

Milborne St. Andrew

Land south of Blandford Hill

Introduction

In June 2014, a neighbourhood plan area was designated for Milborne St Andrew. A selection of 'finalist' sites were confirmed at a Landowners Presentation in November 2017. The northern part of the subject site was included in the finalist selection, with the remainder of the site discounted. It is understood that the current 'preferred' site for housing development is the Camelco site on the A354 to the east of the village.

This illustrative material has been produced to show how the whole Blandford Hill South site (also known as Gould's Farm/Homefield) could be comprehensively developed for a mix of land uses that both meet the criteria set by the Neighbourhood Planning Group and that will meet the housing needs of the village, both now and at later stages of the plan period.

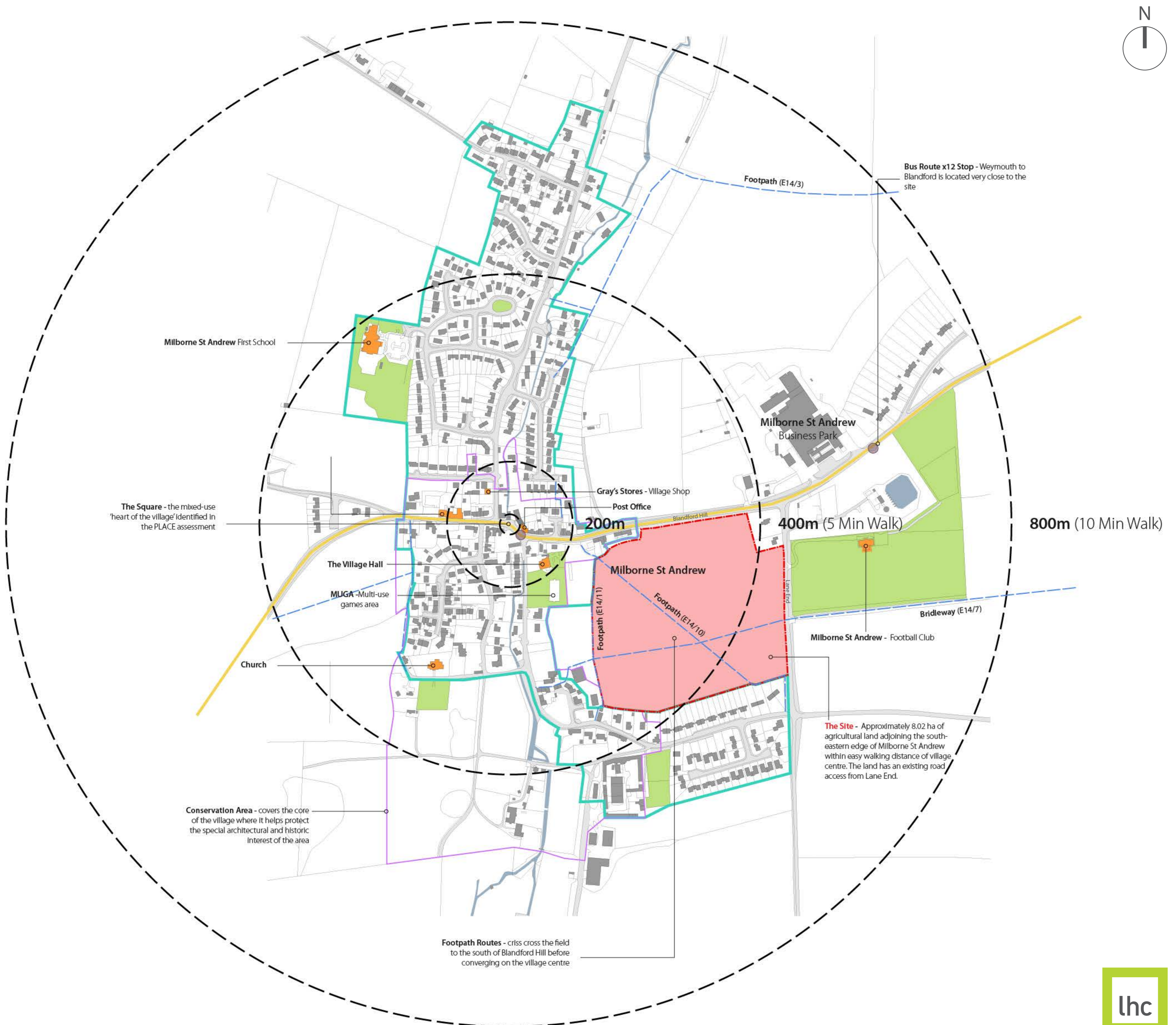
These proposals are based on site assessment work undertaken to date, including an investigation into the strategic landscape constraints of the site and views, and discussions with the proposed developer, Wessex Strategic.

Site Context

The village of Milborne St Andrew contains a number of services and facilities, including an infant school, a village hall, a church, village shops, a post office and recreational facilities. The majority of these facilities are within easy walking distance of the site (up to 200m) and the sports ground is adjacent. The Milborne Business Centre is located 160 metres from the site and is home to a number of small businesses. The X12 bus serves the village with onward trips to Weymouth, Dorchester and Blandford Forum.

The development site provides approximately 8.02 ha of land adjoining the south-eastern edge of the village. It is made up of a single field bound by hedgerows and trees and a bund and higher land to the north and west. The site is intersected by a number of public rights of way and is currently accessed from Lane End. The land is otherwise bound to the west by a paddock and Gould's Farm and, to the south, by ribbon residential development.

We understand that site impact in terms of views has been a key consideration during the Neighbourhood Plan process and as a result has been a key consideration when developing these proposals.

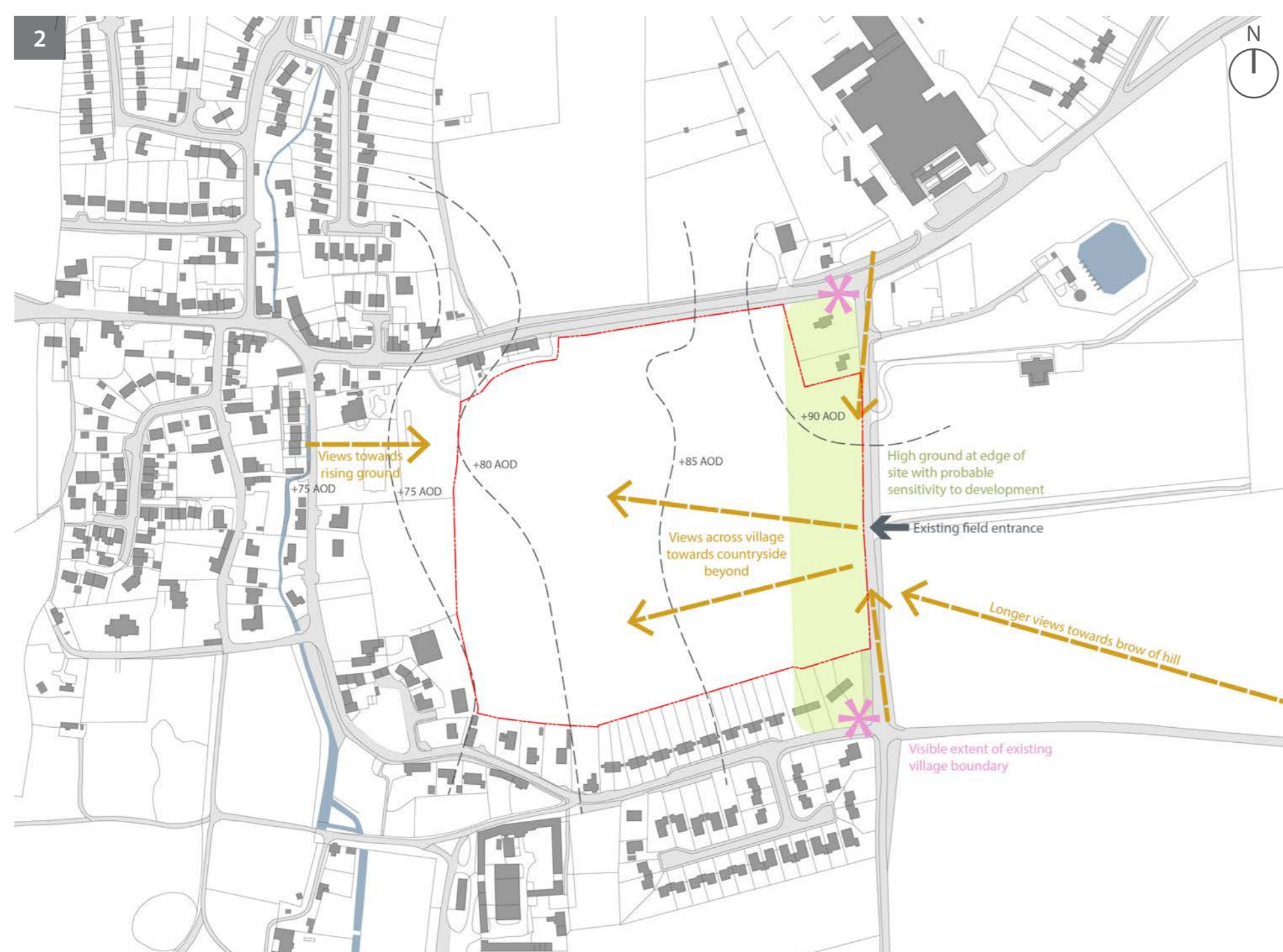


The Site

Site analysis



Strategic landscape constraints - connectivity, planting, archaeology.



Strategic landscape constraints - views.



Potential development parcels.

Site Benefits

- The site is set effectively 'within' the village. Residents will be able to access easily village facilities via existing pedestrian links. Vice versa the village community will be able to access easily the new facilities proposed on the site. Rights of way across the site would be formalised and integrated into a larger area of Public Open Space available to the whole village for recreation.
- Having regard to the environmental constraints, we would expect to develop only 50% of the total land area at a relatively low density, enabling us to meet local expectations on visibility/views and the need to reflect the existing character of the village. This development profile also enables us to enhance the existing green nature of the site.
- The site is large enough to provide the required mix of land uses and house types and would generate a requirement for affordable housing and local services to help meet identified needs of the village.
- The site is easily accessible from Lane End via the A354 main road.
- No remediation is required, therefore there is a greater assurance of the viability of the proposal and the quality of architecture and urban realm.



View from SE corner of site to village



View from NW corner of site to Lane End



View from NE corner of site to village



The Square



View from Chapel Street looking west along A354



Orchard Rise



View looking north along Lane End

The Site

Illustrative Masterplan

The proposals below indicate how the site could be developed to include the range of desired uses, including a GP surgery and pre-school facility, and meet the NPG's expectations with regards to views and density of development. This masterplan delivers up to 75 homes catering for the housing needs of the village now and beyond the plan period.

The layout is based around the creation of public open space that serves two main parcels of development linked by the creation of small scale village streets and private drives. The site is accessed from Lane End. Existing footpaths and bridleways across the site are incorporated

and enhanced, linking the village centre to the playing fields. The main existing views across the site towards the village and open countryside are framed by the new public open space. The GP surgery and pre-school buildings are located strategically within the development to ensure ease of access from the whole of the development and a straightforward link to the existing settlement.

This illustrative proposal includes a mix of house types and sizes with an emphasis on high quality mid-sized family accommodation. All of the homes have dedicated car parking provision, in accordance with the emerging local Residential Parking Standards for new development.



Illustrative Masterplan



Artists Impression