 March 2019

### Response Form

The proposed Milborne St Andrew Neighbourhood Plan 2018 to 2033 has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council's website via: <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset-planning-policy/local-planning-policy-north-dorset.aspx>

#### Please return completed forms to:

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ

**Deadline: 4pm on Friday 1 March 2019. Representations received after this date will not be accepted.**

### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (<https://www.dorsetforyou.gov.uk/privacypolicy>). Your data will be destroyed when the plan becomes redundant.

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title		Ms
First Name		Jo
Last Name		Tasker
Job Title (where relevant)		
Organisation (where relevant)	Bracken Developments Limited	Ken Parke Planning Consultants
Address	c/o agent	████████████████████
Postcode		██████
Tel. No.		██████████
Email Address		████████████████

## Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	In relation to the provision of new development and SANG
Section	4
Policy	All policies relating to new development including MSA5, MSA12 and MSA Project 3
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

<input checked="" type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

4. Please use the box below to give reasons for your support/objection or make your observation.

**Bracken Developments Limited supports the emerging Neighbourhood Plan with the submission of a planning application for the development of the site identified at Policy MSA5 – The Camelco Site.**

**Planning Portal reference PP-07663896**

*Redevelopment, with the construction of a mixed housing, business and community use scheme including up to 61 residential units, business units and a pre-school nursery. Including a Suitable Natural Alternative Greenspace (SANG).*

**A copy of the design and access statement and planning statement is appended as part of this consultation response. This explains the proposed Camelco site redevelopment and its adherence to Policy MSA5 and other associated proposed Neighbourhood Plan policies.**

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

N/A

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

X	Yes
	No

Signature: \_\_\_\_\_

Date: 01/03/2019

*If submitting the form electronically, no signature is required.*

*Please use this box to continue your responses to Questions 4 & 5 if necessary*



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**PLANNING STATEMENT IN SUPPORT OF  
OUTLINE PLANNING APPLICATION**

BY

***Bracken Developments Limited***

FOR

***Redevelopment, with the construction of a mixed housing, business and community use scheme including up to 61 residential units, business units and a pre-school nursery. Including a Suitable Natural Alternative Greenspace (SANG).***

AT

***Camelco Site, Blandford Hill, Milborne St Andrew.  
DT11 0HZ***

PREPARED BY

**Jo Tasker BSc (HONS) BTP MRTPI**

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February 2019

## **1.0 Introduction**

- 1.1 We are instructed by Bracken Developments Limited, to advise and to prepare an outline planning application for the redevelopment of the Camelco site. The Bracken Group is an established, family run company based in Dorset, specialising in small to medium sized, high quality developments.
- 1.2 This is a previously developed, brownfield site, a former milk factory to the south of Milborne Business Park.
- 1.3 We are familiar with the site and surrounding area and with relevant Government guidance and planning policy and the Development Plan for the site. The site is allocated within the draft Milborne St Andrew Neighbourhood Plan as a site suitable for mixed residential, commercial and community development.
- 1.4 We have worked closely with the applicant and the architects for this site and with a highway consultant, a landscape architect, a heritage consultant, arboriculture and drainage consultants and ecologists. We have undertaken a detailed pre-application process, including a meeting with Milborne St Andrew Neighbourhood planning group and with Natural England in relation to a proposed SANG. A formal pre-application meeting was held with the Council on 11<sup>th</sup> September 2018, with written pre-application advice dated 10<sup>th</sup> October 2018. This application has been prepared taking account of this thorough pre-application process.
- 1.5 This statement has been prepared to support this proposal. Design and Access information prepared by BrightSPACE Architects is within a separate statement.

- 1.6 The application is made in outline with means of access to be determined and matters relating to appearance, landscaping, layout and scale all reserved for future consideration. The following is proposed:

***Redevelopment, with the construction of a mixed-use housing, business and community use scheme including up to 61 residential units, business units and a pre-school nursery. Including a SANG.***

- 1.7 This statement provides a full description of the site and surrounding area, and of the proposals. The statement then sets out the policy framework relevant to the proposals and a reasoned justification for the grant of outline planning permission. The statement demonstrates that the proposals comply fully with Development Plan policy.

- 1.8 The following documents are submitted in support of this application:

- Drawings:
  - 18048 001 Site Location Plan
  - 18048 002 A Proposed Site Layout - indicative
  - 18048 003 Existing Site Layout
  - 18048 004 Existing Site Sections
  - 18048 005 Proposed Site Sections
  - 18048 006 Existing building elevations and plan
  - 18048 007 Existing building elevations and plan
- Heads of Terms for the Section 106 Agreement.
- Design and Access Statement prepared by BrightSPACE Architects.  
*This explains the assessment of the site and surrounding area and its constraints and then the design process and proposed design.*
  - Accommodation Schedule within D & A.
  - Sustainability Statement
  - Indicative SANG Plan



- Heritage Assessment prepared by CgMs Heritage, dated November 2018. *This report assesses the proposed development, both in terms of built heritage and archaeological impact and confirms no identified impacts and no further research or recommendations.*
- Transport Assessment prepared by Paul Basham Associates – dated January 2019. *This concludes: “This Transport Assessment has demonstrated that the proposed development will not have an impact on the capacity, operation or safety of the local road network, with the junction modelling assessment demonstrating that the A354 in particular, will remain free-flowing”.*
- Highway layout showing levels prepared by JRC Consulting Engineers: 1249 0700 and 0710 P2 Highway Layout
- Landscape and Visual Impact Assessment prepared by JPS Landscape Design dated January 2019. *This concludes “In summary, the Proposed Development is considered to be an entirely appropriate re-use of the car park and water treatment facility of the former Bladen Dairy, an abandoned former industrial site. Often strong field boundary vegetation, topography and occasional blocks of woodland (particularly those to the north and west of the Milborne Business Park) serve to limit views towards the Site from within the local area. Combined with relatively small scale of the Proposed Development and the existing and proposed planting within the Site, this means that notable effects on local landscape character and visual amenity would be limited to within the immediate surroundings to the Site, generally no more than 500m from the Site. In landscape and visual terms, the Proposed Development is therefore not considered to be in conflict with the North Dorset Local Plan 2011-2031, saved policies from the North Dorset District-Wide Local Plan (2003) or the NPPF.”*

- Arboricultural information prepared by Barrell Tree Consultancy:
  - Tree Protection Plan 18275 – BT2 prepared by Barrell Tree Consultancy.
  - Arboricultural assessment and method statement dated 31<sup>st</sup> January 2019.
  - Manual for Managing Trees on Development Sites.

*This report advises: “Most of the trees to be lost because of this proposal are low category because of their poor condition or small size. Some high/moderate category trees will also be lost but their loss will have no long term detrimental impact on the present character of the area. The matter of adverse impacts on retained trees due to post-development pressures to fell or prune has been considered and I concluded that no further trees will be affected. There is plenty of space for tree planting and a comprehensive new tree planting scheme is feasible. The size of these new trees and their future growth will significantly enhance the contribution of this site to local character and more than compensate for the loss of existing trees. The construction activity may affect further trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal will have no long term detrimental impact on tree health or the contribution of trees to character in the wider setting.*

- Ecology Surveys prepared by Wychwood Environmental Ltd:
  - Ecological Appraisal Report dated March 2018

*Further surveys were recommended. Mitigation is proposed for foraging bats and breeding birds. Enhancements including*

- bat and bird boxes and native species and retention of existing hedges will enhance biodiversity.*
- Dormouse and Reptile Survey dated September 2018  
*No reptiles were recorded however there is suitable habitat and so careful clearance is advised.*  
*No dormice were observed, and no evidence of dormice found. No mitigation is required but any clearance will be carried out with care, avoiding the hibernation period which also avoids the bird nesting period.*  
*Enhancements are proposed to enhance biodiversity.*
  - Biodiversity Mitigation Plan as submitted to Dorset County Council on 21<sup>st</sup> February 2019.
- Phase 1 Desk Top Study prepared by Ridge and Partners dated August 2018. *This report identifies low to moderate risk from contamination, with further intrusive assessment required prior to development.*
  - Flood Risk Assessment / Sustainable drainage strategy prepared by JRC Consulting Engineers dated 22<sup>nd</sup> February 2019 including 1249 0500 and 0501 P1 Drainage Layout and Impermeable area plan 0001 and 0002
  - Ground Condition Assessment prepared by Ridge and Partners dated August 2018. *This report followed further assessment including soil sampling. This confirms the need for some localised removal of made up ground, but no widespread remediation needed to make the site suitable for residential development. Further investigation is recommended in sensitive areas before development. The site is suitable for traditional foundations and soakaway drainage.*

- Open Space Assessment – please refer to the Design and Access Statement.
- Statement of Community Involvement – Pre-application advice was that the Neighbourhood Plan process involved extensive consultation in relation to this site. Please refer to content within this Planning Statement and within the Design and Access Statement

## 2.0 The Application Site and Surrounding Area

2.1 The site, with an area of 2.25 hectares is located to the east of Milborne St Andrew, on the southern side of the A354, with access from Lane End. The A354 is the main road between Blandford and Dorchester. The site is closely associated with the village and a footpath leads from the site to the centre of the village. The site adjoins land in mixed uses, including Milborne Business Centre to the north, a sports club to the south, allotments to the east and detached dwellings to the west on Lane End. An aerial photograph showing the site location is below:



- 2.2 This is a previously developed, brownfield site, formerly used as a dairy and includes redundant buildings and substantial areas of hardstanding. There is also an associated redundant drainage treatment lagoon at the eastern end of the site. Please refer to the Architect's Design and Access Statement for further details, including site photographs. This includes details of views of the site from the surrounding area, a local building height study, topographic survey, details of access, pedestrian and vehicular movement, historical context, architectural context and local land uses.
- 2.3 Local land uses include a business park to the north, recreation ground to the south and housing to the west and north east. There are also allotments abutting the eastern corner of the site. The surrounding landscape is chalk downland and valley, not protected by an AONB designation but offering attractive views.
- 2.4 The site is within flood zone 1 (low risk).
- 2.5 The site is not within the village conservation area and there are not heritage designations within or close to the site. Views from heritage assets within the surrounding landscape are addressed within the heritage statement submitted as part of this application. This assessment also addresses archaeology. Wetherby Castle is a notable scheduled monument located to the south of the site, with distant views from the monument towards the site.
- 2.6 The site is within 5KM of the Dorset Heathland Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site and so requiring mitigation in the form of a Suitable Alternative Natural Green Space. The site is also within the Poole Harbour Nitrate zone where development needs to be carbon neutral to avoid harm to Poole Harbour SPA and Ramsar site.

### 3.0 Planning History

3.1 The planning history for the site, as taken from the Council's website is set out below, relating to minor developments associated with the former commercial use:

- [Form car parking area.](#)

Ref. No: 2/1987/0283 | Status: Application Permitted

- [Re-site existing vehicular access.](#)

Ref. No: 2/1986/0884 | Status: Application Permitted

- [Form extended aeration lagoon industrial effluent treatment plant modify vehicular access, form car park.](#)

Ref. No: 2/1986/0410 | Status: Application Permitted

- [Develop land by the erection of a single storey telephone exchange.](#)

Ref. No: 2/1981/0127 | Status: Application Permitted

### 4.0 Pre-application advice

4.1 A formal pre-application meeting was held with the Council on 11<sup>th</sup> September 2018, with written pre-application advice dated 10<sup>th</sup> October 2018. The advice is summarised below:

- Milborne Andrew is identified in the North Dorset Local Plan as a larger village where any new housing development should be to meet local needs only. However North Dorset currently cannot demonstrate a 5-year supply of housing land. The presumption in favour of sustainable development therefore applies and the LPA should seek to approve schemes that can be classed as sustainable development.
- The emerging Neighbourhood Plan identifies the sites as preferred option for development in the village.
- The site being a brownfield site is a material consideration.

- Affordable housing provision is required with 40% of units proposed to be affordable.
- The site is well contained with mature landscaping. Retained and new landscaping is important.
- A rural village character is important.
- Density is to be carefully considered, with effective use of land proposed, without harm to the character and distinctiveness of the locality.
- A biodiversity mitigation and enhancement plan will be required.
- A Suitable Alternative Natural Greenspace (SANG) is required.
- The layout, scale and mass of dwellings will need to be informed by a Landscape and Visual Impact Assessment.
- Careful consideration needs to be given to a requirement for community facilities.
- Grey / Green infrastructure is required
- Education contributions will be required.
- Reports relating to contamination, archaeology, highways and drainage will be required.

4.2 Further pre-application correspondence by e-mail advised the following:

- Focus on an outline application with access only to be considered.
- Important to adhere to the Dorset County Council parking standard to avoid too much hardstanding.
- The housing mix suggested within the neighbourhood plan is the most relevant up to date advice.
- Greenspace is to be provided in compliance with Fields in Trust standards. This will be influenced by biodiversity mitigation and by sustainable drainage, to present a multifunctional green infrastructure.



4.3 Pre-application correspondence was also undertaken with Milborne St Andrew Neighbourhood Plan Group, with a meeting held on 2<sup>nd</sup> October 2018. The following was advised:

- The Doctor's surgery was not able to secure funding and a flexible approach to the provision of the business units was advised to allow possible provision in the future, if needed.
- Open space provision needing careful consideration.
- Parking provision is very important.
- Links through the site need careful consideration, particularly to the play area and in relation to road crossings.
- Design and the need to maintain village character is very important.
- Housing mix – smaller units in greater demand. Would like to see true “pepper potting”, “tenure blind” development. Would like to see some smaller units for sale, including the flats. Ground floor flats with gardens are good for older people. A case will need to be made to justify larger 4-bed properties.
- Mixed use area – understood and workshop units appreciated – need to be managed carefully so they don't create a residential amenity issue.
- Concern was raised about having residential accommodation above the Children's Pre-School Nursey. There was also concern about having 2 ½ to 3 storeys close to the southern boundary due to sensitive views from the landscape beyond.
- There was support for the change in speed limit along the site frontage on the A354. New 30mph signs on a new gateway to the village were discussed, such as brick posts either side of the road with the speed noted, accompanied by a “welcome to the village” sign.

- 4.4 We have also attended two site meetings with Nick Squirrell and Emily Greaves of Natural England to discuss the SANG provision and ensure a suitable area.

## 5.0 The Proposal

- 5.1 Planning permission is sought for the following development:

***Redevelopment, with the construction of a mixed-use housing, business and community use scheme including up to 61 new dwellings, business units and a pre-school nursery. Including a SANG.***

- 5.2 Please refer to the Design and Access Statement for an explanation of the site constraints and design strategy for the site. Then for an explanation of the design process and the final proposal the subject of this application. Matters relating to landscaping, scale, layout and design are all reserved for future consideration, but indicative details are shown to explain a potential form of development.

- 5.3 In summary, the following potential is proposed:

- A mixture of terraced houses, detached houses and flats, with between 1 and 4 bedrooms each. Up to 61 units are proposed.
- New buildings that are between 1 and 3 storeys in height
- A mixture of affordable and open market houses and flats
- Two new buildings providing business units, with flats above, located within the western part of the site using the existing access onto Lane End.
- A new building for a pre-school nursery.
- A new access from the A354 that runs along the northern site boundary, for the main part of the proposed housing development

- New footpaths to ensure easy walking routes through the site, to the village and to the recreation area and pavilion abutting the south of the site
- Gardens, new public open space, play areas and extensive new landscaping.
- Off street parking spaces for all new homes, business units and for the pre-school nursery.
- A SANG – Suitable Alternative Natural Greenspace

## **6.0 Planning Policy Considerations**

6.1 Relevant Planning Policy Considerations comprise the Development Plan for the site:

- Saved policies of The North Dorset Local Plan to 2011 (first Revision) (adopted 2003)
- The North Dorset Local Plan: Part 1 (2016-2031)
- The emerging Milborne St Andrew Neighbourhood Plan – the site is identified in the draft neighbourhood plan as a preferred development site, allocated for a mixed use of housing, employment and community facilities. The neighbourhood plan is now at submission stage, proceeding to examination prior to adoption, with a final Regulation 16 consultation by North Dorset District Council currently in process (18<sup>th</sup> January to 1<sup>st</sup> March).

Supplementary planning documents are further material planning considerations.

Government Policy within the National Planning Policy Framework (February 2019) is relevant, as is Planning Practice Guidance.

## **The Development Plan**

- 6.2 The Development Plan for the site comprises the saved policies of The North Dorset Local Plan to 2011 and The North Dorset Local Plan: Part 1 (2016-2031)
- 6.3 **The North Dorset Local Plan: Part 1 (2016-2031)** was adopted in January 2016.
- 6.4 It was announced by the Council in July 2017 that the Council cannot currently demonstrate a 5-year supply of housing land. This was confirmed through our pre-application advice, with advice that the presumption in favour of sustainable development therefore applies (in accordance with paragraph 11 of the National Planning Policy Framework), with the Local Planning Authority seeks to approve schemes that can be classed as sustainable development.
- 6.4 **Policy 1 (Presumption in favour of sustainable development)** states the underlying presumption in favour of sustainable development reflecting National Planning Policy. The Council are committed to taking a positive approach that reflects the presumption in favour of sustainable development, including working with applicants to find solutions which mean that proposals can be approved wherever possible. Also, to secure development which improves the social, economic and environmental conditions within the area. This policy advises that planning applications which accord with the Local Development Plan should be approved without delay.
- 6.5 **Policy 2 (Core Spatial Strategy)** makes clear that the 4 main towns are to be the primary location for growth within the District. The policy also states however that the 18 other larger villages, including Milborne St Andrew, have been identified as suitable for accommodating growth to meet local needs.

Development outside of a defined development boundary is advised to be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met. *In this case the site is located on the edge of the village, a sustainable location to be taken into account due to the shortage of housing land.*

- 6.6 Policy 2 advises in relation to the use of neighbourhood plans to meet local needs in the countryside. This advises that “the neighbourhood planning process will enable a local community to identify local issues and needs, develop a vision and objectives for the future and consider different options for meeting local needs”. *A Neighbourhood Plan for Milborne St Andrew is at an advanced stage and identifies this site as suitable for the provision of new housing, as well as for community and business development.*
- 6.7 **Policy 3 (Climate Change)** sets out several ways in which the Council will seek to tackle the causes of climate change. Measures are promoted that include improvements to design and performance of new developments and encouraging renewable energy and increased water efficiency. *Such measures will be incorporated into the final design.*
- 6.8 **Policy 4 (The Natural Environment)** seeks to ensure that adequate protection is afforded to the environment and environmental assets throughout the development process. Developments will be expected to respect the natural environment including designates sites, valued landscapes and other features that make it special. Developments should be shaped by the natural environment so that the benefits it provides are enhanced and not degraded. Proposals which seek to conserve or enhance the natural environment should be permitted unless significant adverse social or environmental impacts are likely to arise as a result of the proposal. *The site and surrounding area is not a protected area but is an attractive landscape and affords good views.*

*The proposed development seeks to offer enhancement in terms of visual amenity as well as for biodiversity.*

- 6.9 **Policy 5 (The Historic Environment)** sets out the Council's approach to the consideration of the historic environment. The policy states that any development proposal affecting a heritage asset, or its setting, will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset. Great weight will be attributed to the conservation of any designated heritage asset. *A detailed heritage assessment accompanies this application that assesses both built heritage assets and archaeology.*
- 6.10 **Policy 6 (Housing Distribution)** states that at least 5,700 net additional homes will be provided in North Dorset between 2011 and 2031 to deliver an average annual rate of about 285 dwellings per annum. (The Council have now confirmed a shortage of housing land and a presumption in favour of sustainable development to secure new housing). In the countryside (including the village of Milborne St Andrew) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including the villages) during the period 2011 – 2031. *The proposed development offers an important contribution to meet local housing need, including affordable housing.*
- 6.11 **Policy 7 (Delivering Homes)** states that the delivery of housing should contribute towards the creation of mixed and balanced communities. The Council sets out an indicative housing mix which provides guidance for any development. Site specific circumstances and viability remain the key considerations in any housing mix proposed. The policy also seeks to ensure that the design and layout of any development should seek to achieve a residential density that makes effective use of the site

and take appropriate account of its context in terms of local character and amenity. *An indicative mix is shown for this outline scheme, taking account of the local need expressed in the emerging neighbourhood plan, the most up to date assessment. Consideration has also been given to design advice within the neighbourhood plan, as reiterated through pre-application advice. This is explained in the design and access statement that includes local character studies to advise the illustrative, indicative designs.*

6.12 **Policy 8 (Affordable Housing)** sets out the Council's approach to the delivery of affordable housing. The Council seeks to deliver 40% of the units on any qualifying scheme as affordable; to be provided in an appropriate mix and tenure to be agreed with the LPA. This policy advises that 70% to 85% of all new affordable housing should be provided as affordable rented and/or social rented housing. The remaining 15% to 30% should be provided as intermediate housing. Variations may be allowed to take account of local circumstances. Affordable housing should be designed to be indistinguishable from other housing on a development site. On a larger site, the affordable units should be pepper-potted amongst the market housing, or where there is a high proportion of affordable housing, grouped in small clusters amongst the market housing. *The applicant acknowledges the requirement to make a policy compliant affordable housing provision; the precise affordable provision will be negotiated at the time of any reserved matters application. An indicative accommodation schedule forms a part of this application.*

6.13 **Policy 13 (Grey Infrastructure)** identifies future needs for transportation, including roadways, cycle ways and footpaths as well as measures to allow the use of public transport. Also, in relation to issues such as utilities, drainage, waste and the public realm. *New roadways, footpaths and drainage etc form a part of the proposed development.*

*Particular attention has been given to the importance of pedestrian routes that link to new and existing open space including the proposed SANG.*

6.14 **Policy 14 (Social Infrastructure)** assesses the future need for facilities including for education and community uses as well as cultural, recreation and sports facilities. Development should support the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure, through provision on site and/or contributions to provision off site, as appropriate. *In this case a new pre-school nursery building is proposed. We are advised that a new doctor's surgery is no longer a requirement for the local practice, although the proposed business units offer flexible space with potential for conversion, if needed in the future.*

6.15 **Policy 15 (Green Infrastructure)** states that the Council will seek to enhance the provision of green infrastructure in the main towns and in the countryside, including in Milborne St Andrew, especially where it helps to improved recreational opportunities. Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. Developments will also be expected to deliver, or contribute towards the delivery of:

- the conservation and management of existing assets;
- the creation of new sites and links including new or improved open space for children's play, outdoor sport and recreation; and
- enhancement to the functionality, quality and connectivity of green infrastructure; and
- area-specific packages which achieve multiple benefits.



*New green infrastructure is proposed in the form of new local open space and a play area. This is as detailed in the Design and Access statement and as shown below:*

*The amount of green space has been based on the Fields in Trust standards. The quantity of green space required for this outline layout is calculated as follows:*

*61 residential units. Assuming 2.8 people per unit as an average the total population would be 170 people. Therefore, to calculate the areas required we can divide the per 1000 values by 5.88.*

*LAP = 100sqm (although can be within LEAP area)*

*LEAP = 400sqm*

*Parks and Gardens = 1,360.5sqm*

*Amenity Green Space = 1,020.4sqm*

*Natural / semi Natural = 3,061.2sqm*

*TOTAL PUBLIC GREEN SPACE REQUIRED = 5,842.1sqm*

*The current indicative layout shows a total public green space of around 6,200sqm.*

*A SANG is also proposed to the north of the site using woodland to the east of Milborne Business Centre that then links to an open area beyond. A draft proposed area is indicated within the Design and Access Statement.*

- 6.16 **Policy 20 (The Countryside)** sets out the Council's approach to development within the countryside; i.e. any development outside of a defined settlement boundary. The policy clarifies that Stalbridge and the 18 large villages, including Milborne St Andrew, will be the focus for growth outside of the main towns. The policy states that development will only be permitted outside of settlement boundaries if it is of a type appropriate within the countryside or it can be demonstrated that there

is an overriding need for it to be located in the countryside. *This forms part of the Council's policy approach to the location of development and thus is rendered out of date by the absence of a 5-year housing land supply.*

6.17 **The North Dorset Local Plan: Part 1 (2016)** also includes a series of more specific development management policies which seek to physically guide development proposals:

6.18 **Policy 23 (Parking)** sets out the Council's approach to parking in development in the context of the National Planning Policy Framework. The standards and guidance set out the Council's requirements for residential and non-residential vehicle and cycle parking unless a different level of provision can be justified by local or site-specific circumstances. *As detailed in the Design and Access Statement, the following indicative parking provision is suggested:*

*The majority of the residential units have in-curtilage parking using driveways. In some areas on-street parking has been used with long runs of spaces broken up with street trees. The apartments share a small car park. The number of spaces has been based on adopted planning policy, although the emerging Neighbourhood Plan criteria has also been considered where possible. The general provision is as follows:*

*4 Bed Houses = 2 spaces + garage*

*3 Bed Houses = 2 spaces + some also have a garage*

*2 bed Houses = 2 spaces*

*2 Bed Flats = 1 space*

*1 Bed Flats = 1 space*

*In addition to these figures the apartments share 3 additional visitor spaces. There are 3 areas of on-street visitor spaces providing another*

*11 spaces. The business units and Pre-School Nursery have their own areas of car parking with separate access from the residential areas.*

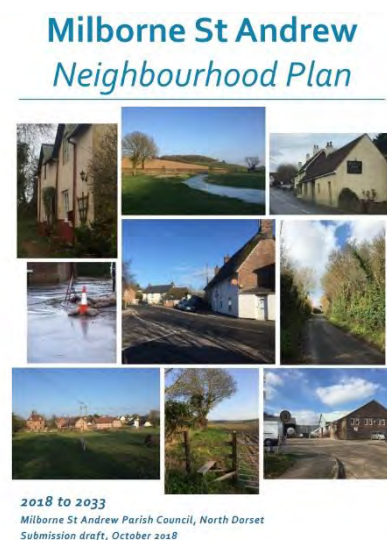
- 6.19 **Policy 24 (Design)** requires that any development is designed to improve the character and quality of the area within which it is located. Proposals for development will be required to justify how the relevant aspects of the development address the relevant design principles and standards set out within the supporting text to the policy. This includes matters of character, enclosure, legibility, access and movement, energy efficiency and safety and security as well scale, mass, density and appearance. *Please refer to the design and access statement that confirms that the detailed design for the proposed development will be in compliance with this policy.*
- 6.20 Policy 24 also makes clear the expectation for development to incorporate existing mature trees, hedgerows and other characterful landscape features in to the development layout as well as providing sufficient additional landscaping to integrate the development in to its surroundings. *This policy requirement will be fully adhered to as explained within the recommendations in the Landscape and Visual Impact Assessment, as well as arboriculture advice.*
- 6.21 **Policy 25 (Amenity)** deals with matters of amenity, including privacy, private open space, sunlight and daylight, noise and vibration and unpleasant emissions. The policy stipulates that where unacceptable harm is identified, without appropriate mitigation and control, proposals for development will be refused. *The site is not close of other residential properties. Straitford House and Lane End House on the western side of Lane End are well separated from the indicative proposed development in the western part of the site. Robust boundary landscaping will create an enhanced environment in this part of the site, with no harm to neighbouring residential amenity. Residential amenity*

*within the site layout itself will be carefully considered at the detailed design stage. The indicative layout demonstrates a neighbourly environment with generous landscaping and separation distances as well as new open space.*

6.22 Relevant supplementary planning documents and other guidance include the following:

- Interim planning guidance on the Development of Areas of Amenity Open Space, Play Areas and Commuted Sums. (April 2007)
- Urban design guidance.
- Dorset biodiversity and mitigation appraisal guidance – Dorset County Council, Natural Environment Team.
- British Standard 5837:2012 relating to trees.
- Dorset Heathlands Planning Framework 2015-2020
- Nitrogen Reduction in Poole Harbour SPD (April 2017)

### **The Milborne St Andrew Neighbourhood Plan**



6.23 The Neighbourhood Plan is now at submission stage, proceeding to examination prior to adoption, with a final Regulation 16 consultation by

North Dorset District Council currently in process (18<sup>th</sup> January to 1<sup>st</sup> March). The NDDC website advises the following when explaining supporting information relating to site selection.

“A number of further studies (ecology, ground condition, archaeology, landscape) for the proposed site allocation (Camelco) are in preparation for a planning application”. This is the planning application the subject of this planning statement.

Two planning applications have already been made for other sites (Huntley Down and Blandford Hill North) and remain undetermined. Our application lags behind, partly as having taken considerable time to prepare in order to secure land for a SANG, as well as finalising other details, to ensure a robust scheme for consideration:

This Neighbourhood Plan is a further material consideration of relevance as it promotes this application site following a detailed assessment. A relevant part of the introduction is pasted below:

*So what is different about this Plan that makes it worthwhile?*

**It says where  
development will happen,  
with a comprehensive  
plan for the Camelco site**

This Plan identifies the locations where new development will be supported. In particular, it allocates land opposite the Milborne Business Centre to be the main site where new homes, plus some small-scale workshops, a new Pre-School and Branch Surgery, will be built. As a previously developed ‘brownfield’ site on the edge of the village, it makes a lot of sense to prioritise building in this location over alternative greenfield sites.

6.24 The Vision and Objectives of the Neighbourhood Plan are set out below:

<b>Vision</b>
The vision for Milborne St Andrew is – simply put – that local people continue to be able to afford to live here, to work and socialise in the village, and that it remains the safe and attractive rural village that it has always been.
<b>Objectives</b>
To support a working, active village – with affordable homes, local job opportunities and local services that meet people’s day-to-day needs as the village grows in the future
To promote a walkable village whilst minimising potential traffic problems – ensuring people can walk around the village safely and easily now and in the future
To reinforce local character whilst creating attractive places to live which maintain the village form, its character, local features and important green spaces, and the amenity of those who live and work here
To minimise flood risk – making sure that the flooding problems experienced in the past are not experienced in the future

6.25 *The proposed development has been prepared taking account of the above Vision and Objectives, to seek to offer new, good quality housing, including affordable housing, within an attractive, well landscaped development. New footpath links, new open space and a SANG offer enhanced recreation opportunities and network of footpaths linking to the village, ideally suited to all village people, including those who wish to walk their dogs.*

6.26 The Neighbourhood Plan advises a local need for at least 32 new dwellings, including affordable housing. Relevant emerging neighbourhood plan policies are set out below:

6.27 **Policy MSA1 (Meeting Local Needs – Amount and Location of New Development)** states:

“Sufficient sites are allocated in the Neighbourhood Plan, which together with other limited infill and rural conversion, should more than meet the projected housing need of about 2.8 dwellings per annum over the plan period (2018 –

2033). The release of unallocated greenfield sites outside the settlement boundary for open market housing should be resisted unless it can be demonstrated that there is a local need for additional housing that will not otherwise be met, or that sites' development would deliver substantial community benefits to justify its release. In either case, the site's development should align with all of the following objectives (as detailed in Figure 2):

- > Support a working, active village;
- > Promote a walkable village;
- > Retain important green spaces;
- > Strengthen the village form and character;
- > Create attractive places to live;
- > Minimise flood risk;
- > Minimise the risk of traffic problems.”

**6.28 Policy MSA2 (Meeting Housing Needs – Dwelling Types) states:**

“The type and size of housing permitted should primarily provide:

- > affordable homes for rent, based on the current local need identified in the affordable housing register;
- > starter and shared-ownership affordable homes suitable for single adults, couples and young families;
  - > one, two and three-bedroom open market homes (including semi-detached and terraced properties);
- > homes specifically designed for residents with more limited mobility and requiring an element of care.

Where appropriate, conditions will be attached to planning permissions for new dwellings in order to restrict their future extension, so that the adverse impacts of any reduction in the availability of smaller, more affordable homes (including open market dwellings) can be considered.

Larger open-market homes (with the equivalent space for four or more bedrooms) will require special justification and should be designed to allow for

potential future subdivision (e.g. into flats / annexed accommodation or workspace / studio).”

- 6.29 The Employment section of the plan identifies the Milborne St Andrew Business Centre that is opposite the application site as the main village employment site. A need for new business units has been identified resulting in **Policy MSA3 (Meeting Employment Needs – Business Requirements)**. This policy includes the following:

“The provision of new employment sites for small-scale A-Class uses or small-scale B1-type workshop / studios within or adjoining the settlement boundary will be supported, provided that the development would not give rise to levels of noise and disturbance, including from traffic movements, that would cause unacceptable harm to the living conditions of residents, or cause harm to designated heritage or other environmental assets.”

- 6.30 **Policy MSA4 (Supporting Community Facilities)** confirms support for a pre-school nursery.

- 6.31 As advised in relation to Development Site Selection, a call for sites was launched in 2017. This Camelco site was put forward and has been given careful consideration throughout the plan making process. The site scored positively against the selection criteria and became a top contender for the site option consolation in Summer 2017, with a presentation made by the landowners.

As detailed at paragraph 4.34:

“...the Camelco site continued to be ranked as the most preferred site, which could deliver a wide range of benefits to the village whilst re-using previously developed land. It can accommodate the identified need for housing, employment and community facilities, and has been put forward as a site allocation in this Plan”



6.32 A copy of Table 2 that reflects the detailed findings of the site assessment and desk-top checks relating to the Camelco Site is pasted below:

<b>Site description</b>	Relatively flat elevated site, comprising previously developed (brownfield) site on the eastern end of the village. Total site size: 2.2ha Large area of tarmac hardstanding with floodlights and waste treatment / lagoon at eastern end, not in any active ongoing use for over 20 years
	
<b>Neighbouring uses</b>	Adjoins mix of uses (Sports Club to south and allotments to east, factory premises across A354, residential to west).
<b>Access points / and suitability</b>	Existing Access from Lane End, pavements / footpath along Lane End and A354 into village centre Suitable visibility splays would be needed for any access onto A354 (at current speed limits this would equate to 2.4m by 79.0m) and a 2.0m wide footway would be required along the frontage of the site and a crossing on the A354 to facilitate safe pedestrian movement to the village centre
<b>Visual impact and landscape interest</b>	Potentially prominent site, visible in long-distance views from the Bere Road / Weatherby Castle, although set against existing large buildings of business centre site. Hedges and occasional trees along site boundaries worthy of retention
<b>Wildlife interest</b>	Around 20% of the site is tarmac and concrete with the remainder a mosaic of grassland and scrub, some of the latter has recently been cleared (early 2018). There is a small lagoon which is fenced off in the southeast corner. Along the northern boundary of the site is an overgrown hedgerow which may qualify as important under the Hedgerow Regulations (1997). Although no protected species were identified at the time of the site survey, the scrub and trees provide potentially suitable feeding habitats for hedgehogs, birds and bats, the small brick building may also support a bat roost, and suitable habitat for Common Lizard and Slow Worn is present. There are records of Badger from the surrounding area and several mammal trackways noted which could have been fox or badger
<b>Historic interest</b>	There are no statutory listed buildings likely to be affected, the nearest comprising the Milestone (to the east) and 36 and 37 Blandford Hill (to the west). The conservation area (also to the west) is largely invisible from the

	<p>site. There is some intervisibility between the scheduled monument of Weatherby Castle (to the south) and the site, but given the distance and surrounding development, any visual impact can be mitigated by strengthening planting along the southern edge of the site, to the north of the sports field and pavilion, to avoid any harm to the setting of Weatherby Castle. The HER identifies a location north of the site within the Milborne Business Centre of an early Iron Age/Romano British settlement dating from around 800 BC to 409 AD, and given the topographical nature of the area that this may have extended southwards. It is recommended that further site investigation of the archaeological potential of the site is undertaken with regard to its development.</p>	
<b>Flood risk / ground conditions</b>	<p>No known flood risk, outside all mapped flood risk areas Existing lagoon understood to have been used for processing water related to the factory's food production (1990s) and more recently to discharge surface water from the business centre</p>	
<b>Summary – main benefits and issues to mitigate</b>	<ul style="list-style-type: none"> <li>– Brownfield site</li> <li>– Potential for mixed use</li> <li>– Unlikely to contribute to flooding</li> <li>– Potential to soften visual impact of business centre</li> <li>– Good access to sports facilities / employment</li> <li>– Potential public access to woodland area adjoining Milborne Business Centre</li> </ul>	<ul style="list-style-type: none"> <li>– Distance / uphill from village centre for pedestrians</li> <li>– Visibility due to elevated nature of site and potentially hard edge to the settlement unless properly landscaped</li> <li>– Possible noise / disturbance from business centre uses</li> <li>– Busy nature of the A354 – difficulties crossing safely</li> </ul>

The following explanatory text is also relevant:

4.37. Based on this assessment, discussions with the landowner (to ensure the proposals could be delivered) and the research underpinning other policies in this plan, the following policy will be considered in the event of a planning application being submitted for this site.

4.38. As well as housing and some employment workspace, the development of the site will deliver a number of community benefits, including improvements to the highways which should make it safer for pedestrians crossing the A354, the provision of community buildings that should be able to accommodate the future needs of the pre-school and surgery, and accessible green spaces for use by local residents. A potential option for a community woodland is identified in Table 9 (REC 3), subject to providing for the on-going management of the woodland in a way which respects the privacy and security of neighbouring properties, but other options may be considered. These community buildings and associated land should be secured for community use in perpetuity (potentially via a Community Land Trust as outlined in MSA Project 1). If not required in the short-term, they can be leased to other users to enable an income stream for re-investing in community facilities.

4.39. Based on the site size and providing sufficient room for the employment uses and community buildings, there is sufficient room to deliver at least 32 houses within the site, but potentially a higher number given the need for smaller dwelling types which would have smaller than average plot sizes, and therefore the number of homes may be in excess of this minimum figure.

The following policy relates directly to the Camelco Site:

**Policy MSA5. Development of the Camelco Site**

The Camelco site, as shown on the Policies Map, is allocated for mixed use of housing, employment and community facilities, and subject to all of the following requirements:

- a) The site is made good through the removal of redundant structures (unless their retention would be of demonstrable benefit), and measures are taken to ensure that any evidence of potential contamination before or during construction are investigated and remediation agreed by the Local Planning Authority
- b) A new vehicular access is provided onto the A354, designed to create adequate visibility to allow safe access / egress and to help slow traffic entering the village. The existing vehicular entrance onto Lane End should be retained, to provide an alternative route and the potential to connect the two access points to create a permeable layout
- c) Pedestrian access from the village centre to the site should be improved, including the provision of a safe pedestrian crossing point of the A354 adjoining the site, a 2m footway along the frontage of the site and a safe and attractive link through the site to the Sports Field and allotments. Developer contributions will also be sought towards pedestrian improvements to the A354 in the village centre, as identified in Table 3
- d) Sufficient space should be provided to allow the west-bound buses to pick up and set down without interrupting the movement of traffic along the A354, along with a new bus shelter
- e) The design of the development fronting onto the A354 is of high quality to create a welcoming entrance point into the village from the east, including suitable planting and design. The location and design of any housing and garden areas along this frontage will need to take into account possible disturbance from the main road and existing business centre
- f) At least 32 dwellings are provided, and the dwellings provided are of a type and size that accords with Policy MSA2, and their detailed design accords with Policy MSA14
- g) Community building/s and associated land and parking of suitable size and specification to accommodate a branch surgery and pre-school, are provided within the site in line with the requirements identified in section 4.10 to 4.13 (or to an alternative specification of equal community benefit, in agreement with the relevant service providers and Parish Council). These should be designed flexibly to allow B1 employment use should the need for the surgery or pre-school be delayed or delivered elsewhere
- h) In addition to the community buildings, at least 5% of the site area should comprise buildings and associated parking for small-scale A-Class or B1-type workshop / studios appropriate to a rural area (these may have residential uses above)
- i) The employment and community buildings should be co-located and their parking provision designed to allow shared / flexible use and minimise disruption to nearby residential occupants
- j) At least 180m<sup>2</sup> of equipped play space plus at least 430m<sup>2</sup> of informal amenity green space should be provided within or very close to the site, with the total provision of public open space delivered being in line with Policy MSA12 (a)
- k) A landscape scheme is secured that provides substantial landscape planting using native species along the southern and south-eastern site boundaries, and pockets of amenity space within the development of sufficient in size to support mature trees, to visually integrate the site in this edge-of-village location and soften the visual impact of the development in long-distance views from Weatherby Castle. The management of these spaces should be secured so that they provide an on-going benefit

6.33 **Policy MSA8 (Parking Provision)** requires compliance with the following table

*Table 5. Car parking requirements*

Bedrooms	Data Sample: Typical No. of Vehicles							Car parking spaces requirements		
	0	1	2	3	4	5	6	Allocated*	Visitor allowance**	Total***
1	4				1			1	+ 0.5	1.5
2	17	14	2	1				2	+ 0.5	2.5
3	2	32	46	19	3	2	1	3	+ 0.5	3.5
4+	2	13	29	14	2			3	+ 1	4.0

\* Garages that may be used for storage will only count as 0.5 spaces. Open car ports / car barns will count as 1 space. In-line provision of more than 2 spaces (i.e. three spaces end to end in a line or two spaces in front of a garage) will only count as a maximum of 2 spaces (due to the blocking effect created that renders this layout less flexible).

\*\* Visitor allowance can be on plot, in a nearby dedicated parking area, or on spaces on the road side related to that dwelling (assuming adequate width left for emergency vehicles etc and sufficient passing spaces / forward visibility)

\*\*\* Rounded up to nearest whole number

Please refer to the indicative parking proposals set out earlier within this statement and within the Design and Access Statement

6.34 The neighbourhood plan refers to the woodland that is proposed to form part of the new village SANG. Milborne Business Centre Woodland (W5) is described as providing an important wooded backdrop to the village on higher ground This is the site of an historic Iron Age / Romano-British settlement. There are no public rights of way through the site, solely access allowed by annual renewable license to residents of The Rings. This area is referred to within policy **MSA9 (Reinforcing Local Landscape Character)** that states the following:

“Development should respect and enhance local landscape character, including the retention and reinforcement of the following key characteristics:

- a) the general lack of light pollution;
- b) the hedge-lined rural lanes;
- c) the Bere Stream corridor, which has a rural character, in places being lined with trees (willows and alders) and in others farmed up to its edges;

d) the important groups of trees, woodlands and copses dotting the landscape and within and on the edge of the village itself, softening the visual impact of the village in wider views – these include (but are not limited to) –

Milborne Wood

Longthorns Wood

Stileham Bank treed upper edge

Wooded hilltop of Weatherby Castle

Milborne Business Centre woodland

Woodland adjoining the Coffin Path

the historic tumuli, barrows and ancient hillforts.

**6.35 Policy MSA10 (Protecting Local Wildlife)** states that development should enhance biodiversity and advises as follows:

“Development should enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will protect the existing ecological network (as shown on Figure 8) and secure an overall biodiversity gain.

A certified Biodiversity Mitigation and Enhancement Plan will be required where a development would involve:

a) the loss of a hedgerow (in whole or part), copse / woodland area or mature tree specimen;

b) works within 10 metres of the Bere Stream or other areas identified as part of the existing ecological network, or within the potential ecological network (as shown in Figure 8);

c) works involving the development of a greenfield site, or a brownfield site in excess of 0.1ha; or

d) works involving a rural barn (including barn conversions) or other roof space where bats may be present.

Works that would support the ecological improvement of the network of existing and potential ecological sites will be supported.

*This application is supported by ecology survey and appraisal and a biodiversity mitigation plan, as submitted to Dorset County Council accompanies the application.*

- 6.36 The Neighbourhood Plan deals very thoroughly with the improvement of recreation opportunities, including access to nature. This is addressed by **Policy MSA12 (Improving Recreation Opportunities and having regard to European and internationally protected sites.)** The preamble to this policy promotes enhancement of the local greenspaces, including the allotments to the east of the site and the recreation ground to the south. It also considers new local green spaces as part of new development, including equipped play areas and other informal amenity green space. This policy also refers to the need for a SANG (Suitable Alternative Natural Greenspace), a mitigation requirement as the village falls within 5km of protected Dorset Heathland. Consideration also needs to be given to nitrogen offsetting because the site lies within the catchment area of Poole Harbour where mitigation is also required to deliver nitrogen offsetting, through, for example, taking land out of production or wetland management.

*A SANG is proposed as part of this development.*

*New local greenspace is also proposed.*

*Nitrogen mitigation is required and will be provided following guidance in relation to suitable mitigation projects.*

- 6.37 In terms of the enhancement of recreation opportunities, the Plan identifies Milborne Business Centre Woodland as an area that could be made for public access, as well as a small area of open space for use by the pre-school close to the Lane End junction, on the application site. *Both suggestions are incorporated within this development proposal.*

**Policy MSA12** states the following:

“a) Development will be required to protect and where possible enhance opportunities for informal outdoor recreation (including the use of the public right of way network). The amount of open space provided in relation to new housing development should be in line with requirements set in Table 8 (which reflects the FIT and allotment standards set in the Local Plan). Such provision should be made within the site, particularly for development of 10 or more dwellings where amenity green space could be planted with one or more tree specimens to reinforce the village character, unless it is not practical to do so. Where the full requirement is not provided on-site, development will be expected to provide new, and/or enhance existing, recreation opportunities off-site elsewhere within the Neighbourhood Plan area. This may be through the projects as outlined in Tables 9 and 10, or through alternative projects that have the clear support of the Parish Council.

b) Development will be required to avoid having an adverse effect on the integrity of European and internationally important wildlife sites (Poole Harbour and the Dorset Heathlands). In assessing the likely effects, consideration must be given to the likely effects of the developments alone and in-combination with any other planned development or pending applications in the Neighbourhood Plan area. A suitable SANG project (or Heathland Infrastructure Projects (HIPs)) and mechanism to secure timely delivery in the parish must be agreed by Natural England prior to the approval of any housing developments of 10 or more dwellings. Consideration should also be given to whether the SANG land could also include measures to reduce nitrogen levels in the Bere Stream, and to secure this if practical. Thereafter all new housing development resulting in a net gain of 1 or more dwellings will be expected to contribute proportionally towards this project in order to provide appropriate mitigation.”

**6.38 MSA Project 3 (Identifying where and how the SANG will be delivered) states:**

“The Parish Council will work with local landowners, the Local Planning Authority and Natural England to identify a Suitable Alternative Natural Greenspace project for delivery within the Parish that will address the impact of further housing on European sites and internationally protected heathland sites”.

A SANG is proposed as part of this development proposal and has been the subject of extensive discussion with Natural England and with local landowners. An indicative proposed area is within the Design and Access Statement. This SANG offers the following:

- An area of land of 4.83ha
- An area of mixed character including woodland and open space offering views
- Offering space for a 2.5km footpath that will link to other village footpaths.

**6.39 Policy MSA14 (Character and Design Guidance) provides advice to developers and states the following:**

“New development should be visually attractive as a result of layout, landscaping, and good architecture including the use of appropriate materials and workmanship, it should respond to local character and history to reinforce the area’s sense of place, and create places that are safe, inclusive and accessible, with a high standard of amenity.

The density of housing areas should be below 20dph in order to maintain the village character. Development proposals that exceed this density will not be supported unless it is clearly demonstrated that the resulting design will reinforce the village character, and that the scheme will provide sufficient parking (in line with Policy MSA8), private garden areas (proportionate to the



dwelling size) and amenity green space within the development. Rear garden depths should be at least 10m. Where smaller rear gardens are proposed, the applicant should provide more detail on how outdoor clothes lines, garden shed and sitting out areas are accommodated without excessive shadowing, and sectional drawings should be provided to clearly demonstrate how overlooking and loss of privacy to the private amenity space will be avoided (both to the proposed dwelling and to neighbouring properties).

A mix of building styles is encouraged. Clusters of similar building types and designs that clearly identify an area as part of a housing estate will not be supported. Affordable housing should be indistinguishable from open market homes by its design, materials and siting (enclaves of affordable housing should be avoided).

Designs should accord with the guidance provided in Table 10 in order to reinforce the underlying character and appearance of the village, unless a different approach is clearly justified and the resulting design would not detract from the character of the village.

Sustainable technology (such as solar panels), bin stores, meter boxes and similar utility requirements should be clearly shown on the planning application drawings to demonstrate how these are successfully integrated into the property and will not be prominent in the street scene.

High boundary walls and fences should be avoided on the street frontage. If necessary, for security and privacy reasons, measures should be taken to include planting in front to soften their visual impact.”

Our architect has taken careful account of this advice to ensure that a sensitive form of development is proposed. Illustrative drawings show this potential, although as this is an outline application, details will be reserved for future consideration.

## The National Planning Policy Framework

6.40 This is an important planning consideration with the following policies being relevant:

6.41 The Framework states in Section 2 (Achieving sustainable development) that the main purpose of the planning system is to contribute to the achievement of sustainable development. This means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The relevant sections of the Framework pertinent to the application proposal have been identified below.

6.42 Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: -

- an economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.43 Paragraph 10 of the Framework sets out the presumption in favour of sustainable development. Paragraph 11 advises that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay. 11d) states that for decision making this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date\* granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

\*(Footnote 7) This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

*This approach is relevant in this case where the Council does not have a 5-year housing land supply.*

### **Decision Making**

- 6.44 Section 4 of the Framework states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Pre-application advice is encouraged.
- 6.45 Planning law requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

#### ***Delivering a sufficient supply of homes***

- 6.46 Section 5 of the Framework encourages a sufficient amount and variety of housing land to significantly boost the supply of homes.
- 6.47 Paragraph 64 states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.

#### ***Identifying land for homes***

- 6.48 Paragraph 67 states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. *In this case where there is a shortage of housing land available and a shortage of land identified by the Local Planning Authority, a site*

*identified by the emerging Neighbourhood Plan is a relevant material consideration.*

### ***Promoting healthy and safe communities***

6.49 Paragraph 92 advises that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

*These policy requirements are met by the proposed development that includes a community facility and also an integrated approach with a mixed-use scheme.*

### ***Open space and recreation***

6.50 Paragraph 96 encourages access to a network of high-quality open spaces including the provision of opportunities for new provision, *as is proposed in this case.*

### ***Promoting sustainable transport***

6.51 Section 9 of the Framework advises on the consideration of development proposals to ensure the following:

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and  
c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

6.52 Paragraph 109 states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.53 Paragraph 110 advises that within the context of the advice in 109 that applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

*The transport assessment accompanying this application confirms:*

*“This Transport Assessment has demonstrated that the proposed development will not have an impact on the capacity, operation or safety*

*of the local road network, with the junction modelling assessment demonstrating that the A354 in particular, will remain free-flowing”.*

### ***Making effective use of land***

- 6.54 Section 11 of the Framework encourages effective use of land and states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- 6.55 Paragraph 118 is particularly relevant in this case, stating the following:  
“Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
  - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively...”

*This site provides such an opportunity for making more efficient use of previously developed brownfield land to provide mixed development*

*including new housing as well as habitat creation and enhanced public access to the countryside through the provision of a SANG and associated footpaths.*

- 6.56 Paragraph 122 states that planning decisions should support development that makes efficient use of land. Taking into account the identified need for housing and other forms of development and the availability of land suitable for accommodating it. Also, the availability of infrastructure, the need to maintain character and aid regeneration and the importance of securing well designed, attractive and healthy places.
- 6.57 Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Local planning authorities should refuse applications which they consider fail to make efficient use of land.

### ***Achieving well-designed places***

- 6.58 Section 12 of the Framework states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 6.59 Paragraph 127 advises that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not



preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

*A carefully considered, attractive and good quality landscape led development is proposed, to reflect the rural character of this settlement.*

- 6.60 Paragraph 130 states that permission should be refused for poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

### ***Conserving and enhancing the natural environment***

- 6.61 Section 15 states that planning policies and decisions should contribute to and enhance the natural environment by measures including protecting and enhancing valued landscapes and providing net gains for biodiversity.

- 6.62 Paragraph 178 states that planning decisions should ensure that consideration is given to potential for contamination.

*In this case a net gain for biodiversity is proposed through new landscaping and the implementation of a biodiversity mitigation plan, in addition to measures to prevent contamination.*

### ***Conserving and enhancing the historic environment***

- 6.63 Section 16 seeks to protect the historic environment and paragraph 189 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 192 advises that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

*In this case a detailed heritage assessment has been undertaken with no potential harm identified to heritage assets.*

## **7.0 Planning Considerations**

- 7.1 Planning legislation requires that planning applications and appeals must be determined in accordance with the Development Plan unless material considerations indicate otherwise or the policies contained within the plan are inconsistent with the provisions of the Framework.
- 7.2 Additionally, if the relevant policies are considered out of date, for whatever reason, then criteria d) of Paragraph 11 of the Framework becomes engaged and planning permission can be granted unless there are adverse impacts and only then if these are such that they significantly and demonstrably outweigh the benefits of the proposals.
- 7.3 As such the Local Plan is therefore the starting point for decision making. Proposed development which accords with an up to date Development

Plan should be approved without delay. Proposals need to be assessed against the Development Plan as a whole. If proposals accord with the majority of policies but there is friction with others, then the Council must consider what weight is to be attached to the various objectives and policies to which the proposals accord and to the features that cause friction with others. Notwithstanding this, if any infringement of policy, minor or otherwise, can be offset by the use of other measures then these should be used rather than a refusal of planning permission which could otherwise have been allowed. Clearly it is up to the decision maker what weight needs to be attached to particular matters; the decision maker will however have to demonstrate that their approach is well considered, justified and reasonable in all other respects.

#### Principle of the Development

- 7.4 The Council has confirmed that it cannot demonstrate a 5-year supply of deliverable housing sites. In the absence of a 5-year supply of deliverable housing sites, its housing policies are out of date in accordance with the Framework. The result being that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 7.5 This is the ‘tilted balance’. It is for the decision maker to determine the weight to be attributed to individual policies and issues, however the presumption is in favour of granting consent unless individually or cumulatively any impact or harm is sufficient to outweigh the benefits and the presumption in favour of granting consent.
- 7.6 With the Council’s housing policies concerning the location of development and settlement boundaries out of date, sites which could not normally come forwards for development; because they are located

outside of a settlement boundary, can now be positively considered for development.

- 7.7 The application before the Council seeks outline planning permission for the erection of up to 61 dwelling houses on brownfield land, closely related to the defined settlement boundary of Milborne St Andrew. This is an area which would not normally be supported for housing development in accordance with the adopted Local Development Plan due to its location outside of the settlement boundary. It is, however, identified by the emerging Neighbourhood Plan as a suitable and preferred development site.
- 7.8 Milborne St Andrew is one of the larger villages in North Dorset District and a sustainable location where the Council confirms the acceptability of housing growth during the plan period. The proposals are located in an accessible area close to local services and facilities and thus the proposals represent sustainable development. The presumption in favour therefore applies in this case.
- 7.9 The Applicant considers that there are no adverse impacts of the development when assessed against the framework as a whole and there are no 'specific policies' which indicate that development should be restricted.
- 7.10 As a matter of principle therefore the Applicant considers that the development complies with National Planning Policy and consent should be granted in accordance with the presumption in favour of sustainable development and the tilted balance as defined by Paragraph 11 of the NPPF.
- 7.11 Layout, design and housing mix are all matters for future consideration and therefore are not assessed in detail in this section. Indicative details

are provided to illustrate the potential of the site and the proposed design approach explained thoroughly within the design and access statement.

### Access, Highway Impact and Parking

- 7.12 Access is a matter for consideration at this outline application stage and has been dealt with thoroughly by Paul Basham Associates. As detailed in the Transport Assessment, discussions have taken place with Dorset County Council highway engineers to ensure a policy compliant access and acceptable highway impact. Site survey work, boundary mapping and an automated traffic count, speed and volume surveys have been undertaken along Lane End and the A345. Amendments have been made to the proposed access to ensure an acceptable proposal.
- 7.13 The proposed development would be accessed from two points, using the existing access onto Lane End and a second new access onto the A354. The new access onto the A354 has been designed to ensure safe access and egress for the development proposed. Off-site highway improvements required by Dorset County Council are proposed to be the subject of a financial contribution as part of the proposed development.
- 7.14 The overall assessment also includes taking account of proposed indicative layout and parking provision. The car and cycle parking provision shown relates to an indicative layout as details are reserved for future consideration. This matter will therefore be dealt with in detail in a future reserved matters application.

### Drainage

- 7.15 Drainage engineers have prepared a flood risk assessment, with proposals for a preliminary drainage strategy. Also, an indicative drainage scheme for the site to show space for the required sustainable drainage as part of an overall scheme. Further details will be provided at the reserved matters stage to ensure full policy compliance.

#### Landscape and Trees

- 7.16 The site is outside of any nationally designated landscaped but is within the Open Chalk Downland landscape character area and therefore needing careful consideration. Landscaping is a matter reserved for future consideration and therefore changes can be made if required at the detailed reserved matters stage. Plenty of detail is provided at this outline stage to ensure that the acceptability of the development in landscape terms is demonstrated. This is needed for consideration of the principle of the proposed development in this location and compliance with policies that advise in relation to landscape and local character.
- 7.17 A detailed arboriculture survey and report accompanies the application which together with the landscape and visual impact assessment ensures a thoroughly detailed approach. Retention of most of the existing boundary landscaping is proposed together with new landscaping. New structural tree and shrub planting is proposed particularly within the southern boundary that abuts the recreation ground and is visible from the landscape to the south. Substantial new planting is also proposed within the overall site, including within new areas of open space. This is to ensure that the development will be assimilated within the local landscape. As detailed within the landscape and visual impact assessment, the proposed new landscape planting and public open spaces would result in an overall improvement to the quality of the existing semi-derelict landscape within the site.

### Open Space provision

- 7.18 The amount of open space and its quality is another matter for consideration at the detailed reserved matters stage, although the indicative layout demonstrates a provision in compliance with relevant policy as the Fields in Trust standard. This is as explained within the Design and Access Statement and at paragraph 6.15 of this statement.

### Ecology and Impact upon Biodiversity

- 7.19 An initial ecology appraisal and further detailed ecology reports accompany this application, together with a Biodiversity Mitigation plan. This information and implementation of protection and mitigation measures ensure a potential development that will comply with the relevant Development Plan and Government policy requirements as well as with the requirements set out within the emerging Neighbourhood Plan.

### SANG provision

- 7.20 Ecological mitigation in the form of a Suitable Alternative Natural Greenspace was advised at an early stage and is also set out within the emerging Neighbourhood Plan. As discussed within this statement, the area proposed has evolved following detailed discussion with Natural England to meet their exacting requirements.  
Mitigation in relation to the Poole Harbour Nitrate Zone is also required

### Flooding and Drainage

- 7.21 The application site is located within Flood Zone 1, where residential development is acceptable without the need to undertake a sequential test. A flood assessment as well as indicative drainage information accompanies this application to ensure a sustainable drainage approach.

#### Section 106 requirements and community facilities

- 7.22 The applicant is aware of the need to make financial contributions. This includes contribution towards new and enhanced infrastructure, including highway improvements and education. Also, the provision of affordable housing and a community facility in the form of a building for a children's nursery. Heads of Terms for the Section 106 legal agreement is included as part of the submission. Further discussions will take place during the application process.

#### Heritage

- 7.23 A detailed Heritage and Archaeology assessment accompanies the application that confirms no identified impacts and no further research or recommendations.

#### Contamination

- 7.24 Reports accompany the application that confirm the need for some localised removal of made up ground, but no widespread remediation needed to make the site suitable for residential development

#### Affordable Housing



7.25 Affordable housing is proposed in accordance with Development Plan policy that requires a 40% provision with a split of 70 / 30, affordable rent / low cost home ownership. An indicative provision is shown on the accommodation schedule within the architect's design and access statement. Affordable housing will be evenly distributed across the site. The final amount will be confirmed at the detailed, reserved matters stage.

## 8.0 Planning Benefits

8.1 There are considerable economic, social and environmental benefits associated with the proposed development, weighing in favour of the redevelopment of this previously developed, brownfield site. These are the three, mutually dependant, dimensions of sustainable development as promoted through Local Plan Policy 1 and the National Planning Policy Framework, all of which are to be considered in the assessment of the planning balance:

8.2 **Economic benefits** include:

- The efficient re-use of brownfield land / a previously developed site.
- Development in an accessible and sustainable large village location.
- Development that will support the local economy, through the build process. The development will provide immediate local economic benefit through the construction of the homes and skilled and unskilled labouring jobs during the development.
- The proposed development will also contribute to the sustainability of the local area in the long term, through the introduction of new homes as well as small business units within the village. The provision of new homes, including affordable

housing, for example, will supplement the local economy through local spending and an increased workforce to take up locally available positions.

### 8.3 **Social benefits** include:

- A development to support the local community by providing a new supply of high-quality housing to meet the needs of present and future generations. Widening the choice of high-quality homes and including the provision of affordable homes.
- A development in an accessible location, introducing new residents to support and contribute to the local community and its services.
- The provision of small business units ideal for new local businesses and existing small businesses seeking new local premises.
- The provision of a building for use by a local children's nursery.
- The provision of a new Suitable Alternative Natural Greenspace that includes new footpath links, to enhance walking and leisure opportunities within the village.

### 8.4 **Environmental benefits** include:

- Enhanced visual amenity through the redevelopment of a derelict previously developed site.
- Significant weight should be afforded to the benefit of the development of this previously developed land in favour of greenfield sites. This is particularly important in this highly constrained District.
- A sensitive and carefully designed and planned form of development to conserve the character and appearance of the

local area and sustain the site's setting within the surrounding landscape.

- A scheme that offers new landscaping opportunities within the site.
- The scheme will also provide biodiversity enhancements in accordance with the submitted Biodiversity Mitigation Plan.

## **9.0 Conclusion**

9.1 This application proposal represents a sensible and beneficial, high quality, new mixed-use scheme in a sustainable village location. This potential to provide up to 61 new homes as well as new business and community premises, represents a considerable benefit to be given much weight in this constrained area, with an unmet housing need.

9.2 The indicative layout and proposed scale of development has been carefully conceived to ensure that it respects the character and appearance of the local area.

9.3 Considerable benefits are proposed through redevelopment of this disused site.

9.4 The proposed mixed redevelopment is in accordance with national and local planning policy. Outline planning permission is respectfully sought.



CAMELCO SITE, MILBORNE ST. ANDREW, BLANDFORD FORUM  
**DESIGN AND ACCESS STATEMENT**  
MARCH 2019

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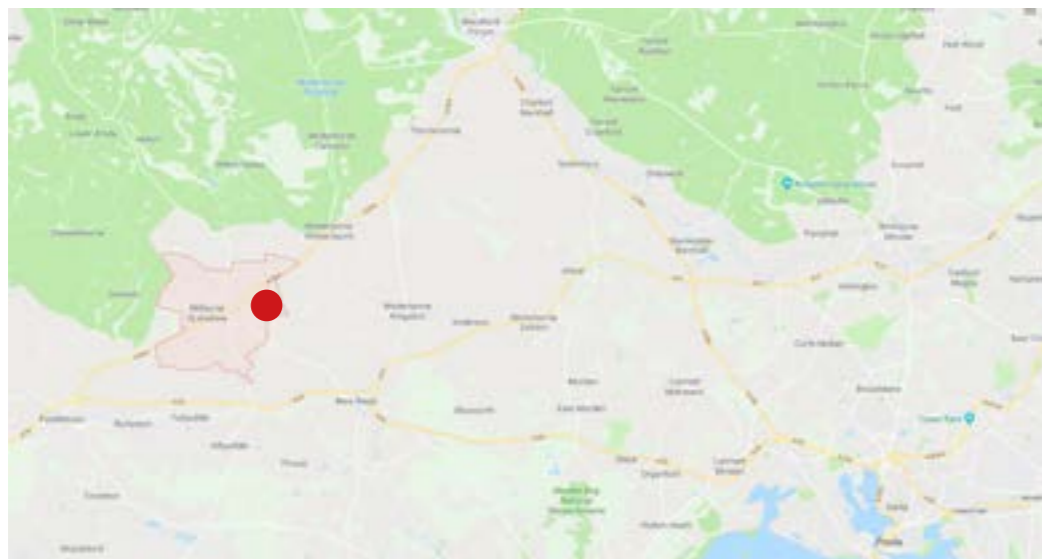
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# INTRODUCTION

This document has been produced to accompany an outline planning application for the new housing development at:

**Camelco Site**  
Blandford Hill  
Milborne St. Andrew, Blandford Forum  
DT11 0HZ

This application proposes the redevelopment of a brownfield 2.25ha derelict site, along the A354, with the construction of a mixed-use housing, business and community use scheme including up to 61 residential units, business units and a pre-school nursery. The application is made in outline with means of access to be determined and matters relating to appearance, landscaping, layout and scale all reserved for future consideration.



# AERIAL PHOTOGRAPHS OF SITE



# EXISTING SITE



1.0 Vehicular Access



2.0 Pedestrian Access



3.0 Existing Car Park



4.0 Looking Across the Site



3.0 Disused industrial buildings



6.0 Disused water treatment lagoon

## SITE LOCATION

The land is a disused brown field site (previously used as a dairy) on the southern side of the A354 to the east of the village, with a site area of 2.25ha.

The majority of the site is relatively flat with a gentle slope from the A354 down to the south, where it is elevated from the land around the sports pavilion to the South. There are a number of bunds, two towards the centre of the site, one on the western perimeter and one on the southern perimeter. These can be flattened during development.

Small buildings on site are in a state of disrepair and much of the site is overgrown with vegetation. The site contains a large area of tarmac hard-standing with floodlights and a disused waste treatment lagoon at eastern end with associated structures.



# IMMEDIATE CONTEXT



1.0 Lane End Looking North



2.0 Playing Fields



3.0 Lane End looking South



4.0 Milborne Business Centre



5.0 A354 Looking East



6.0 A354 Looking West

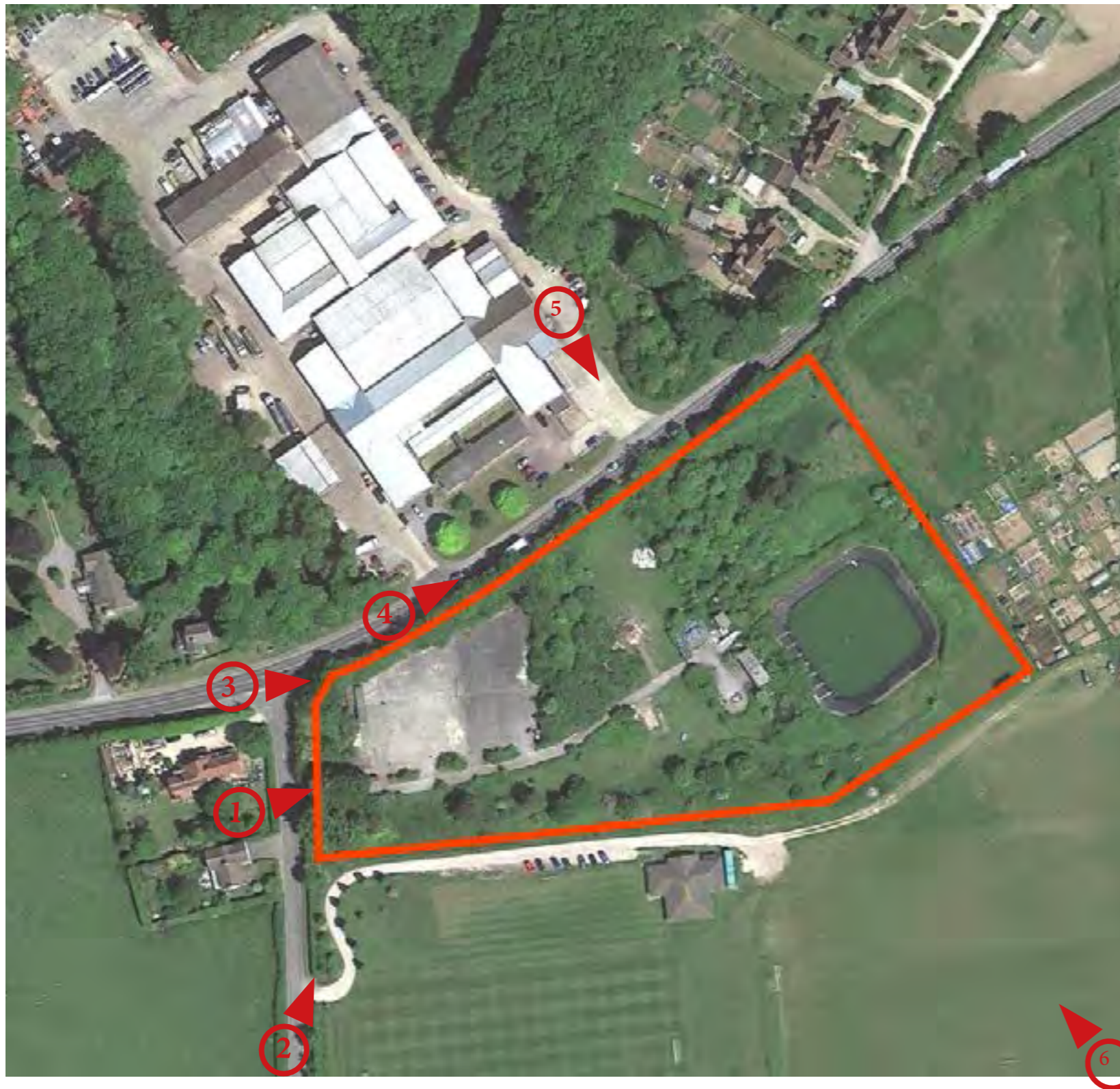


4.0 A354/ Lane End Junction

The site adjoins a mix of uses, there is a sports club to the South, allotments to the East, a business centre (factories/offices) across the road to the North and detached residential properties to the West.

Existing vehicular site access is from Lane end, a rural road that narrows to a single lane once past the site. There is an existing pedestrian access point off the A354 opposite the business centre.

# KEY VIEWS TO SITE



1.0 View From Lane End



2.0 View from Lane End



3.0 Blandford Hill/Lane End Junction



4.0 View from Blandford Hill



5.0 View from Business Estate



6.0 View from Roke Road



# BUILDING HEIGHT STUDY



Key:

<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> 1 Storey	<span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span> 2 Storeys	<span style="display: inline-block; width: 20px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> 3 Storeys
--	--	--

According to the Neighbourhood Plan, 85% of responses to the Household Questionnaire agreed that new designs should retain a village scale, meaning not above 3 storeys.

As illustrated on the plan above, the area surrounding the site is dominated by low constructions (1-2 storeys), both residential and industrial. However, the properties to the East of the site, The Rings, are 2.5 storeys dwellings. Few 3 storeys developments are present on Blandford Hill, closer to the centre of Milborne. Another 2.5 storey dwelling can be found on Mill Road by Gray's Store.



1.0 Crown House - Blandford Hill



2.0 Crown Court - Blandford Hill

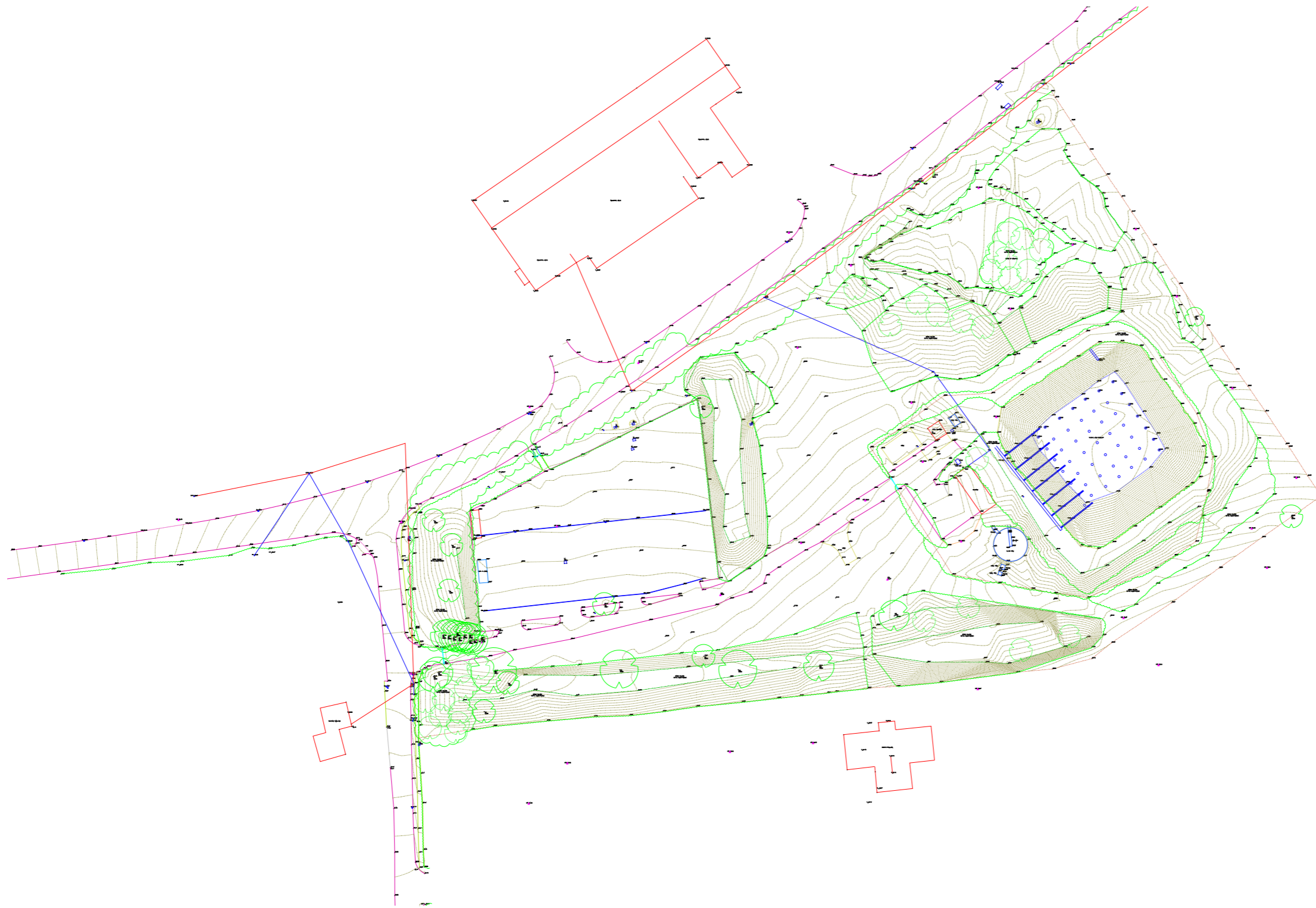


3.0 1 Mill Road



4.0 The Rings - Blandford Hill

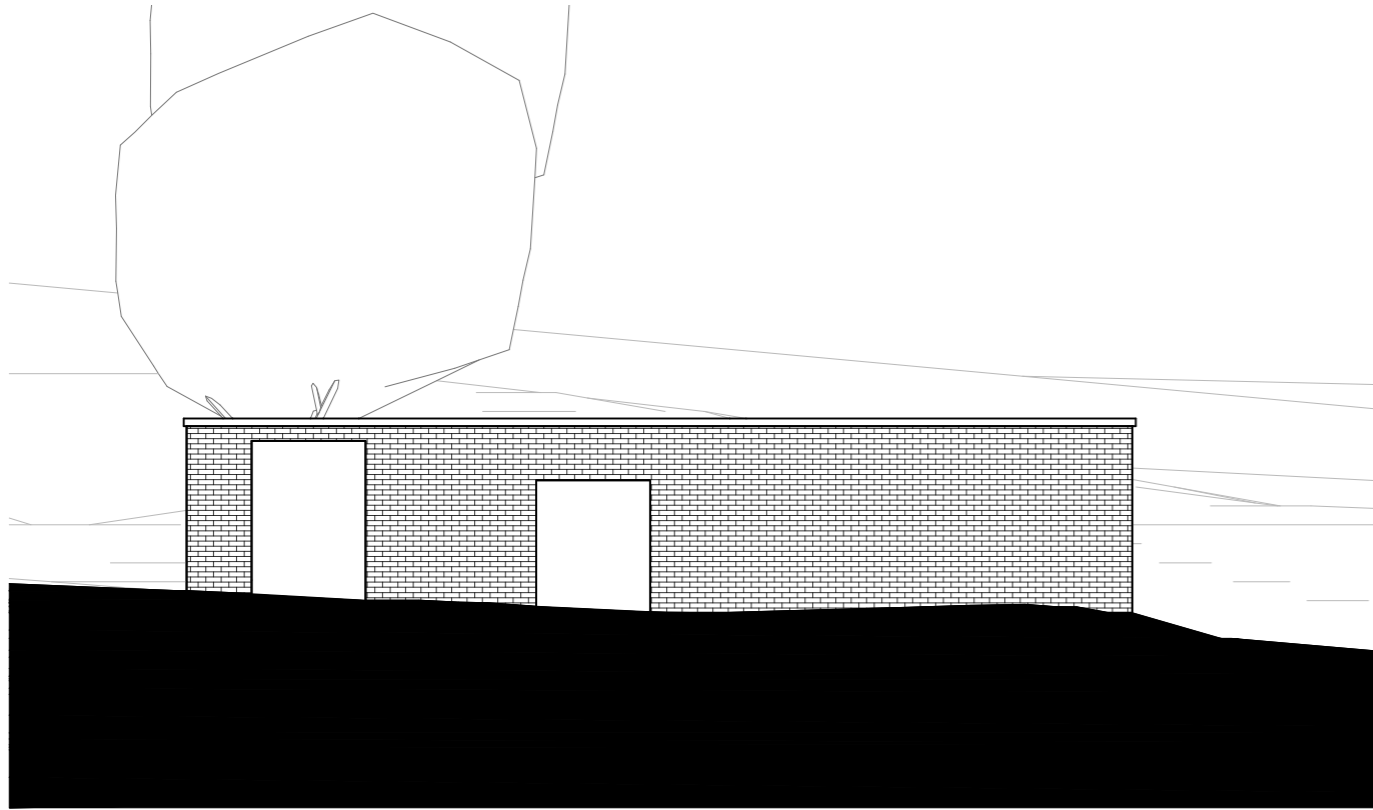
# TOPOGRAPHIC SURVEY



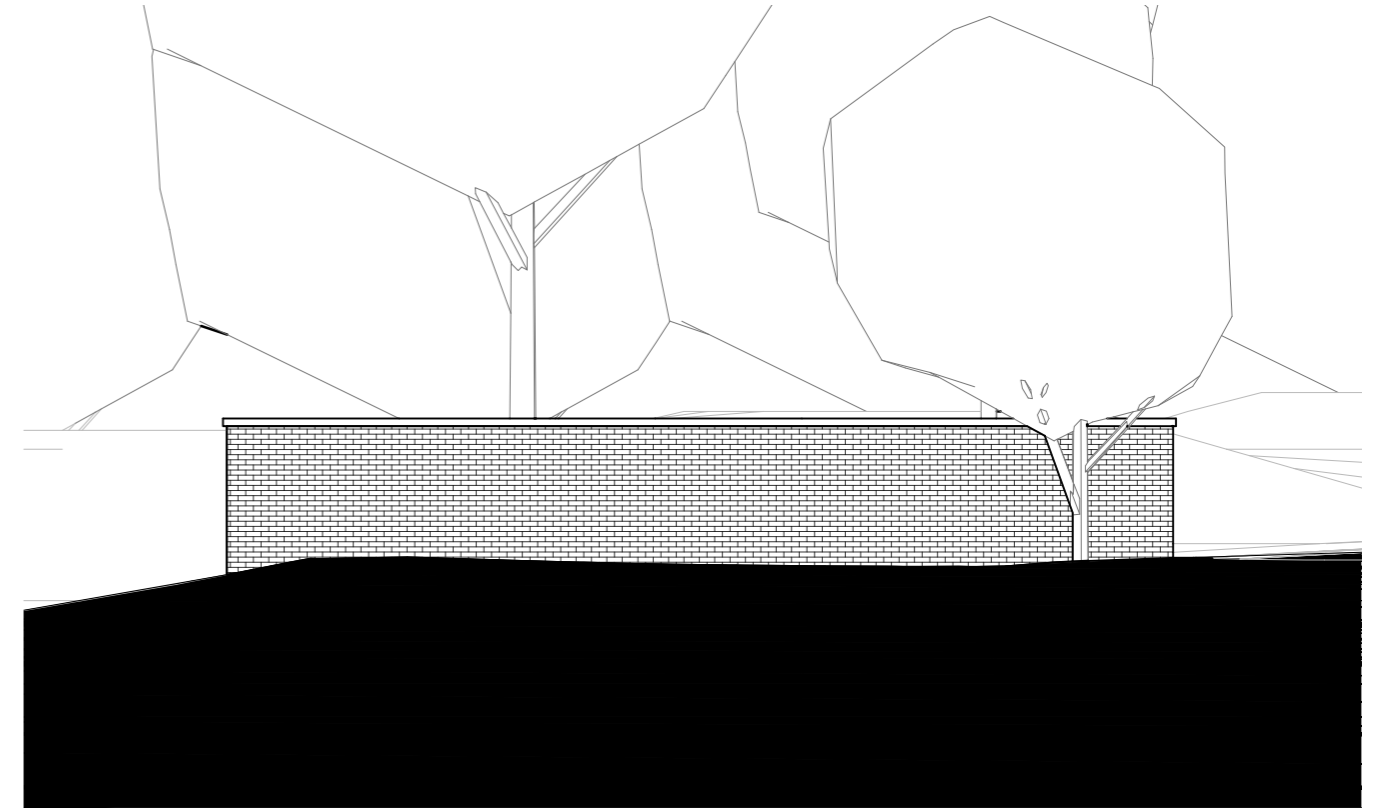
To prepare the site for development, the existing derelict buildings on site would be demolished, the man-made bunds flattened, and the lagoon filled in. The lagoon could present construction issues when building on made-up ground, so it would assist if this was kept clear of proposed building footprints.



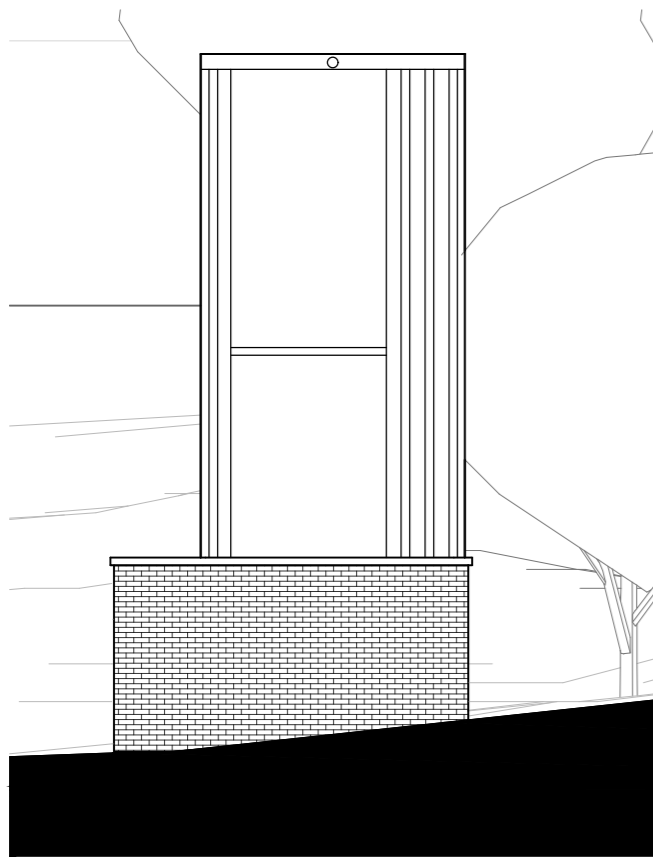
# EXISTING BRICK BUILDING ON SITE



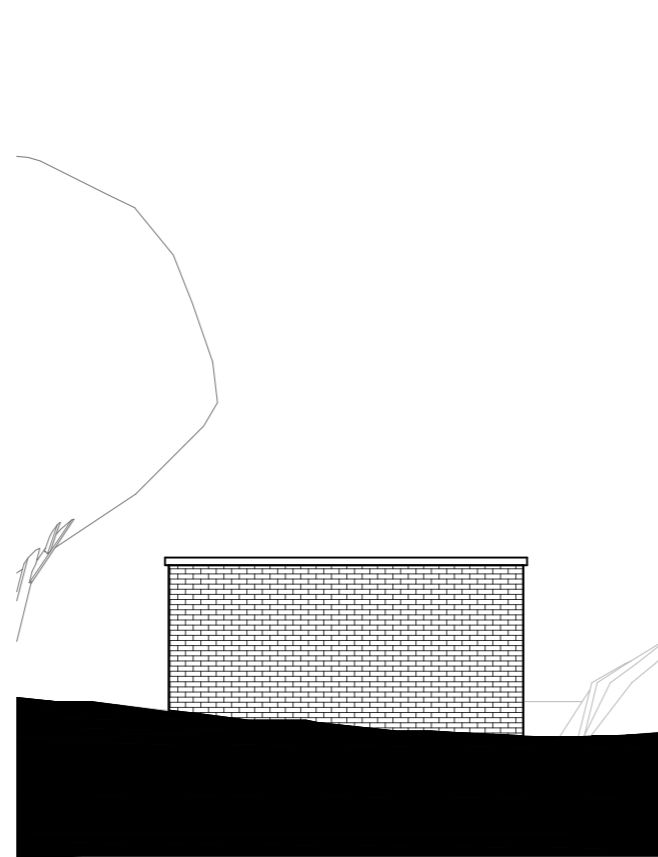
Front Elevation



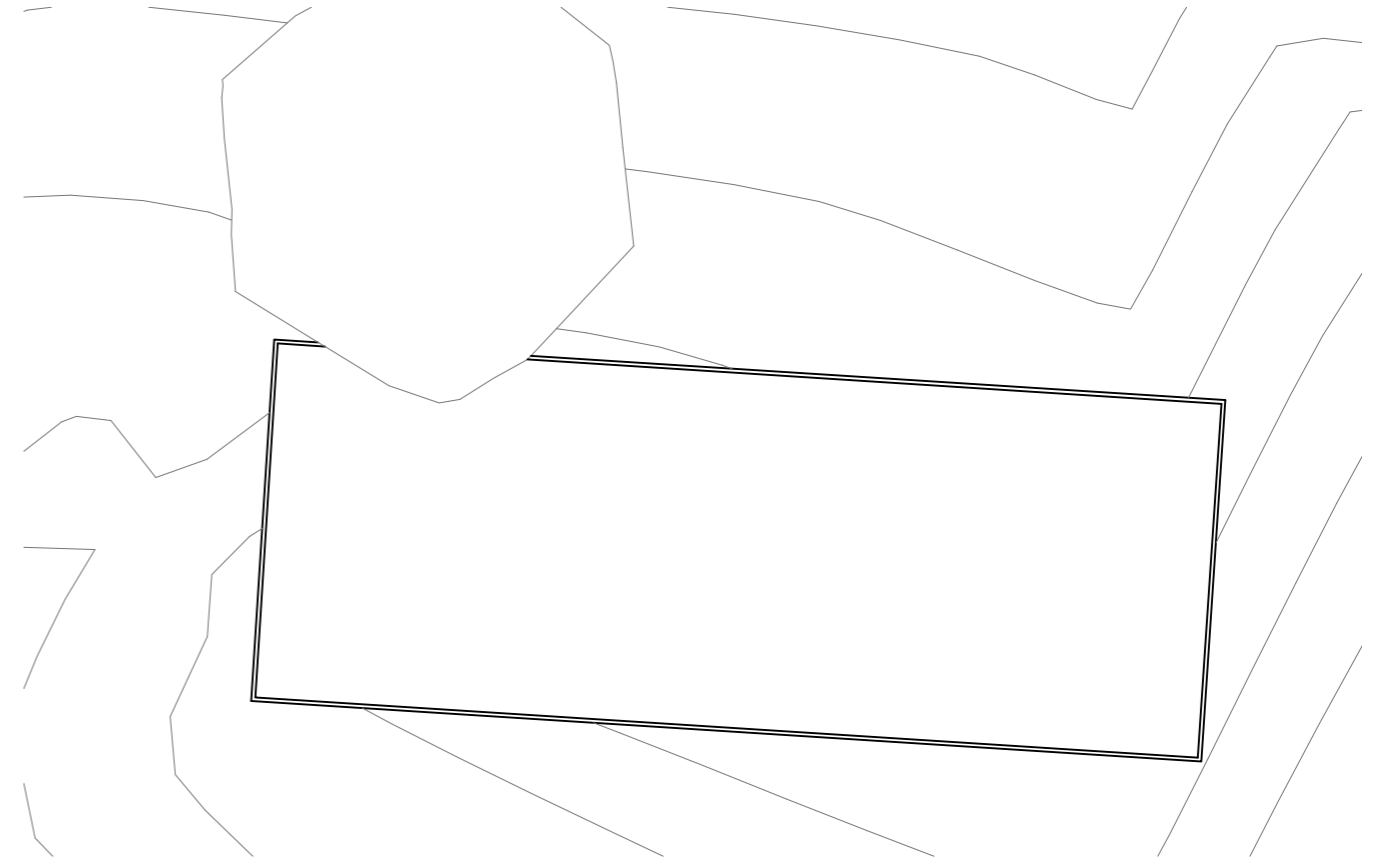
Rear Elevation



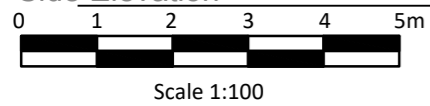
Side Elevation



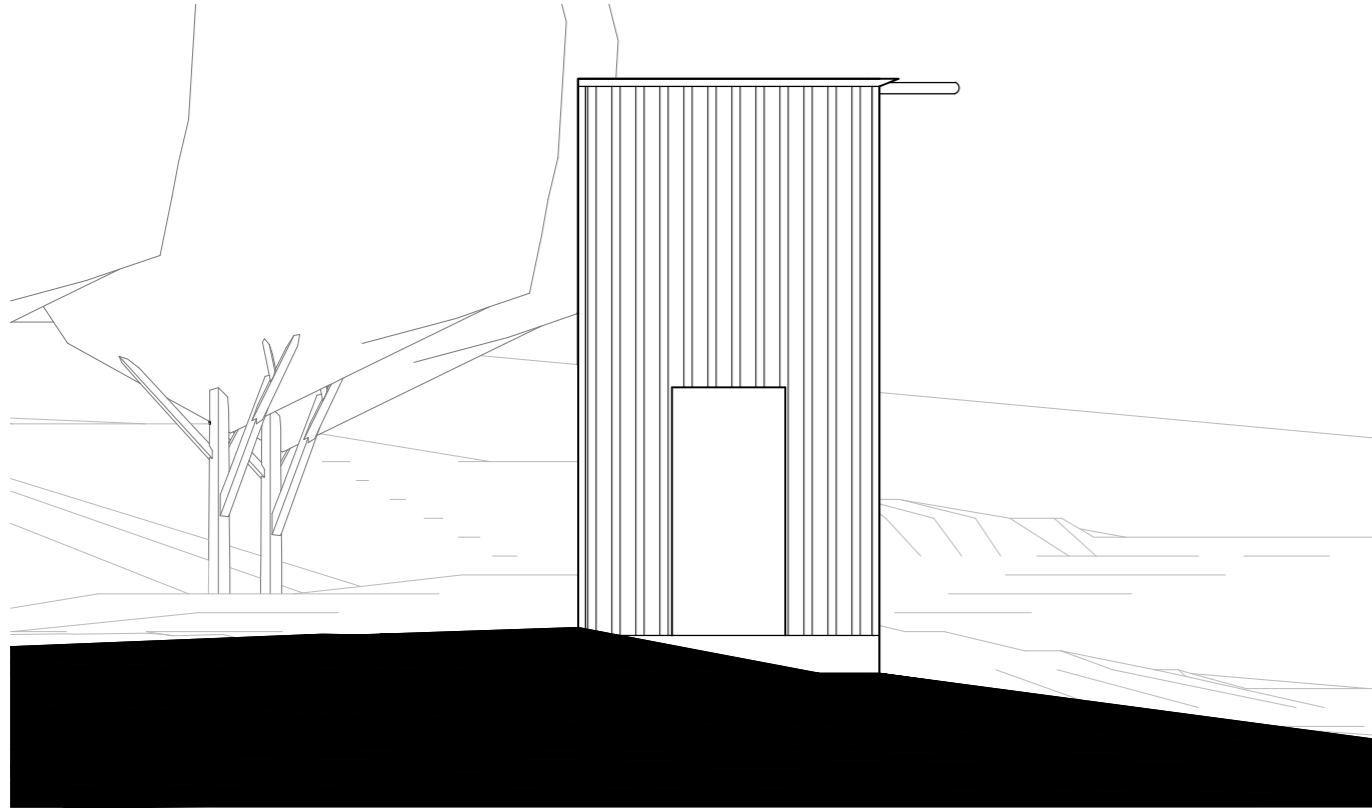
Side Elevation



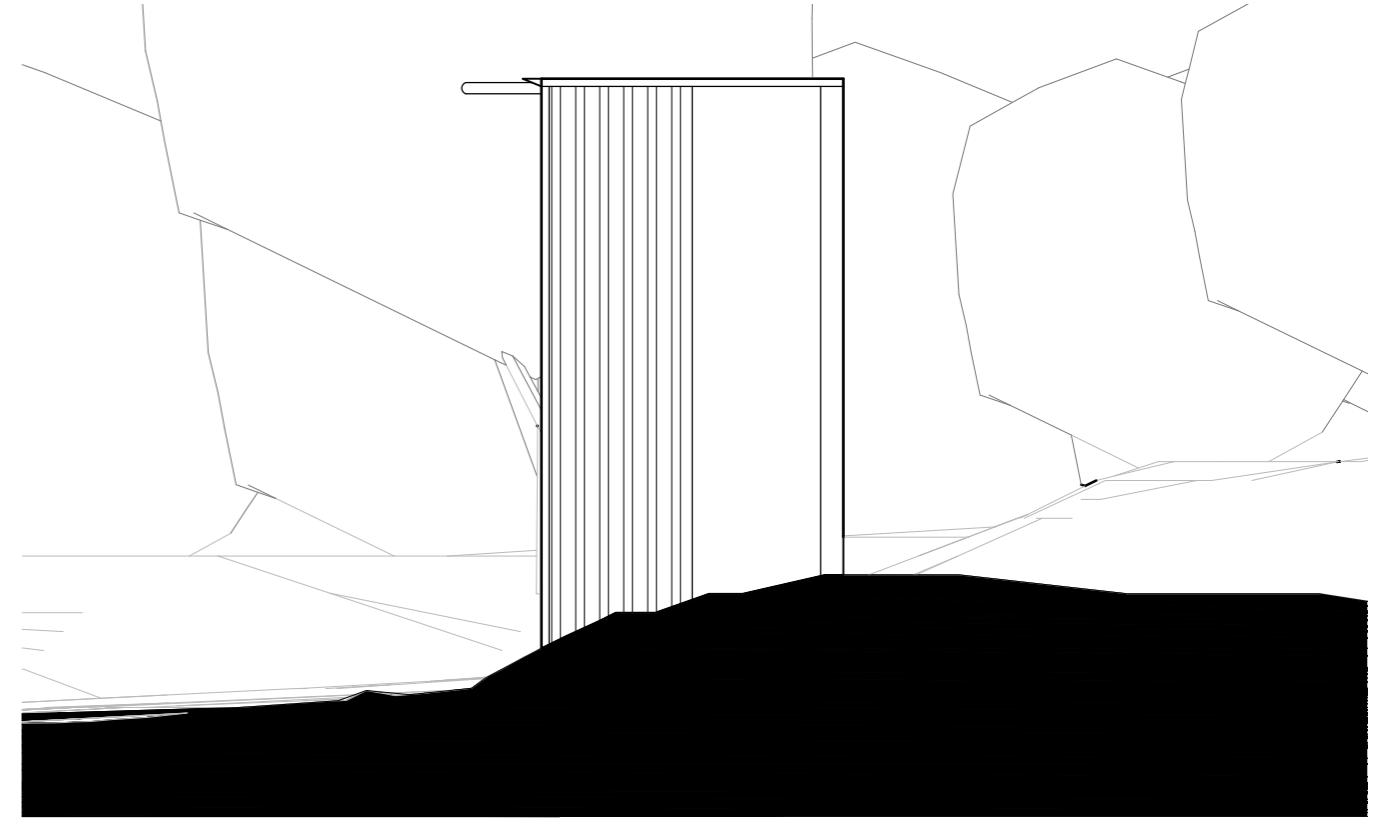
Plan view



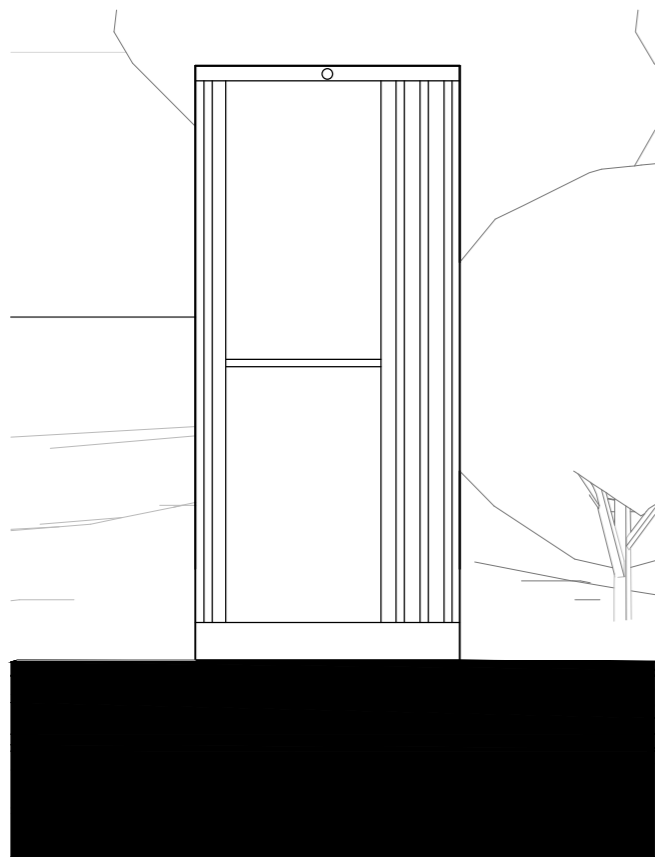
# EXISTING STEEL BUILDING ON SITE



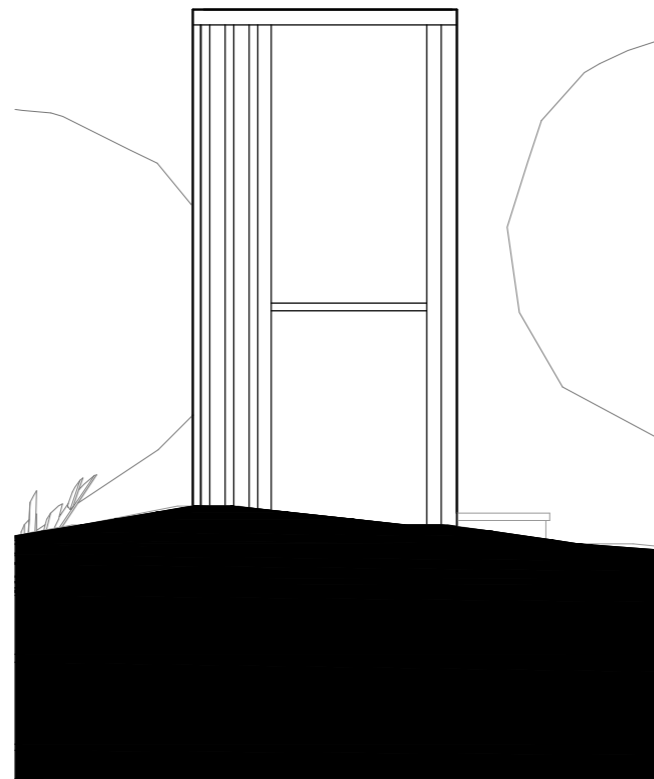
Front Elevation



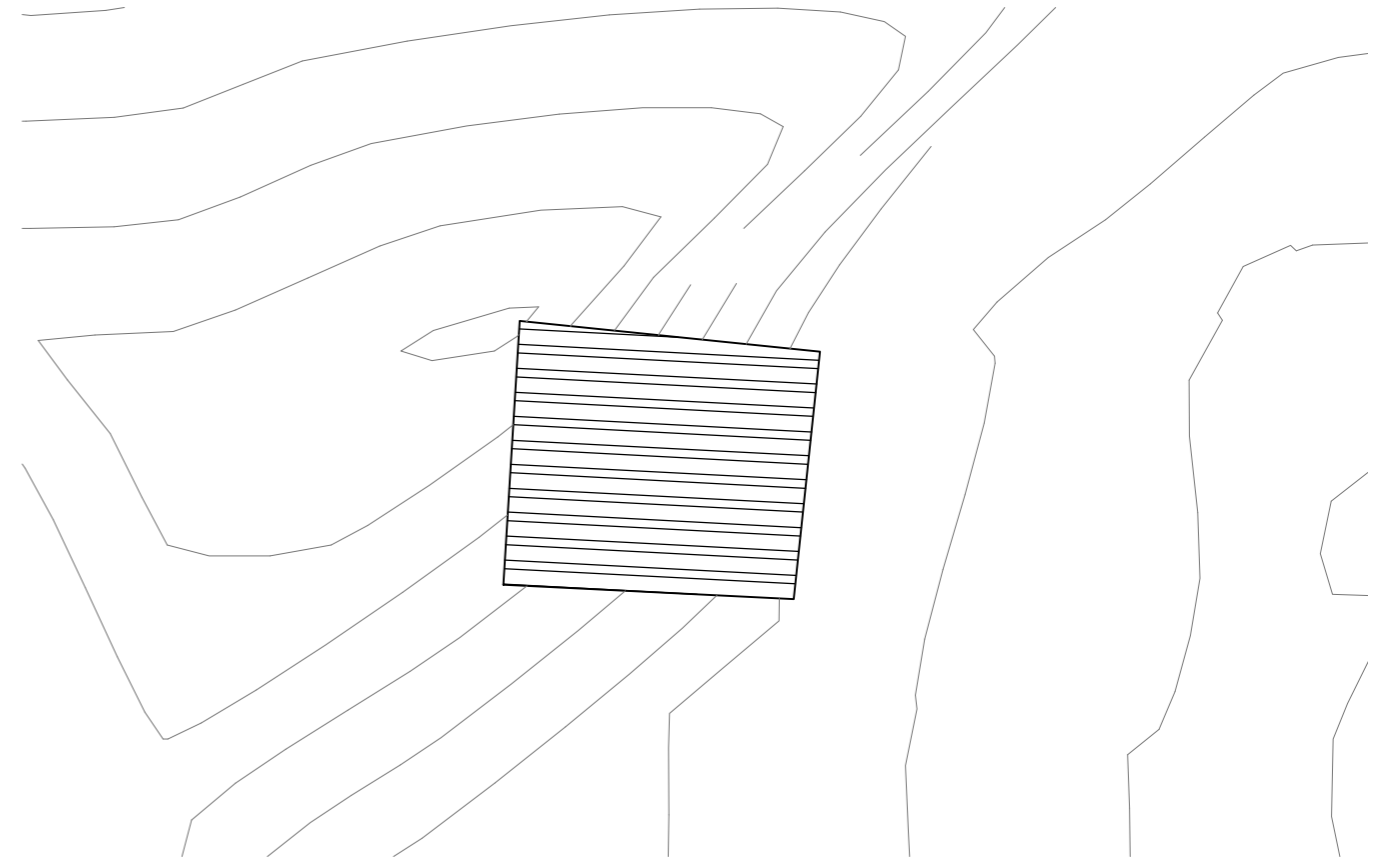
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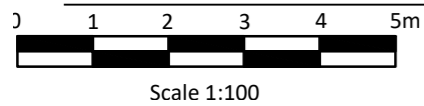
Side Elevation



Side Elevation



Plan view



# EXISTING SITE SECTIONS



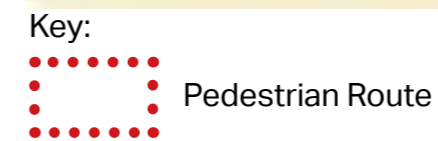
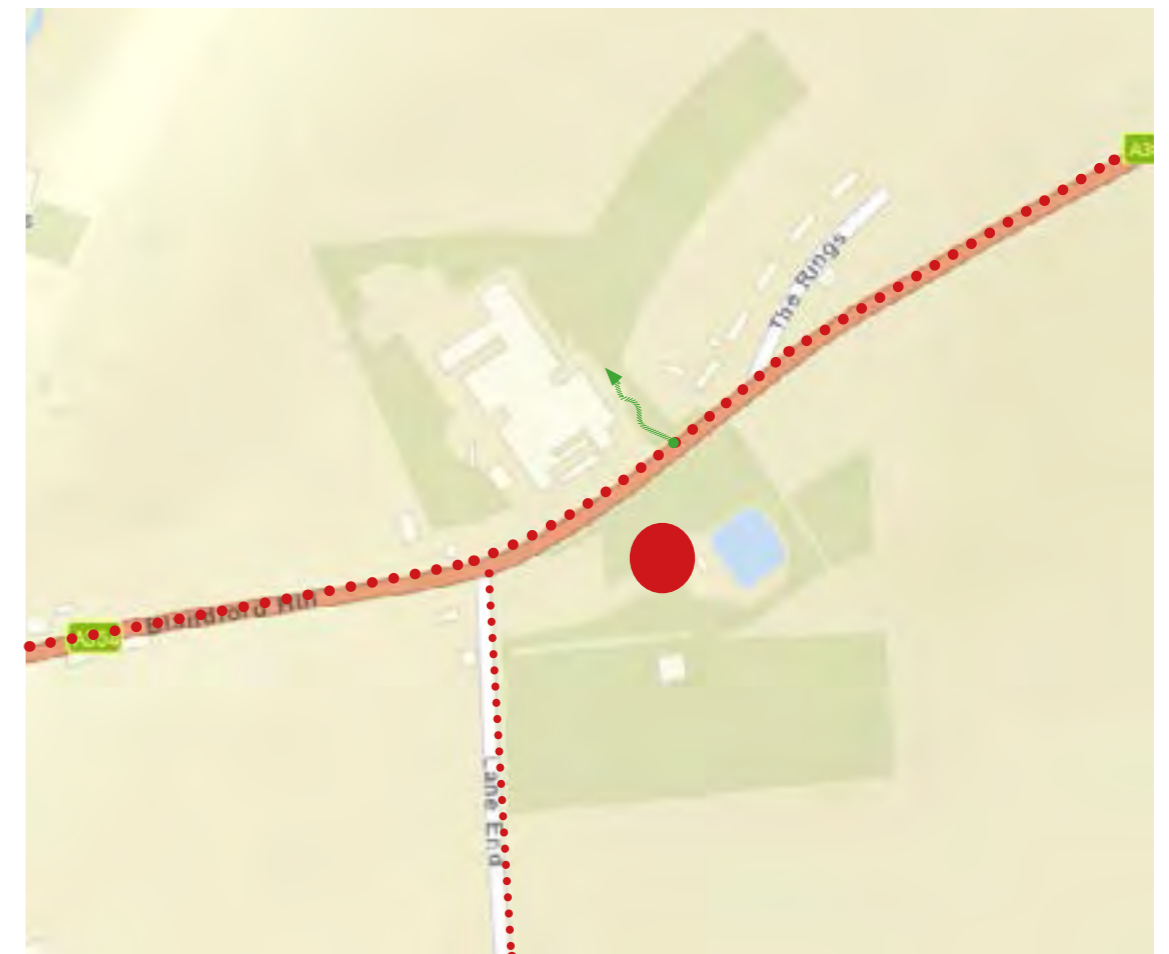
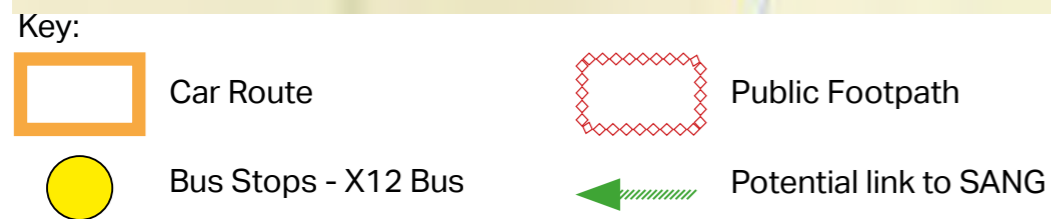
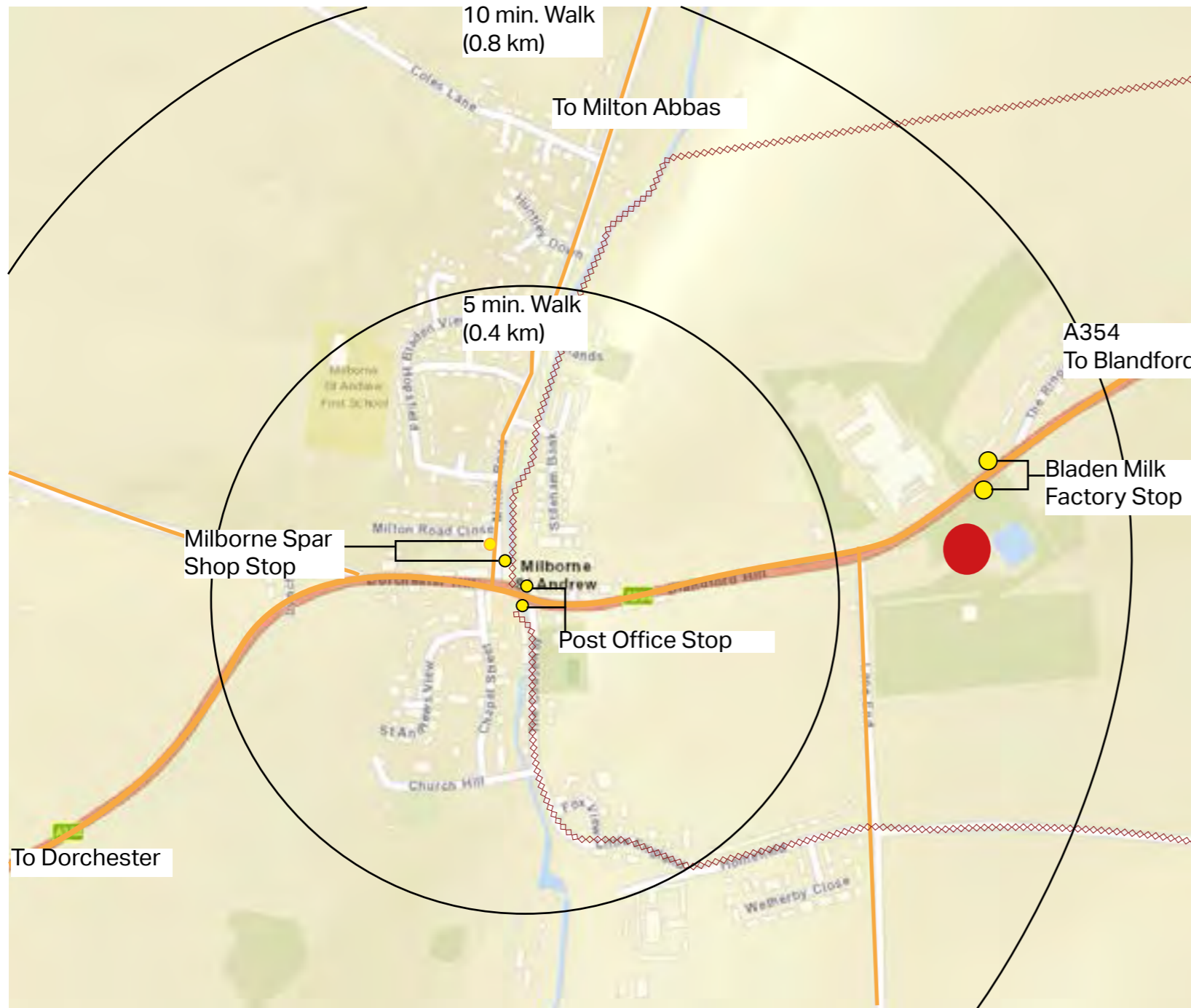
SECTION A



SECTION B



# ACCESS, PEDESTRIAN AND VEHICULAR MOVEMENT



The site is a 5 minute walk to Milborne St. Andrews village centre.

Blandford Hill, the A354, provides the primary vehicular circulation past the site, while Lane End, on the West side of the site, is a quieter rural road that narrows to single lane and has a lower amount of traffic.

X12 Bus stops at Bladen Milk Factory stop, located just outside the site. Public transport however, is quite poor as there's only a regular 2-hourly service to Blandford Forum (8.5) and to Dorchester (9.0 miles). The buses run too late for workers to be used to get to work and end very early (last bus from Dorchester is at 5:54pm). There are no services on Sundays or Bank Holidays.

Blandford - Weymouth	
Milborne St Andrew Bladen Milk Factory (SW-bound)	07:54 10:00 12:00 14:00
Weymouth - Blandford	
Milborne St Andrew Bladen Milk Factory (NE-bound)	09:56 11:56 13:56 16:16 18:11





# HISTORICAL CONTEXT



Key:

	Concentration of Listed Buildings in Milborne St. Andrew		Milborne St. Andrew Conservation Area (established in 1995)
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1.0 The Retreat - Chapel St.



2.0 Little England Rd.



3.0 Home Farm House



4.0 Weatherby castle

The proposed development is located south of Milborne Business Centre, North of the sports field and West of the allotments. There are no listed building designations or conservation areas within the site and its immediate context. So, the character area within which the site sits, seems to be of lower historical character, compared to the rest of the village. Thus, the site has a lower sensitivity to large scale developments.

However, the site's proximity to Milborne St. Andrew's Conservation Area (designated in 1995) needs to be considered and the historical significance of its buildings should be respected. Milborne St. Andrew comprises 12 scheduled monuments and 40 listed buildings within the 10sqkm of the parish. The listed buildings date from the 17th century onwards and include both vernacular and more high status buildings.

One of the 12 monuments within the parish is Weatherby Castle. Weatherby Castle is an iron Age Hillfort 1020m North- West of Ashley Barn Farm. The proposed site for development is located North of the castle. Due to the sensitive views from the castle. A tree buffer will be planted on the site's Southern edge (in accordance with the draft Neighbourhood Plan Policy MSA5) to minimise the new development's impact on the view from the castle and its surroundings .





Key:



1.0 Milborne Business Centre



2.0 Milborne Business Centre



3.0 Milborne Village Hall and recreation ground



4.0 Milborne Sport Fields and sport pavilion

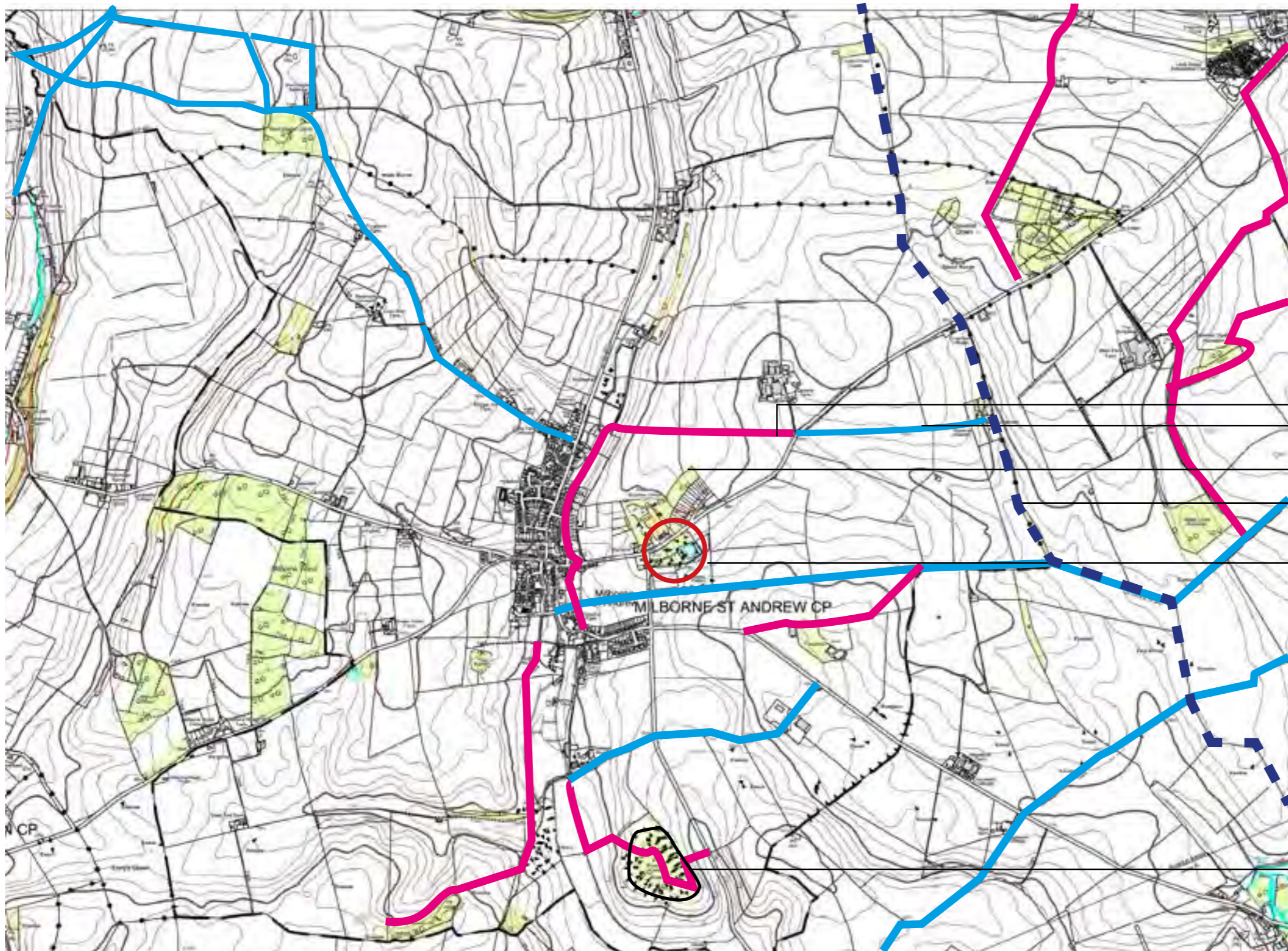
The Business Centre, by the site, is the main source of employment in Milborne St. Andrew. Along with it are minor business units at Barnes Croft and Deveral Farm. Other forms of employment in the parish are B&Bs, the local pub, the shop and post office, the first-school and pre-school, and the working farms (3.5% locals work in agriculture).

In Milborne St. Andrew there are 11 community facilities and they are all considered, by the villagers, to be very important for local life.

The village has two main open recreational spaces; the sports pitches, to the south of the site, and the recreation ground adjacent to the village hall near the village centre. There is potential for a community Woodland to the North of "The Rings" by the Business Centre.



# LOCATION & DESIGNATIONS PLAN



Milborne St. Andrew has an extensive length of local footpaths and bridleways. However, there is a lack of paths near the site, which fails to connect it to the village centre.

The area to the North and East of the Business Centre, has been identified as a potential site for SANG and so for the creation of new pathways that can connect the site to the village in a safe way.

The new set of paths has the potential to connect to the existing footpath/bridleway E13/4-E14/6 (see map). This existing footpath also connects the village to the Jubilee Trail - LDWA Trail. By creating a new set of paths, the Jubilee Trail could be used more by the local people and have more connections to the village centre.

- E14/3 FOOTPATH
- E 14/6 BRIDLEWAY
- Woodland
- Jubilee Trail - LDWA Trail
- The Site

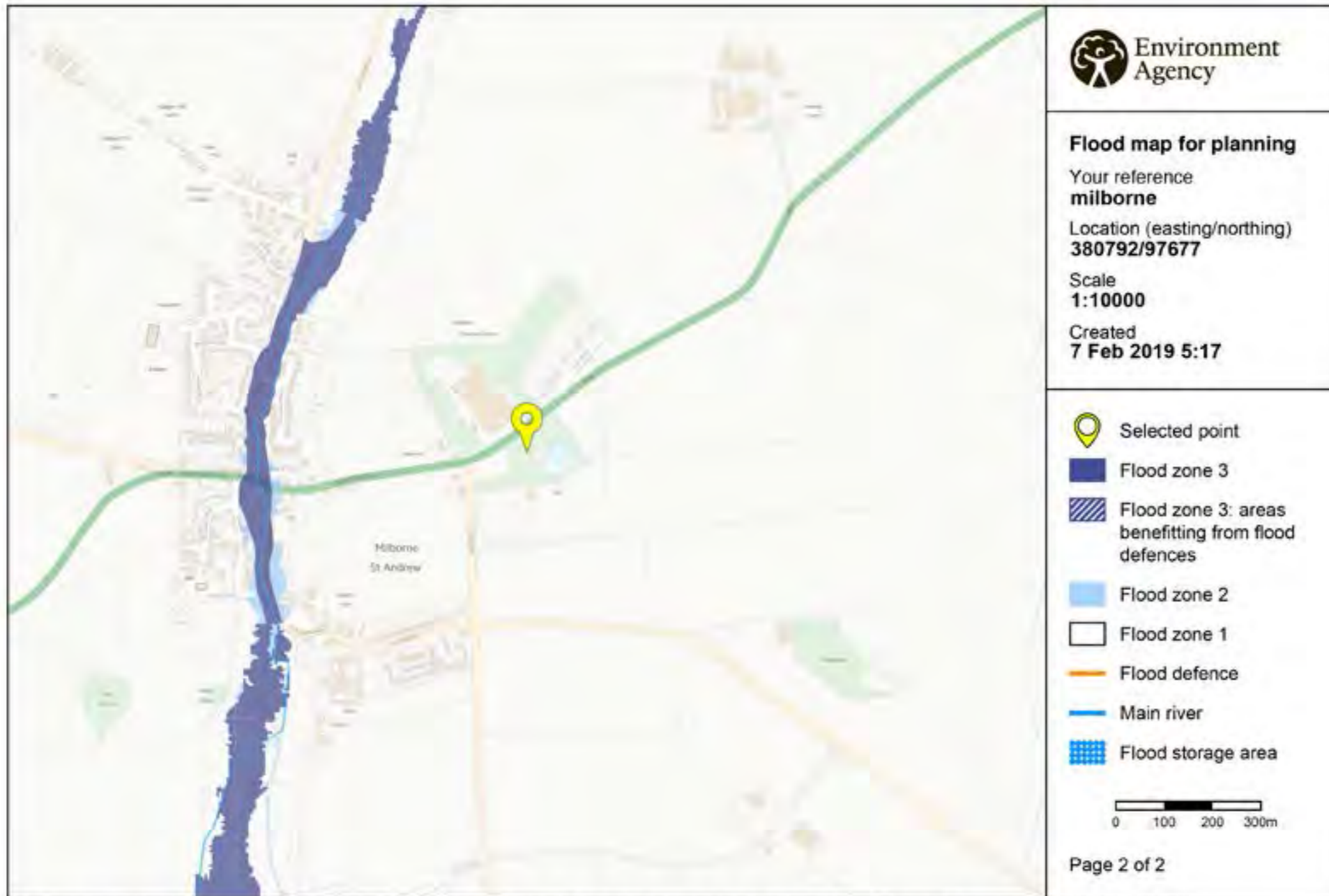
- WEATHERBY CASTLE
- Woodland
- Site of nature conservation interest (SNCI)
- Scheduled Monument
- Listed Building

Key:

	Public Footpaths		Bridleways		Jubilee Trail - LDWA Trail
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# ENVIRONMENTAL CONSIDERATIONS



As the image shows, the application site is categorised as Flood Zone 1 – an area with a low probability of flooding.

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# ARCHITECTURAL CONTEXT



## GENERAL OBSERVATIONS ON THE LOCAL CONTEXT

- The centre of the village is rich with positive architectural features and buildings
- Trees-lined roads are a key feature in Milborne St Andrew
- Flint walls run throughout the village and line many of the roads
- Flat-fronted façades and small front courtyards are a typical architectural feature in the village and collectively provide a strong street-scene to the village
- Many houses use soft landscaping to soften the front of the properties
- A mix of materials are used throughout the village including; brickwork, render, flint, thatch and tiles. Many buildings use a mix of materials to visually break the façades into layers.
- The roof-lines surrounding the village square vary in materiality but are relatively consistent in height and pitch
- Buildings are often positioned to frame views to the surrounding green spaces

# CHARACTER STUDY: LOCATION MAP



Character Area 1:  
Coles Lane

Character Area 2:  
Huntley Down

Character Area 4:  
Chapel Street

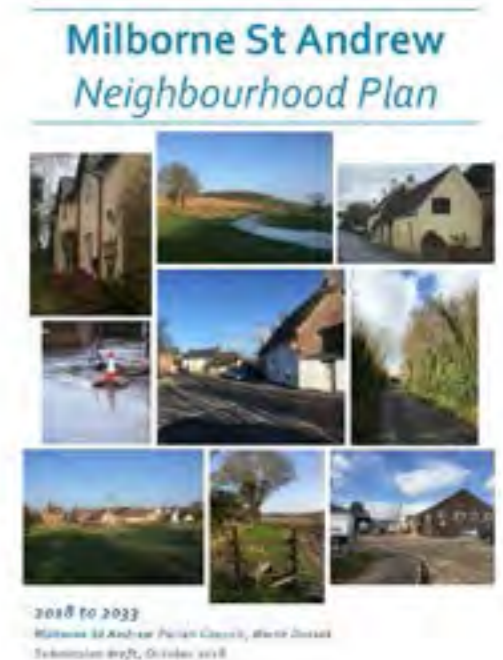
Character Area 3:  
St. Andrews View

According to the Draft Neighbourhood Plan, 85% of local residents agreed that new designs should reflect the Dorset materials (cob, thatch, local brick, flint, render) and retain a village scale (no more than 3 storeys). Simple cottages, estate worker houses and farm buildings should be looked at as reference for new designs.

In addition, the Neighbourhood Plan highlights a series of areas that can be taken as reference, for designers, for future developments. The Neighbourhood Plan discourages large housing estates that don't show a variety of buildings by stating: "clusters of similar building types and designs that clearly identify an area as part of a housing estate will not be accepted" (pg. 47).

This document aims at analysing three of the character areas, mentioned in the NP: Coles Lane, Huntley Down and St. Andrews View. The Neighbourhood Plan however, emphasizes that the areas mentioned above also have flaws, as the lack of adequate parking and green spaces. These missing elements were taken into consideration in the development of a design proposal.

Finally, the document will also analyse a fourth area, Chapel Street, as it is considered an example of organic mix of architecture styles and periods.

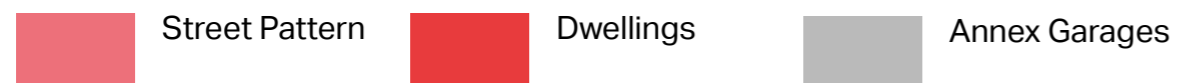


The Neighbourhood Plan also supports more modern eco-friendly developments. An example in Milborne St. Andrews is the straw-bale house, built at the rear of Gray's Stores, on the south side of Milton Road Close.

# CHARACTER STUDY: COLES LANE



Key:



A character study of Milborne St. Andrew's areas has been conducted. The areas examined are the ones put forward by the 2018 Milborne St. Andrew's Draft Neighbourhood Plan.

Coles Lane has a mix of small and large houses, mainly 2 storeys high, with only one 3 storey house. There is no on street parking. Each house has an allocated car space at the rear of the property, or by the side of the house. Most houses also have a garage annex, also not visible from the main street.

Most houses have red brick and flint façades. A smaller amount of dwellings either has a red brick or white rendered facade.



1.0 View From the bottom of Coles Lane



2.0 View of one of the closes on Coles Lane



3.0 View from one close on Coles Lane looking at the sloping street elevation



4.0 View from the top of Coles Lane



Type 1A - semi-detached



Type 1B - semi-detached with porch



Type 1C - detached



Type 1D - with thatched roof and garage



Type 2 - semi-detached

**HOUSE  
TYPOLOGIES**

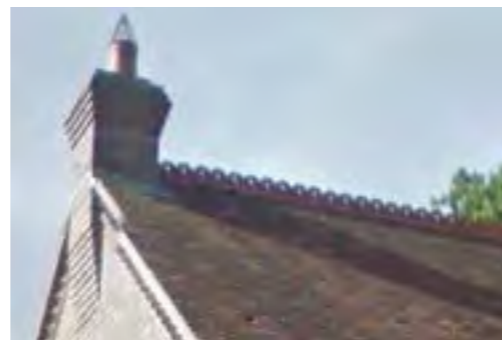


A large number of houses has garages at the rear



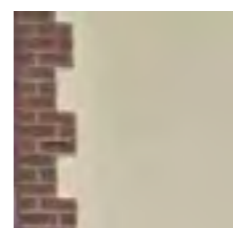
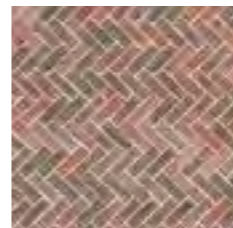
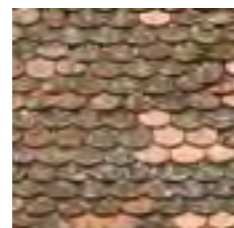
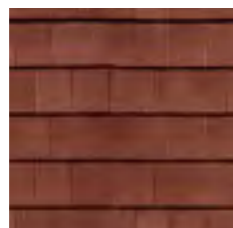
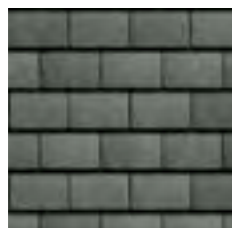
Most Houses on Coles Lane have a canopy awning shelter (flat, pitched or thatched roofs), while only a few have porches

**GATES AND  
CAR PORTS**



Key features of Coles Lane are the adorned chimneys and roofs. Hipped roof is the most common form of roof

**ROOF  
DETAILS**



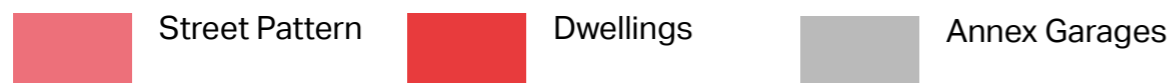
**MATERIALS  
& COLOUR  
PALETTE**



# CHARACTER STUDY: HUNTLEY DOWN



## Key:



Similarly to Coles Lane, Huntley Down is a sloping site and the road opens up onto two closes. The houses are much larger than on Coles Lane. Each house is detached and has its own garage (either built in or as an annex). Large garages by the house front façades and cars directly parked on the road, make Huntley Down a more car-polluted street-scape. On Coles Lane instead, the cars are hidden at the rear, or at the side, of the property and that helps to maintain a less car-polluted street-scape.

The houses in Huntley Down mainly have red brick and flint façades, or red brick and white rendered façades. Other material used are brown bricks, timber and painted timber for garage doors.



1.0 View From the bottom of Huntley Down



2.0 View of one of the closes on Huntley Down



3.0 View of the sloping site and how garages have been designed accordingly



4.0 View from the top of Huntley Down

Huntley Down only has large detached houses with annexed or built in garages



Type 1A



Type 1B



Type 1C



Type 2 - Few houses of type 2



Type 3 - Few houses of type 3

**HOUSE  
TYPOLOGIES**



Each house has a garage, either as an annex or as a built in space with a room above.



Most houses have a simple pitched roof awning, while fewer have covered porches

**GATES AND  
CAR PORTS**

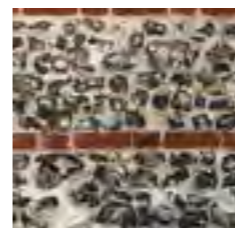
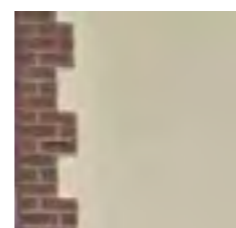
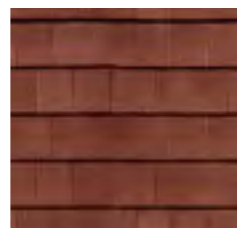
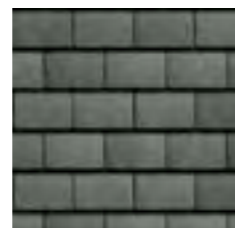


Half hipped roofs are the most common form of roof used in Huntley Down



Patterns are present on a few roofs

**ROOF  
DETAILS**

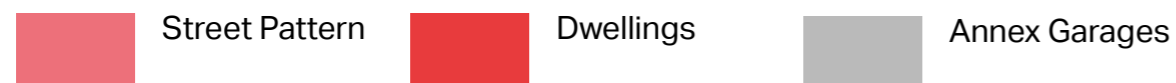


**MATERIALS  
& COLOUR  
PALETTE**

# CHARACTER STUDY: ST. ANDREWS VIEW



Key:



St. Andrews View has a mix of detached and semi-detached houses with a prevalence of semi-detached ones. The dwellings are mainly 2 storeys high with a few 3 storeys ones. Few properties have their own garage or driveway by the side of the house, while most of the residents have to park on the street.

Even though the area is denser and has a more village-like appearance than Huntley Down, the lack of appropriate car park spaces makes the road more car-polluted.

The village-like appearance is emphasised by the use of narrower buildings and plots of land per dwelling, as well as not having front gardens. Most dwellings, in fact, directly open onto the street pavement and provide a strong street scene. The houses mainly have red brick and flint façades, while a few have partially or fully rendered façades.



1.0 View From the entrance to St. Andrews View



2.0 View of St. Andrews view



3.0 Looking back towards Orchards Lane



4.0 View of St. Andrews View and corner building



Type 1 - semi-detached. Most popular



Type 2 - Only 1 example



Type 3 - Popular. Semi-detached



Type 3B



Type 4 Detached House



Type 5 - Only 1 example

**HOUSE  
TYPOLOGIES**



Some houses have a garages by the side of the house



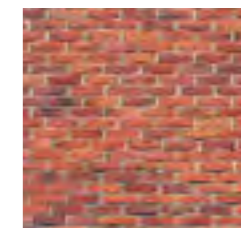
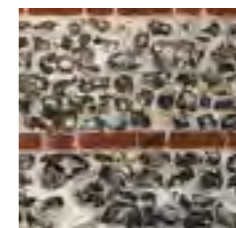
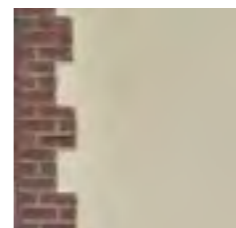
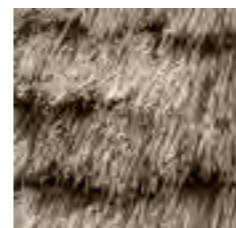
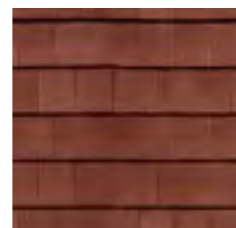
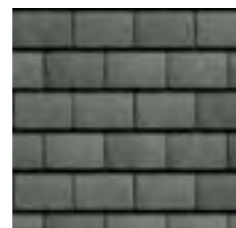
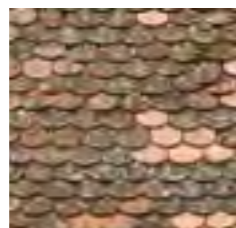
Most houses have a canopy awning shelter (flat, pitched or thatched roof)

**GATES AND  
CAR PORTS**



A mix of curves and sharp angles to this roof-line brings a sense of variety to the neighbourhood.

**ROOF  
DETAILS**

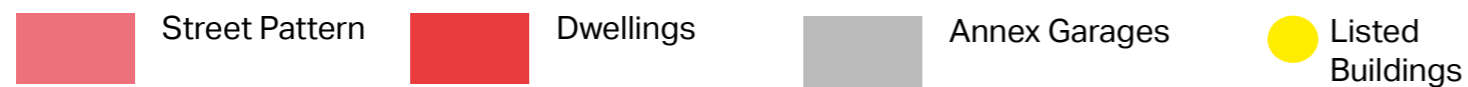


**MATERIALS  
& COLOUR  
PALETTE**

# CHARACTER STUDY: CHAPEL STREET



Key:



Chapel Street was not one of the areas mentioned in the Neighbourhood plan. However, it was believed to be worth mentioning due to the presence of listed buildings and the large variety of architecture styles present, compared to the areas analysed above.

Chapel Street has a mix of detached and semi-detached houses with a higher amount being detached. The houses vary between 1 and 2 storeys high. As mentioned, it has a mix of house styles and typologies (farm houses, small cottages, and bungalows). Few houses have garages, so most cars are parked on the main street. This causes the street to be highly vehicle polluted.

The variety of styles also suggests a variety of materials. A large amount of houses are fully rendered in white paint, while others have red brick and flint façades or stone and flint ones.



1.0 View from A354



2.0 View from bottom of Orchard Rise



3.0 View looking down onto Chapel Street



4.0 View looking down onto Chapel Street



Type 1 - Small detached



Type 2- One Storey detached house



Type 3- Semi-detached cottage



Type 4- Detached house



Type 5- Detached house



Type 6- Detached Bungalow



Type 7- Converted chapel



Type 8- Detached house



Type 9- Detached Bungalow

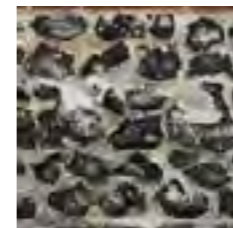
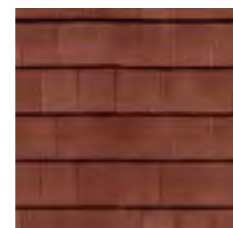
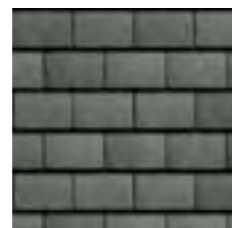
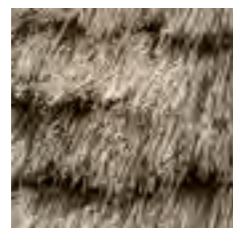
HOUSE  
TYPOLOGIES

● Listed  
Buildings



The variety of dwelling styles is also reflected in the choice of fenestration

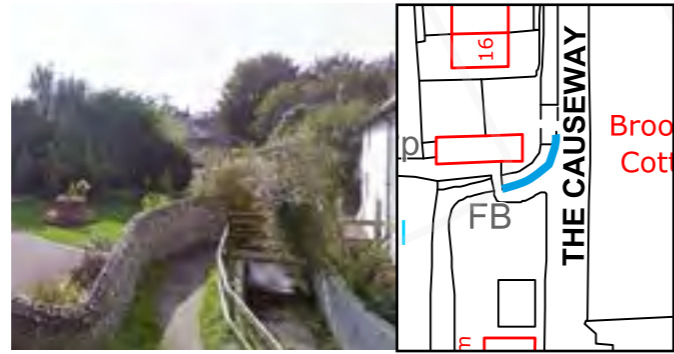
FACADE  
DETAILS



MATERIALS  
& COLOUR  
PALETTE

# CHARACTER STUDY: CORNER TREATMENT

## FLINT WALLS



The Causeway. Flint Wall by the stream



Blandford Hill. Flint wall and Gateway by the main square



Church Street. Garden flint corner wall

## BRICK WALLS



Church Street. Red, blue brick and wicker fence



Huntley Down Close. Red brick and flint detail corner wall

## CORNER BUILDINGS



St. Andrews View. Red brick and stone corner building



St. Andrews View. Flint, red brick and render

Understanding corner treatments in Milborne St. Andrew is important for the development of the design proposal. The variety of methods and materials used highly enriches the village character and its authenticity.

There are 3 main techniques used in Milborne St Andrew, turning corners with flint or brick walls, the use of a building to turn the corner (sometimes using a special type that addresses the geometry), and using hedges to sweep around corners.

In developing the scheme design, we intend to use all of these techniques. Corner buildings seem the most successful solution as it helps provide more active frontages and encourage a lively village appearance, although this is not possible in all situations.

## HEDGES



Hedge by Church Street corner with Orchard rise.



Little England. Hedge by gateway.

Key:



# PRECEDENTS STUDY: SHARED SURFACE

## BEAULIEU PARK, CHELMSFORD

- Allows multiple activities happening on the street
- Reduces need for buffer zones
- Minimal front gardens
- 20 mph speed limit
- Same ground material for the whole surface
- Bollards used to identify spaces (pavement, street, parking spaces)



## OLD PIRELLI SITE, EASTLEIGH

- Different materials and separate the functions on the street (pedestrian route, parking space, main road)
- Bollards are used to identify spaces and stop vehicles from coming through pedestrian areas
- 20 mph speed limit

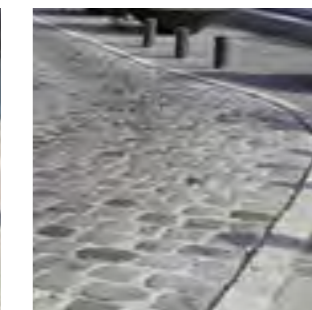


## KIRKLEES, DEWSBURY

- Paving inserts have been designed in key street junctions
- Different materials separate the functions on the street (pedestrian route, parking space, main road)
- 12 mph speed limit



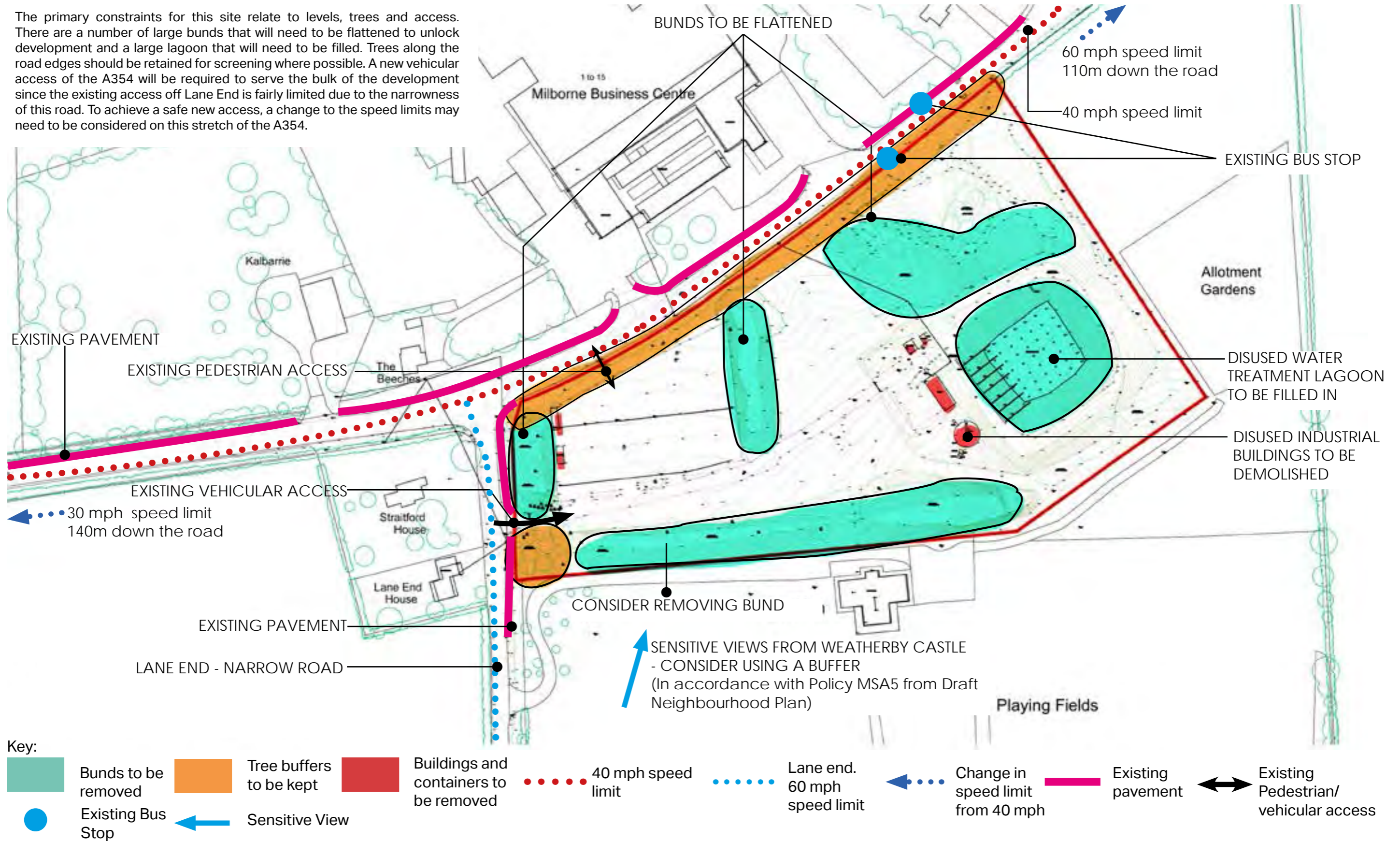
## PAVING MATERIALS PRECEDENTS





# OPPORTUNITIES AND CONSTRAINTS

The primary constraints for this site relate to levels, trees and access. There are a number of large bunds that will need to be flattened to unlock development and a large lagoon that will need to be filled. Trees along the road edges should be retained for screening where possible. A new vehicular access of the A354 will be required to serve the bulk of the development since the existing access off Lane End is fairly limited due to the narrowness of this road. To achieve a safe new access, a change to the speed limits may need to be considered on this stretch of the A354.



# INITIAL SITE LAYOUT FOR PRE-APPLICATION



The initial scheme concept was based on the follow key criteria:

- Two vehicular access points, one off Lane End leading to the mixed use part of the site, and one off the A354 leading to the residential area.
- A shared surface central square forming an arrival point.
- A large green space positioned over the existing lagoon
- Clear distinctions between public and private spaces, maximising active frontages. This is achieved by wrapping parts of the site perimeter and forming perimeter blocks where private gardens are in the centre and building fronts face the streets and open spaces.

Key:

	Residential		Mixed Use/ Residential		Mixed-Use public space		Shared Surface		Residential public space		Mixed use Access		Residential Access		Existing secondary road
	Existing main road		Private Drive		Proposed Road		Key Active Frontage								



# PRE APPLICATION MEETING & NEIGHBOURHOOD PLAN GROUP MEETING

## PRE-APPLICATION MEETING - 11TH SEPTEMBER 2018:

- Medical Centre may no longer be needed due to funding issues
- Boundary with playing fields – needs generous landscape belt. Make the planting buffer denser and provide a maintenance strip so that the trees are not within the back gardens. To be maintained through a management agreement.

*"The site is currently well contained with, trees and mature hedgerows and the southern part of the site slopes down towards the boundary with the recreation where there is currently mature / overgrown hedge trees & native undergrowth. Therefore a substantial buffer of planting (a minimum of 5m wide) should be retained along here to maintain the rural edge to recreation ground and wider views beyond. This planting should be outside of private gardens and maintained within the public domain. Alternatively the layout could be re-orientated to present positive frontages overlooking the recreation ground."*

- Front of site also needs generous landscaping or a positive frontage. Retain green edge to roadside and move footpath in-board of this.

*"The northern boundary with the Blandford Road ( A354) similarly contains mature native hedge & trees and is part of 'green' setting of Milborne St Andrew as you approach the village. I have concerns that introducing a footpath adjacent to carriageway would require removal of hedge/trees that would be to the detriment of streetscene. Consideration should be given to locating the footpath on the southern side of hedge, the would allow retention of the existing vegetation and would protect pedestrians from the busy road & provide natural surveillance from the new dwellings."*

- Retain other areas if important for ecology
- In addition linkages through the site and to the wider area need to be considered to ensure a fully permeable scheme is achieved.
- Take care with the number of private drives off unadopted access (max 6)
- Need good links to Open Space to rear – as many pedestrian links as possible
- Layout – quite rectilinear. Show more rural precedents. Need a more rural feel with more integrated landscaping.
- Parking – avoid a fragmented street scene. Find a safe middle line between Neighbourhood Plan and North Dorset policy requirements. To satisfy the NP whilst avoiding a refusal based on a scheme dominated by parking which would conflict with North Dorset policy.
- Height – consider 2 ½ - 3 storey – depends on LVIA assessment findings and landscape impact. Potential within site and on corners as a feature.

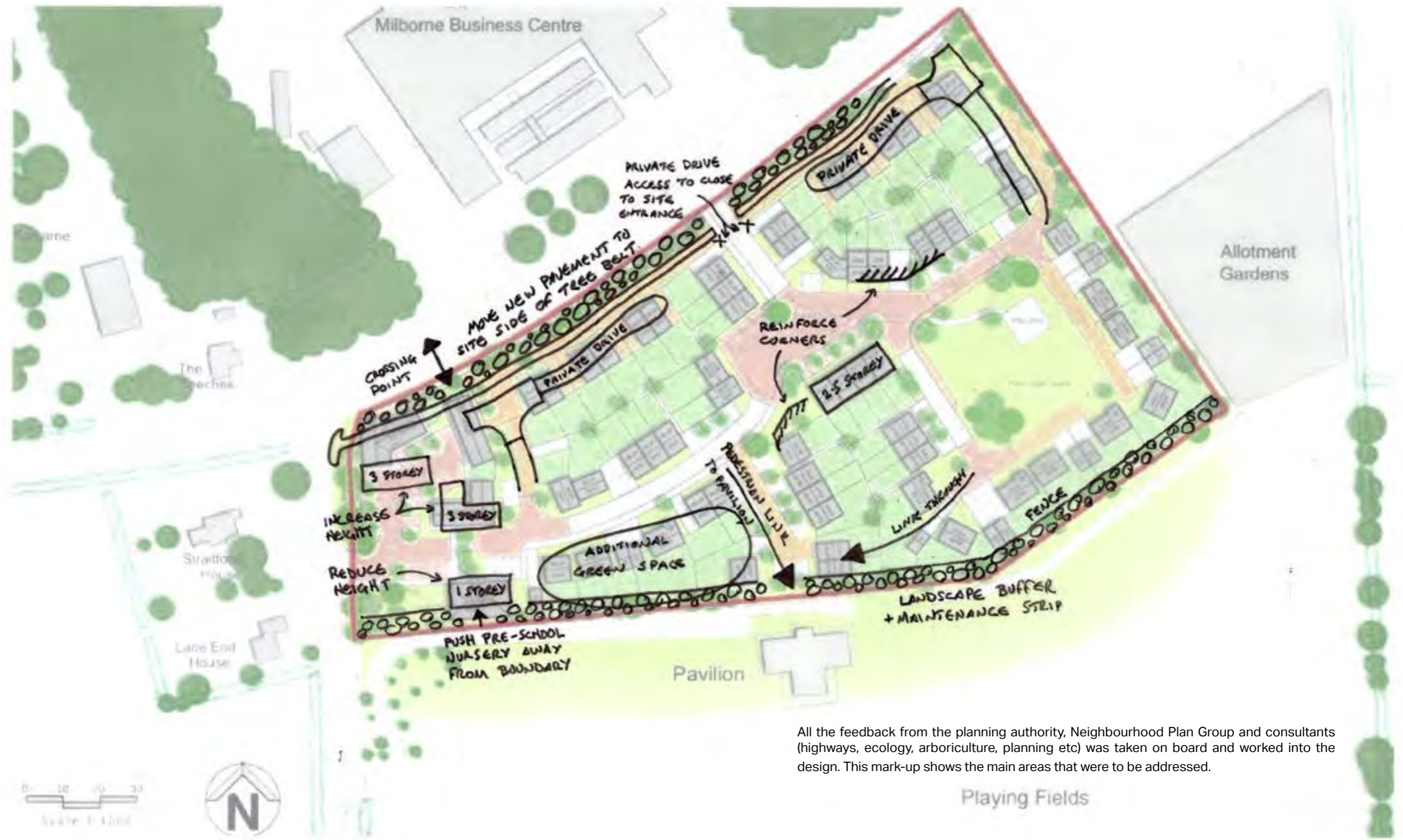
## MILBORNE ST ANDREW NEIGHBORHOOD PLAN GROUP MEETING

### - 2ND OCTOBER 2018:

- Doctor surgery not able to secure funding so should be removed from proposals. However, they suggested a flexible approach to the business units so that it would be possible for the Doctors surgery to relocate here in the future.
- The group felt that the level of open space provided in the initial proposals was insufficient and should be increased in line with the Fields In Trust standards.
- Links through site to playing area and crossings very important
- Housing mix – smaller units in greater demand. Want to see true "pepper potting", "tenure blind" development. Want to see some smaller units for sale, including the flats. A case will need to be made to justify larger 4-bed properties.
- Mixed use area – understood and workshop units appreciated – need to be managed carefully so they don't create a residential amenity issue
- Concern was raised about having residential accommodation above the Children's Pre-School Nursey. There was also concern about having 2.5 / 3 storeys close to the southern boundary due to sensitive views from the landscape beyond.
- There was support for the change in speed limit along the site frontage on the A354. New 30mph signs on a new gateway to the village was discussed, such as couple of brick posts either side of the road with the speed accompanied by a welcome to the village sign.



# RESPONDING TO FEEDBACK



All the feedback from the planning authority, Neighbourhood Plan Group and consultants (highways, ecology, arboriculture, planning etc) was taken on board and worked into the design. This mark-up shows the main areas that were to be addressed.

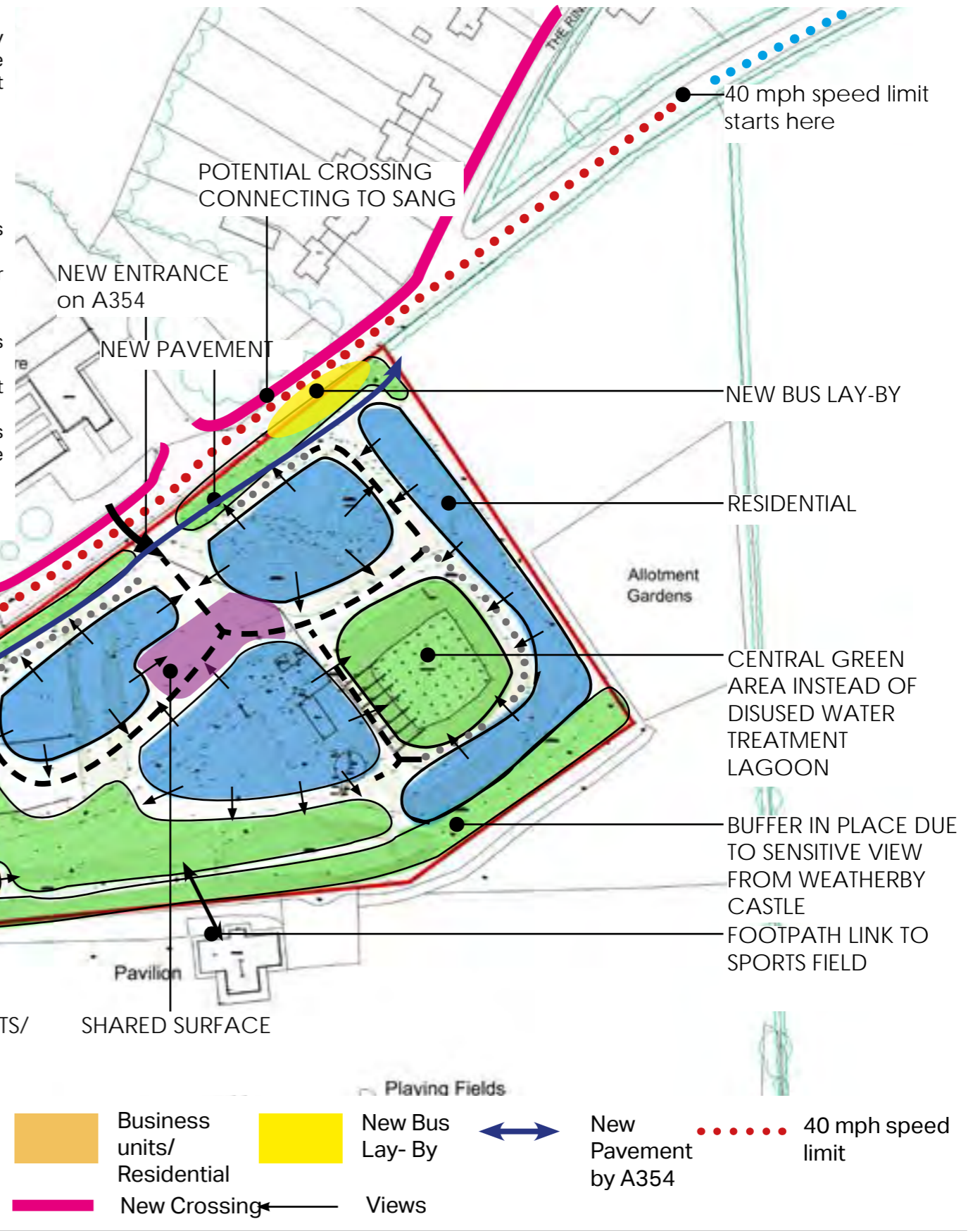


# DESIGN STRATEGY

The proposals will look to create small-scale network of village streets which reflect the traditional character of the local area and draw from our character analysis of Milborne St Andrew. The Pre-school nursery and business units could be accessed off Lane End, with a new junction from the A354 serving residential land only. The new access point could lead to a shared surface space, creating a central node to the scheme that links to an adjacent green space with play areas.

## DESIGN PRINCIPLES:

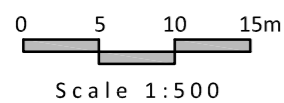
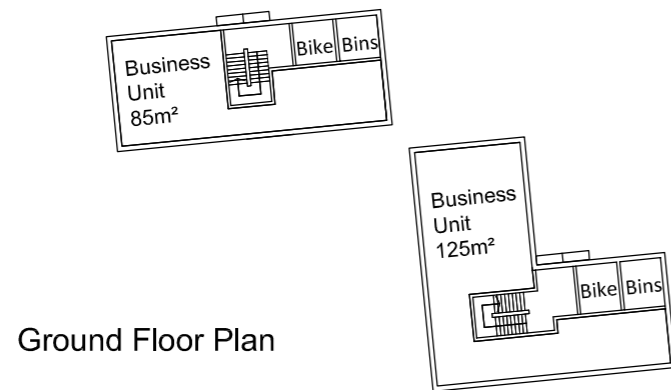
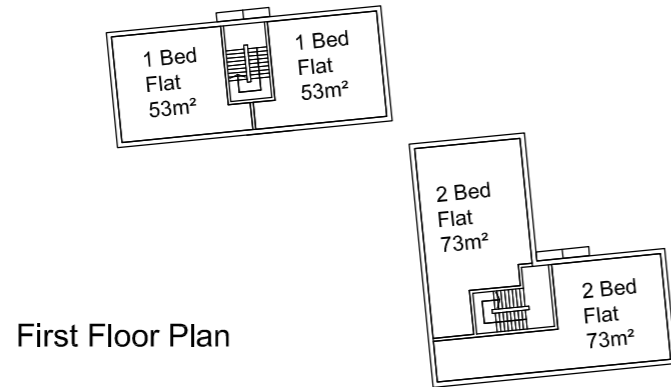
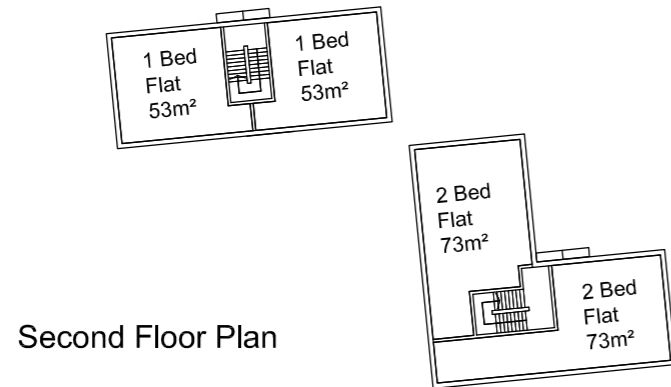
- Avoid parking courtyards at the rear of properties in favour of in-curtilage and on street parking, since this is generally preferred by residents and adds activity to the street-scape.
- Large Public Open Space to be positioned over existing lagoon to aid buildability and avoid issues of building over made-up ground.
- Aim to minimise adopted roads, keep the layout efficient and use of private drives where possible.
- Accommodating existing trees along the site frontage, and addition of pavement over entire width. There is currently no foot-way on the southern side of the A354 along the site boundary.
- Mixed use area (business units and Pre-School Nursery) to be accessed from Lane End. The apartments that sit above the business units to have access and parking from the residential part of site to the east.
- Create new tree buffer along the southern edge to screen sensitive views. Create a series of linked green spaces that can be flanked by residential units, providing them with outlook, while they offer natural surveillance to these public spaces.
- Provide pedestrian link to the Sports Pavilion to the South.

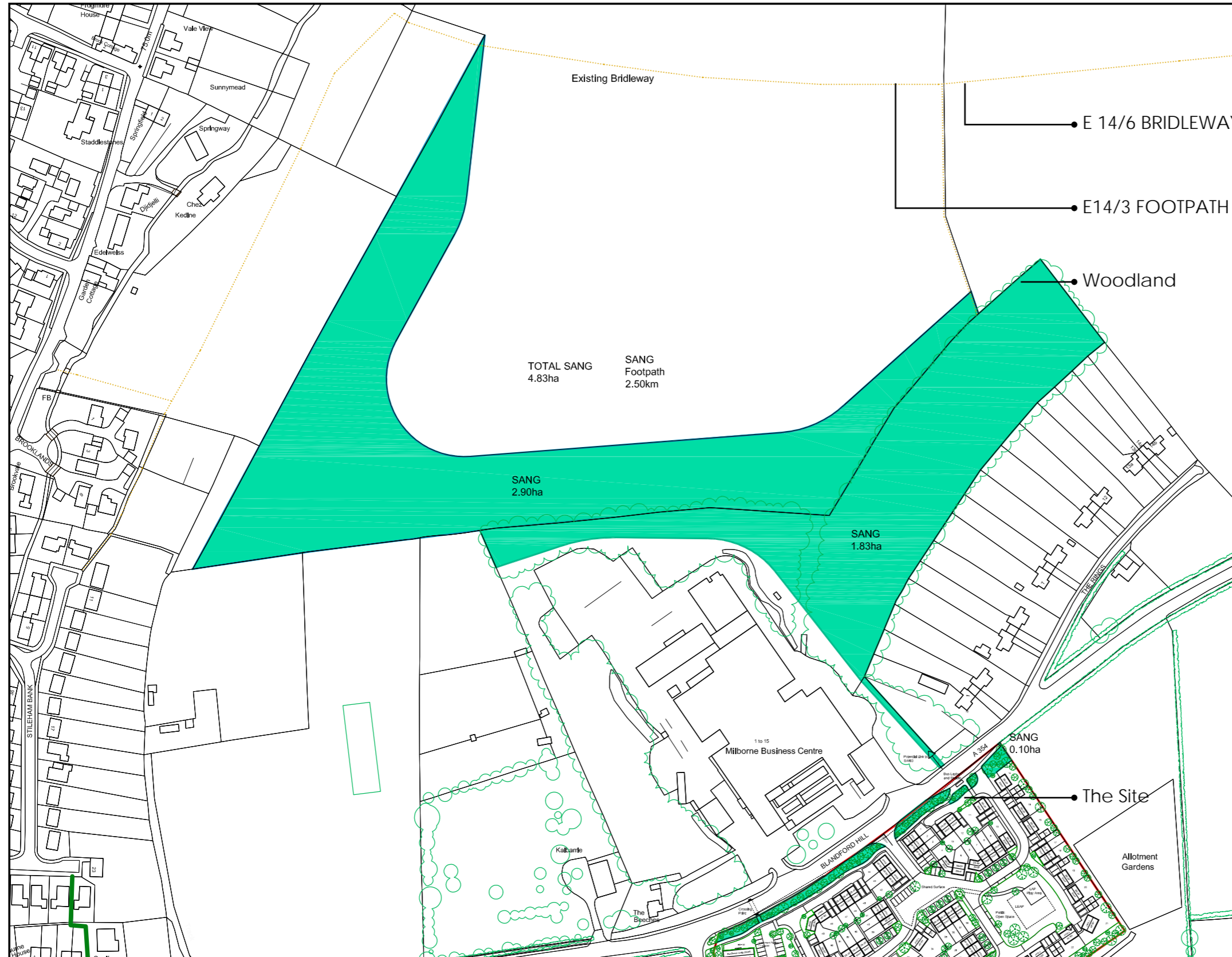


# FINAL PROPOSAL



# PLANS FOR 3 STOREYS BLOCKS





SANG Area = 4.83Ha  
SANG Footpath = 2.5km



A SANG is proposed to the north of the site using woodland to the east and north of Milborne Business Centre and part of the open field beyond. This is access by a new footpath off the A354 that will meander through the woodland and field before connecting to the existing bridleway to the north and footpath network beyond.

New footpath links, new open space and a SANG offer enhanced recreation opportunities and network of footpaths linking to the village, ideally suited to all village people, including those who wish to walk their dogs.

**This plan is for identification purposes only**, the final area and shape is subject to confirmation. This indicative plan has been the subject of extensive discussion with Natural England and with local landowners, however this will require final agreement between all parties.

This indicative SANG offers the following:

- An area of land of 4.83ha
- An area of mixed character including woodland and open space offering views
- Offering space for a 2.5km footpath that will link to other village footpaths / bridleways

## NEIGHBORHOOD PLAN OBJECTIVE:

“To promote a walk-able village whilst minimising potential traffic problems – ensuring people can walk around the village safely and easily now and in the future” (Draft Neighbourhood Plan, p. 16)

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# PROPOSED SITE SECTIONS



SECTION A



SECTION B



# 3D VISUALS OF PROPOSAL



Aerial View of site from South-East

# 3D VISUALS OF PROPOSAL



Aerial View of site from North-West

# 3D VISUALS OF PROPOSAL



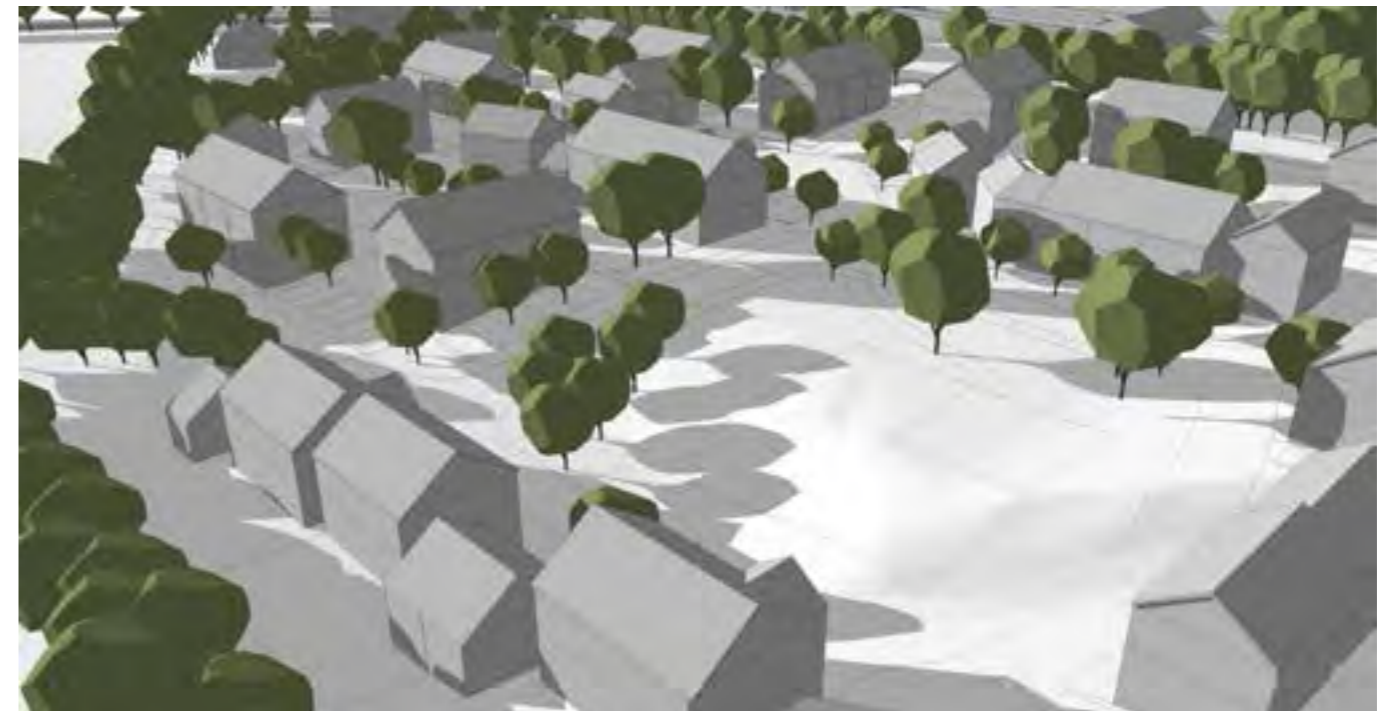
View of existing vehicular access to site from Lane End. Entrance to pre-school/nursery and business units



View of new vehicular access to site from A354



Shared Surface by vehicular access from A354



Green area overlooked by housing on all sides

# SKETCH VIEW





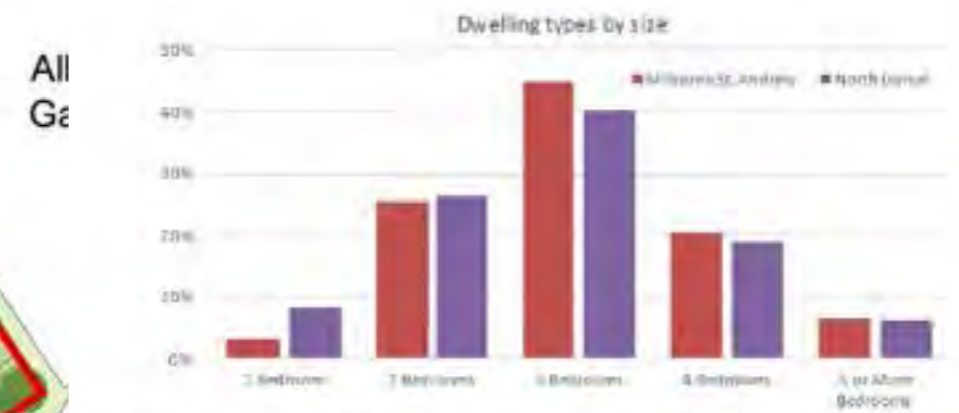
- 2 Bed House
- 3 Bed Terrace House
- 3 Bed Detached House
- 4 Bed House
- 1 Bed Flat
- 2 Bed Flat

Most houses in Milborne St. Andrew (87% of the housing stock in 2011), were detached or semi-detached houses or bungalows, typically with 3 or more bedrooms. There are very few flats or apartments, and few terraced properties, compared to the North Dorset average.

The proposed scheme suggests the following housing mix:

- 16 2BED Terrace houses
- 23 3BED Terrace houses
- 9 3BED Detached houses
- 5 4BED Detached Houses
- 4 1BED Flats
- 4 2BED Flats

## DRAFT NEIGHBORHOOD PLAN: DWELLING TYPES BY SIZE



2-4 House prices are much higher than average wage levels – which is true across Dorset. The average house price (2015/6) is £250,000 - £300,000, whereas the typical North Dorset single-

## HOUSING REVIEW ANALYSIS: HOUSE TYPES (PG.6)

*(Housing Check-over) experience*  
Most of the reviewed housing stock (according to the 2011 Census) was a house or bungalow, with very few flats or apartments, and comparatively few terraced properties compared to the North Dorset average.

Dwellings (with at least one usual resident)	MSA	ND
<b>House or Bungalow, Total</b>	<b>446</b>	<b>96.5%</b>
Detached	220	49.6%
Semi-Detached	171	38.4%
Terraced (including End-Terrace)	52	11.5%
<b>Flat, Maisonette or Apartment, Total</b>	<b>5</b>	<b>1.3%</b>
Purpose-Built Block of Flats	5	1.3%
Part of a Shared House (including Bed-Sits)	0	0.0%
in a Commercial Building	0	0.0%
Caravan or Other Mobile or Temporary Structure	1	0.2%



# VEHICULAR, PEDESTRIAN MOVEMENT AND ACCESS



There are two proposed vehicular access points into the site, one off Land End, utilising the existing access, for the business units and Pre-School Nursery. The other access, off the A354, provides access to the all the residential units.

The road network has been designed around a central shared surface arrival point. 3 adaptable roads spur off this and each end with a turning head. The remaining units are accessed from a number of private drives.

The pedestrian network has been designed to allow high permeability and a choice of routes through the site. A new pavement is proposed behind the tree buffer along the northern edge of the site. This breaks the tree belt to provide a crossing point towards the west of the site, and to connect to a new bus layby on the east end of the site. There are access points into the site at 3 locations along this new pavement, these can be taken to access the green spaces and the sports pavilion to the south.

# CAR PARK STRATEGY



- Allocated Spaces
- Non-allocated Spaces
- Visitor Spaces
- Business Units Spaces
- Pre-School Nursery Spaces

## NORTH DORSET CAR PARKING PROVISION

Table B7: North Dorset Houses

Number of Bedrooms	unallocated demand figures					
	Village			Town & Fringe		
	0	1	2	0	1	2
1	1.3	0.4		1.2	0.3	
2	1.3	0.4	0.1	1.2	0.3	0.1
3	1.8	0.8	0.2	1.6	0.7	0.1
4+	2.3	1.3	0.5	2.1	1.1	0.3

Table B8: North Dorset Flats

Number of Bedrooms	unallocated demand figures								
	Village			Town & Fringe					
	0	1	2	0	1	2	0	1	2
1	1.1	0.3		1.0	0.1		0.7	0.1	
2	1.0	0.3	0.0	1.5	0.6	0.2	0.8	0.1	0.0
3+	1.9	1.0	0.6	1.7	0.7	0.2	1.2	0.3	0.1

## NEIGHBORHOOD PLAN CAR PARKING PROVISION

Table c. Car parking requirements

Bedrooms	Data Sample: Typical No. of Vehicles							Car parking spaces requirements		
	0	1	2	3	4	5	6	Allocated*	Visitor allowance**	Total***
1		4			1			1	+1	2.0
2		17	14	3	1			2	+0.5	2.5
3		32	46	19	3	2	1	3	+0.5	3.5
4+		3	13	29	14	2		3	+1	4.0

The majority of the residential units have in-curtlidge parking using driveways. In some areas on-street parking has been used with long runs of spaces broken up with street trees. The apartments share a small car park. The number of spaces has been based on adopted planning policy, although the emerging Neighbourhood Plan criteria has also been considered where possible. The general provision is as follows:

- 4 Bed Houses = 2 spaces + garage
- 3 Bed Houses = 2 spaces + some also have a garage
- 2 bed Houses = 2 spaces
- 2 Bed Flats = 1 space
- 1 Bed Flats = 1 space

In addition to these figures the apartments share 3 additional visitor spaces. There are 3 areas of on-street visitor spaces providing another 11 spaces. The business units and Pre-School Nursery have their own areas of car parking with separate access from the residential areas.





# LANDSCAPE



The design of the green infrastructure has had a major influence on the overall site layout. Key concepts include:

- Maintaining and enhancing the tree belt that runs along the A354, to provide screening of the development.
- Creation of a tree belt along the southern boundary to provide screening from sensitive distant views
- Positioning of green space with play facilities over the existing lagoon
- Linking green spaces together and along pedestrian routes
- Positioning of built form to wrap around green spaces, benefiting from views into these green spaces and providing natural surveillance.

Table 1: Fields in Trust recommended benchmark guidelines – formal outdoor space

Open space typology	QUANTITY GUIDELINE (hectares per 1,000 population)	WALKING GUIDELINE (walking distance, metres from dwelling)	QUALITY GUIDELINE
Playing pitches	1.85	1,200m	• Provision of a range of playing pitches (e.g. football, tennis, basketball, etc.)
All-weather sports	1.85	1,200m	• Provision of a range of all-weather sports facilities (e.g. tennis, basketball, etc.)
Equipped/Designated play areas	0.25 (see Table 2 for recommended minimum size)	LAPs - 500m LEAPs - 400m NEAPs - 1,000m	• Provision of a range of equipped/Designated play areas (e.g. LEAP, NEAP, etc.)
Other outdoor provision (PCCAs and landscaped parks)	0.85	700m	• Provision of a range of other outdoor provision (e.g. PCCA, landscaped parks, etc.)

Table 2: Recommended Application of Quantity Benchmark Guidelines - Equipped/Designated Play Space

Code of Development	Local Area for Play (LAP)	Local Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
10-200 dwellings	✓	✓		✓

Table 3: Fields in Trust Recommended Benchmark Guidelines - Informal Outdoor Space

Open space typology	QUANTITY GUIDELINE (hectares per 1,000 population)	WALKING GUIDELINE (walking distance, metres from dwelling)	QUALITY GUIDELINE
Parks and Gardens	0.75	500m	• Provision of a range of Parks and Gardens (e.g. formal gardens, etc.)
Health and Leisure Space	0.40	400m	• Provision of a range of Health and Leisure Space (e.g. health centres, etc.)
Natural and Semi-Natural	1.90	700m	• Provision of a range of Natural and Semi-Natural spaces (e.g. woodlands, etc.)

Table 4: Recommended minimum sizes – formal outdoor space

Open space typology	Minimum size	Minimum dimensions	Buffer zones
Equipped/Designated play areas	LAP	0.04ha	10x10 metres
	LEAP	0.04ha	20x20 metres

The amount of green space has been based on the Fields In Trust standards, parts of which shown above. The quantity of green space required for this outline layout is calculated as follows:

61 residential units. Assuming 2.8 people per unit as an average the total population would be 170 people. Therefore to calculate the areas required we can divide the per 1000 values by 5.88.

- LAP = 100sqm (although can be within LEAP area)
- LEAP = 400sqm
- Parks and Gardens = 1,360.5sqm
- Amenity Green Space = 1,020.4sqm
- Natural / semi Natural = 3,061.2sqm

**TOTAL PUBLIC GREEN SPACE REQUIRED = 5,842.1sqm**  
**The current layout shows a total public green space of around 6,200sqm.**



# SCALE



The majority of proposed buildings are 2 storey in height with a pitched roof above. At the entry point, the terrace of 4 houses facing the shared surface area are slightly taller, with the roof spaces being used and dormers giving this terrace prominence. Some houses have a single storey garage.

In the mixed use area, the apartment/business unit blocks are 3 storeys, whereas towards the southern boundary the Pre-School Nursery is single storey. The all also have pitched roofs.

- 1 Storey
- 2 Storeys
- 2.5 Storeys
- 3 Storeys



# ACCOMMODATION SCHEDULE

Plot Number	No. of Beds	Type	GIA (sqm)
1	2 beds	2 storey terraced	74
2	2 beds	2 storey terraced	74
3	2 beds	2 storey terraced	74
4	3 beds	2 storey semi	85
5	3 beds	2 storey semi	89
6	3 beds	2 storey terraced	85
7	2 beds	2 storey terraced	74
8	2 beds	2 storey terraced	74
9	2 beds	2 storey terraced	74
10	3 beds	2 storey detached	85
11	3 beds	2 storey detached	89
12	3 beds	2 storey semi	84
13	3 beds	2 storey semi	84
14	3 beds	2 storey detached	89
15	3 beds	2 storey detached	85
16	3 beds	2 storey detached	85
17	2 beds	2 storey semi	74
18	2 beds	2 storey semi	74
19	3 beds	2 storey detached	85
20	3 beds	2 storey detached	85
21	4 beds	2 storey detached	110
22	4 beds	2 storey detached	120
23	4 beds	2 storey detached	110
24	4 beds	2 storey detached	120
25	2 beds	2 storey terraced	74
26	2 beds	2 storey terraced	74
27	2 beds	2 storey terraced	74
28	3 beds	2 storey terraced	84
29	3 beds	2 storey terraced	84
30	3 beds	2 storey terraced	84
31	3 beds	2 storey detached	89
32	3 beds	2 storey semi	84

Plot Number	No. of Beds	Type	GIA (sqm)
33	3 beds	2 storey semi	84
34	4 beds	2 storey detached	110
35	3 beds	2.5 storey terraced	93
36	3 beds	2.5 storey terraced	93
37	3 beds	2.5 storey terraced	93
38	3 beds	2.5 storey terraced	93
39	3 beds	2 storey terraced	85
40	2 beds	2 storey terraced	74
41	2 beds	2 storey terraced	74
42	3 beds	2 storey terraced	84
43	3 beds	2 storey terraced	84
44	3 beds	2 storey terraced	84
45	2 beds	2 storey terraced	74
46	2 beds	2 storey terraced	74
47	2 beds	2 storey terraced	74
48	3 beds	2 storey semi	89
49	3 beds	2 storey semi	85
50	3 beds	2 storey detached	85
51	3 beds	2 storey terraced	84
52	3 beds	2 storey terraced	84
53	3 beds	2 storey terraced	84
54	2 beds	First Floor Flat	73
55	2 beds	First Floor Flat	73
56	2 beds	Second Floor Flat	73
57	2 beds	Second Floor Flat	73
58	1 beds	First Floor Flat	53
59	1 beds	First Floor Flat	53
60	1 beds	Second Floor Flat	53
61	1 beds	Second Floor Flat	53
Business Unit A			125
Business Unit B			85
Pre School			150

Total 2 Bed Houses =	16
Total 3 Bed Houses =	32
Total 4 Bed Houses =	5
Total 1 Bed Flats =	4
Total 2 Bed Flats =	4

# SUSTAINABILITY

In developing the proposals we have focussed on three areas of Sustainability; Environmental, Economic and Social.

## ENVIRONMENTAL:

- Sustainable location as it is highlighted as a preferred development site in the Milborne St Andrew Neighbourhood Plan
- The site is well located for transport and movement networks, and has easy accessibility to existing facilities and services
- Landscaping to be improved
- Site well screened and assimilates well into local area
- Prioritisation of the pedestrian

## ECONOMIC:

- Job creation through construction employment over the duration of the build period.
- There will also be additional spending impacts in the area as construction contractors and workers purchase goods and services from local providers. This in turn will support indirect jobs in the supply chain and induced jobs within these local shops and services.
- The proposed development at Milborne St Andrew will deliver up to 61 new homes at a range of sizes and therefore Council Tax bands.
- The development will also make a significant contribution to the local area through planning obligations that will be used to fund new services and infrastructure.

## SOCIAL:

- The design has evolved through consultation with local stakeholders
- Suitable mix of homes and tenures
- Quality of urban design
- Provision of new POS helps enhance the existing green space

It is felt that the three dimensions of Sustainability have been appropriately balanced to form a Sustainable Proposal.