

## Site 9b: Homefield, Blandford Hill and Lane End.

### SITE DESCRIPTION

Sloping site, rising up from the are to the rear of the village hall, along the A354 / Blandford Hill to Lane End on the eastern edge where the land is relatively open and exposed. In agricultural use (pasture), with farmland to east and residential to south and mixed residential and other uses (village playing fies and sites 2 & 6) to north and west.

### PROPOSED USE

Housing or mixed use to include housing and community (surgery / pre-school in NW corner adjoining village playing fields)

### ACCESS

Existing vehicular access onto Lane End. Footpaths criss-cross the site, linking Lane End, A354 (to side of village playing field), The Causeway and Little England.

DCC comments: Could be served off the A354 or Lane End (or both). Suitable visibility splays would be needed onto A354 (2.4m by 79.0m) and a 2.0m wide footway along the frontage of the site and a crossing on the A354 to facilitate safe pedestrian movement to the village centre. Wider visibility splays for Lane End (2.4m by 151.0m unless speed limit extended) and segregated pedestrian link to village centre if accessing onto this section of road.

### ENVIRONMENT AND LOCAL FEATURES

Potentially visible – particularly eastern elevated land – in wider views.

Adjoins Conservation Area (lower part of Blandford Hill and Little England) which includes the cob and thatch (unlisted) cottages on Blandford Hilla, and 36 – 37 Blandford Hill (Grade II Listed)

Potential areas of archaeological interest (possible barrows) require further confirmation – NE appear to be septic tanks. Well to SW corner. Hedgerow boundaries

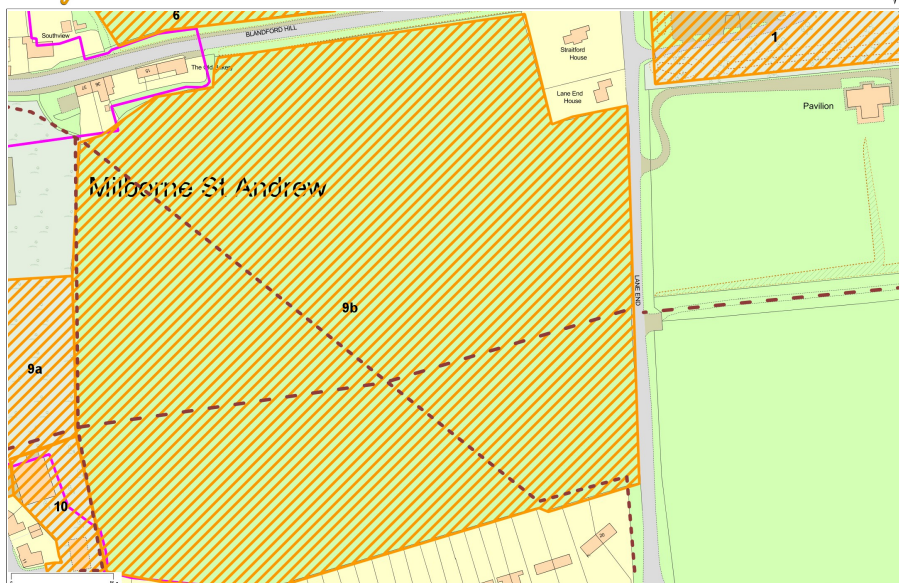
### OTHER

No major constraints noted

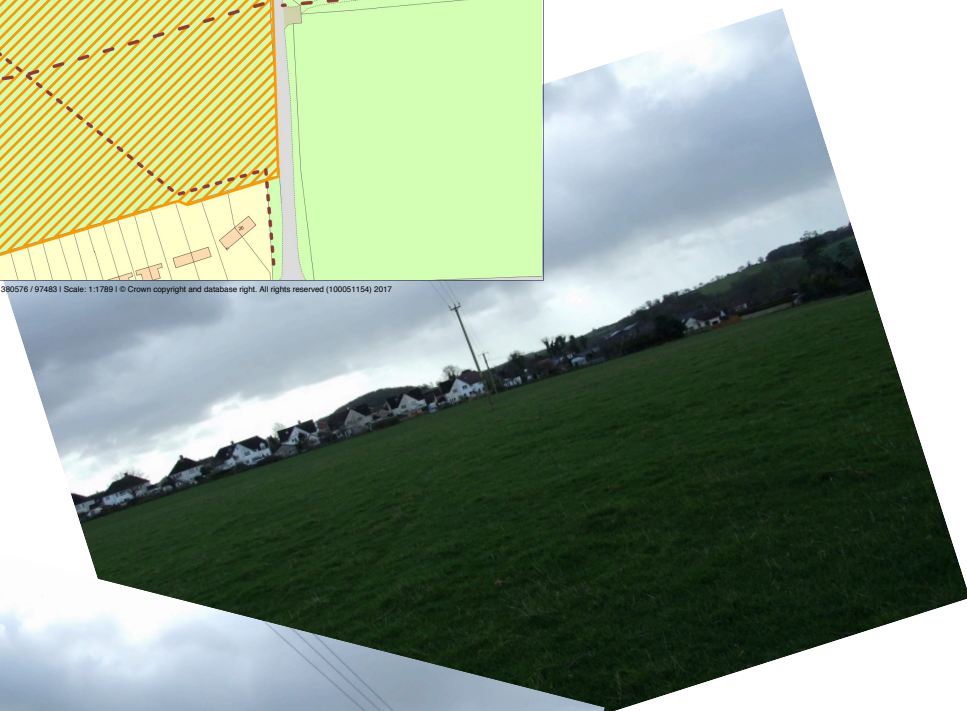
### OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none"><li>• Good access to village centre and facilities</li><li>• Potential for mixed use</li><li>• Increased access points onto A354 could be used to slow down traffic speeds entering the village</li></ul>	<ul style="list-style-type: none"><li>• Potentially prominent due to elevated nature of site (although the impact of development in the NE corner may be less evident if site 1 is developed)</li><li>• Impact on green space crossed by rights of way and enjoyed by local residents</li><li>• Impact on setting of Conservation Area and Listed Buildings</li></ul>
<b>Proposed mitigation requirements:</b>	
<ul style="list-style-type: none"><li>• Limit development to northern part of site, create village street frontage along A354</li><li>• Ensure suitable highway access provided, improve ease of use of pedestrian links</li><li>• Undertake further archaeological checks if appropriate</li></ul>	

LESS PREFERRED SITE	
<b>Remainder of site 9b</b>	<ul style="list-style-type: none"><li>• Whole site area exceeds requirement – score based on ‘preferred’ area</li></ul>



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## CORRESPONDENCE

Site 9b

(sent to Quenton Miller at present)

Dear Mr Miller

### **Land known as Homefield (accessed from LaneEnd)**

Thank you for taking the time to send details in to our "call for sites". To try and ascertain the most suitable area for the limited amount of dwellings needed (up to 60 over 20 years), we have visited each site, taking note of items like existing use, interesting features, visibility, and terrain.

We have evaluated each site against 7 criteria (based on the questionnaire and research): a working, active village, which is walkable and retains green spaces, without encroaching into the countryside, and creating pleasant places to live. We want to minimise flood risk and try to avoid increasing congestion and on street parking.

Your site, as a result, has been selected for further consultation, it will be represented at the Open Day in the Village Hall on 10<sup>th</sup> June, with an explanation of the decision process, and this result may change if the public disagree with our conclusions

Dear Sue,

Thank you for your letter, on behalf of the MSA Neighbourhood Plan Working Group, dated 18<sup>th</sup> April 2017 emailed to Quenton Miller.

We are sure that you are aware, but for completeness Homefield is part owned by the Harry Miller Will Trust and decisions can only be made by the four trustees, Michael and Quenton Miller and David and Richard Pye. The remainder of the site is owned by Michael Miller.

We are a happy for you to correspond with Michael and Quenton at Longclose Farm but can you please also copy any correspondence to David and Richard at Yew Bank, Romsey Road, King's Somborne, Stockbridge, Hants. SO20 6PR and by email to david.pye@isgrp.co.uk.

The Trustees have agreed that we would certainly consider providing a site, with parking, for a Doctors Practice in the north west corner of Homefield (immediately behind the village hall and childrens play area). Given that the family have been in the village for 3 generations, the Trustees would welcome the chance to provide an important facility.

The majority of the dwellings in the village are within a 400 metre radius of this position, which we believe given the existing footpath network, promotes a sustainable walkable location for such an important community asset. The trustees are prepared to consider alternative community facilities on this area if these are preferred but would also point out that the gift of any land for community benefit would be subject to usual viability tests.

There are obvious topographical challenges to providing a frontage of houses on either side of Blandford Hill on the A354, however if these can be overcome in engineering terms, we would be happy for the Neighbourhood Plan Working Group to include Homefield in any consultation on this basis. In order to maintain the continuity of housing along the A354 we consider that safe access for this and any community facility should be via Lane End but obviously we would be happy to work with the Neighbourhood Plan Working Group to agree a suitable proposal.

We hope that this clarifies the position but we are happy to discuss matters further initially through Quenton, who will continue to liaise with the other trustees.

Yours sincerely

Trustees of the Harry Miller Will Trust