

# MILBORNE ST ANDREW NEIGHBOURHOOD PLAN – SITE OPTIONS

## Introduction

Initial analysis of population projections and past build rates indicate a possible need for housing of between 45 – 60 new homes for the period 2011-31, and potential need or benefit from having some community facilities and a limited amount of employment land.

The sites put forward through the initial call for sites amounted to just over 42 hectares. Given that this would more than double the size of the village it was clear that only a small proportion of these sites would be needed.

A number of smaller sites put forward for consideration that lie within the current settlement boundary (ref 3d, 3e, 5), together with those sites that already have planning consent, would not require a change in planning policy to come forward. Some of the supply would therefore be from these windfall sites.

The focus of our assessment work has therefore been on those sites that would need to be allocated for development through the Neighbourhood Plan.

## Refining site options for consultation

The following criteria were used to identify those sites likely to be considered as able to contribute positively towards sustainable development, to be tested further through an options consultation stage

1. **Supporting a working, active village** (would the development of the site support the improvement or continued use of key community facilities and/or provide opportunities to work locally?)
2. **Promoting a walkable village** (would most of the main amenities (shop, school, pub, village hall) be in safe and easy walking distance of the site?)
3. **Retaining important green spaces** (would the site use previously developed land, and would it avoid the loss of an important view or local landscape features?)
4. **Strengthening the village form and character** (is the site well related to the built-up area of the village and not notably prominent in the wider landscape?)
5. **Creating attractive places to live** (could the site be developed to contribute positively to the character of the village, and avoid overlooking of private properties?)
6. **Minimising flood risk** (is the site outside any known flood risk area and could surface water run-off be minimised or reduced?)
7. **Minimising the risk of traffic problems** (would the site avoid causing or adding to existing traffic problems, and could it provide solutions to reduce existing problems?)

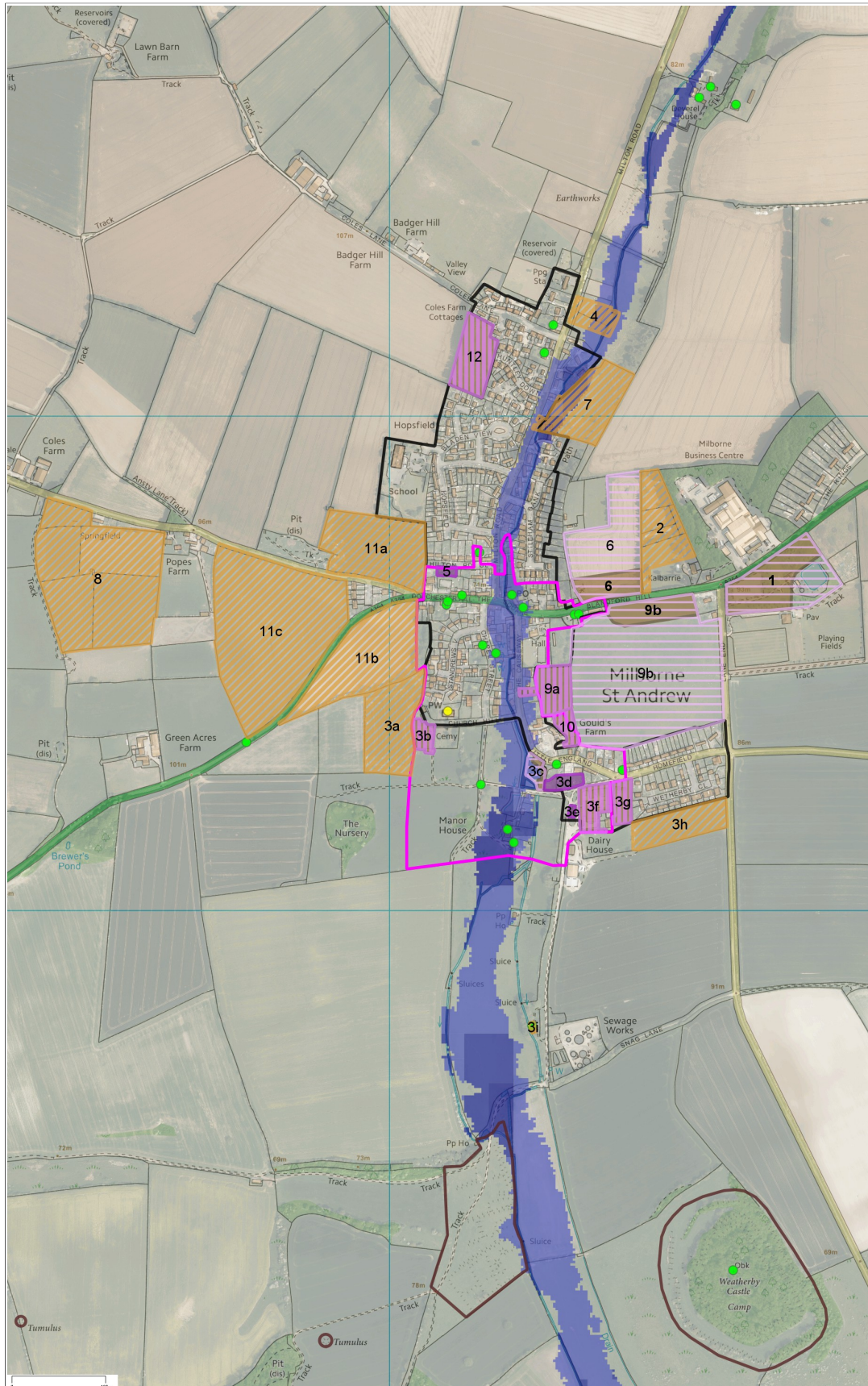
The ‘top scoring’ sites are set out on the following pages, and these could provide in the region of 100 additional dwellings, although the potential for the sites to accommodate community uses will also be investigated. This more than meets our likely need, and therefore we are asking local people to help us identify which sites are better and should be included in the Plan.

## Top scoring sites

Site reference	Notes	Site size (adjusted)*	Capacity @ 17dph**
1. Land Opposite Milborne Business Centre / Camelco	Land area excludes lagoon (contamination to be checked)	1.54ha	26
3b. Land at The Grove, top of Church Hill	Capacity likely to be limited to fewer houses due to poor access	0.24ha	4
3c. Old Allotment Site, Little England	Flood risk area not to be built on	0.08ha	1 (possibly 2)
3f. Farmyard adjoining Dairy House	Dependent on access via 3g (to north), farm use moved to another area to allow re-use	0.51ha	9
3g. Paddock north of Dairy House	IOWA designation would be removed	0.33ha	6
6. Blandford Hill North (east of Southview)	Area to be limited to strip close to main road creating a new road frontage	0.66ha	11
9a Land to rear of Orchard Villa, The Causeway	Availability disputed, however co-owner has said it could be made available if suitable	0.68ha	12
9b. Blandford Hill South (northern edge of Homefield)	Area to be limited to strip close to main road creating a new road frontage	0.77ha	13
10. Land behind Fox View, Little England	Currently subject to planning application 2/2017/0277/FUL for 7 dwellings	0.24ha	4
12. Land at top of Huntley Down, off Milton Road		1.02ha	17
* site size (adjusted) may be less than put forward by the landowner where part of the site has been rejected			
** capacity is based on the average density found in the village – this would allow space for more parking and green spaces than may have been included in more recent developments			

The remaining options scored less well – and are proposed to be ‘rejected’, primarily on the following grounds. However, if you consider that these should be preferred, please let us know.

LESS PREFERRED SITES	
2. Kalbarrie (to north of house)	Scores poorly against criteria 3 and 4 due to local landscape impact of village form and character
3a. Top of Church Hill	Landscape and access problems
3h. Behind Wetherby Close	Extends village (towards Wetherby Castle), distant from facilities
3i. Old Water Barn	Distant from village and facilities, and within odour zone of sewage treatment works
4. Joyce Old Dairy	Scores poorly against most criteria
Remainder of site 6.	Whole site area exceeds requirement – score based on ‘preferred’ area
7. Brooklands	Very difficult site to development given flood zone, access and topography
8. land off Dewlish Road	Scores poorly against most criteria, particularly distant from village / facilities and landscape impacts
Remainder of site 9b.	Whole site area exceeds requirement – score based on ‘preferred’ area
11a. Chalkpit Field	Landscape and access problems
11b. A354 West on left	Landscape and access problems
11c. Behind Lynch Close	Landscape and access problems



#### Legend

##### Call for Sites

- Accepted
- Least preferred
- Preferred
- Preferred part only

##### Conservation Area

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##### Preferred options

- Allocation
- Windfall

##### Settlement Boundaries

- 

##### Listed Buildings

- I
- II
- II\*

##### Scheduled Monuments

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