
Milborne St Andrew

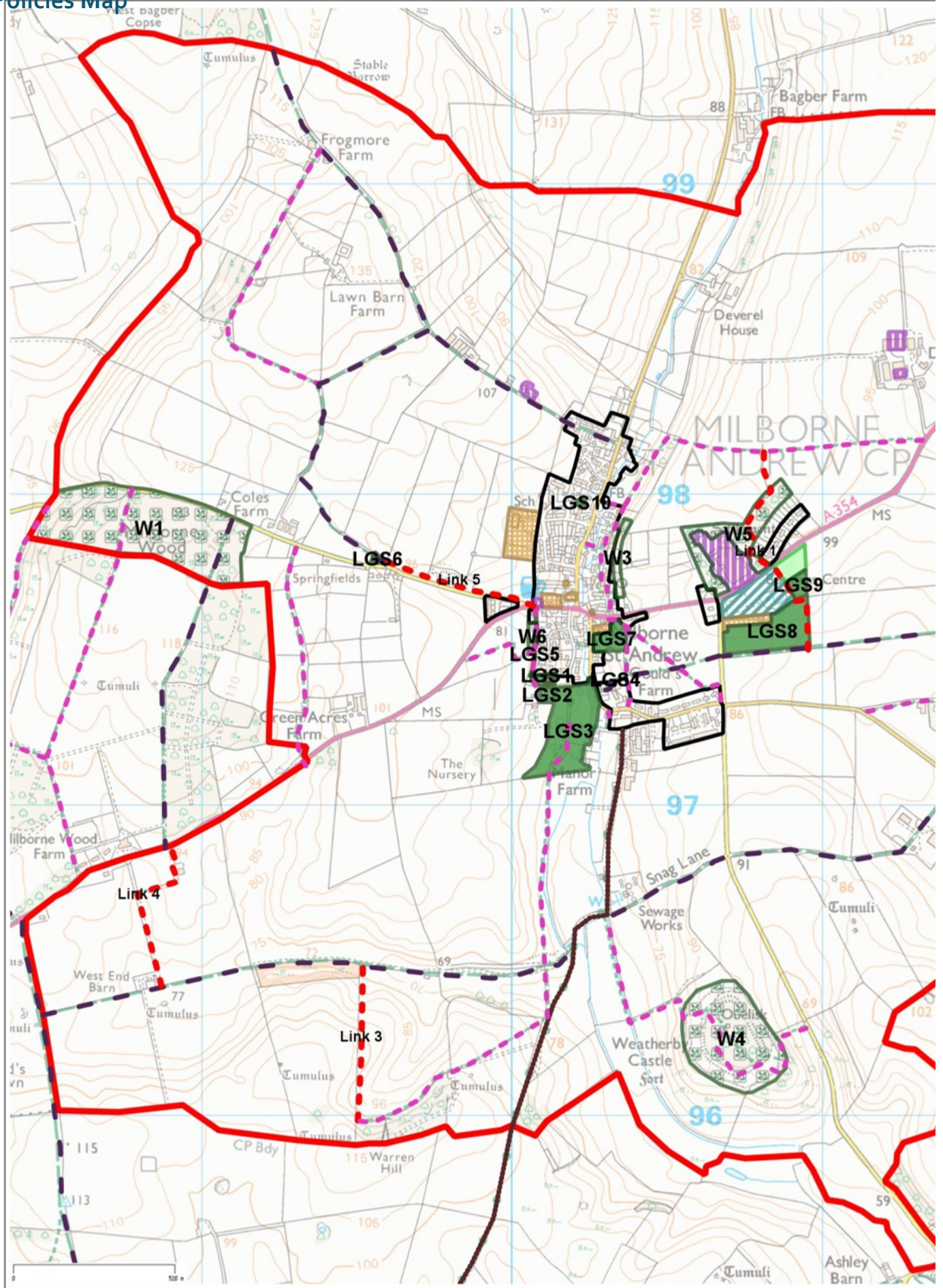
Neighbourhood Plan

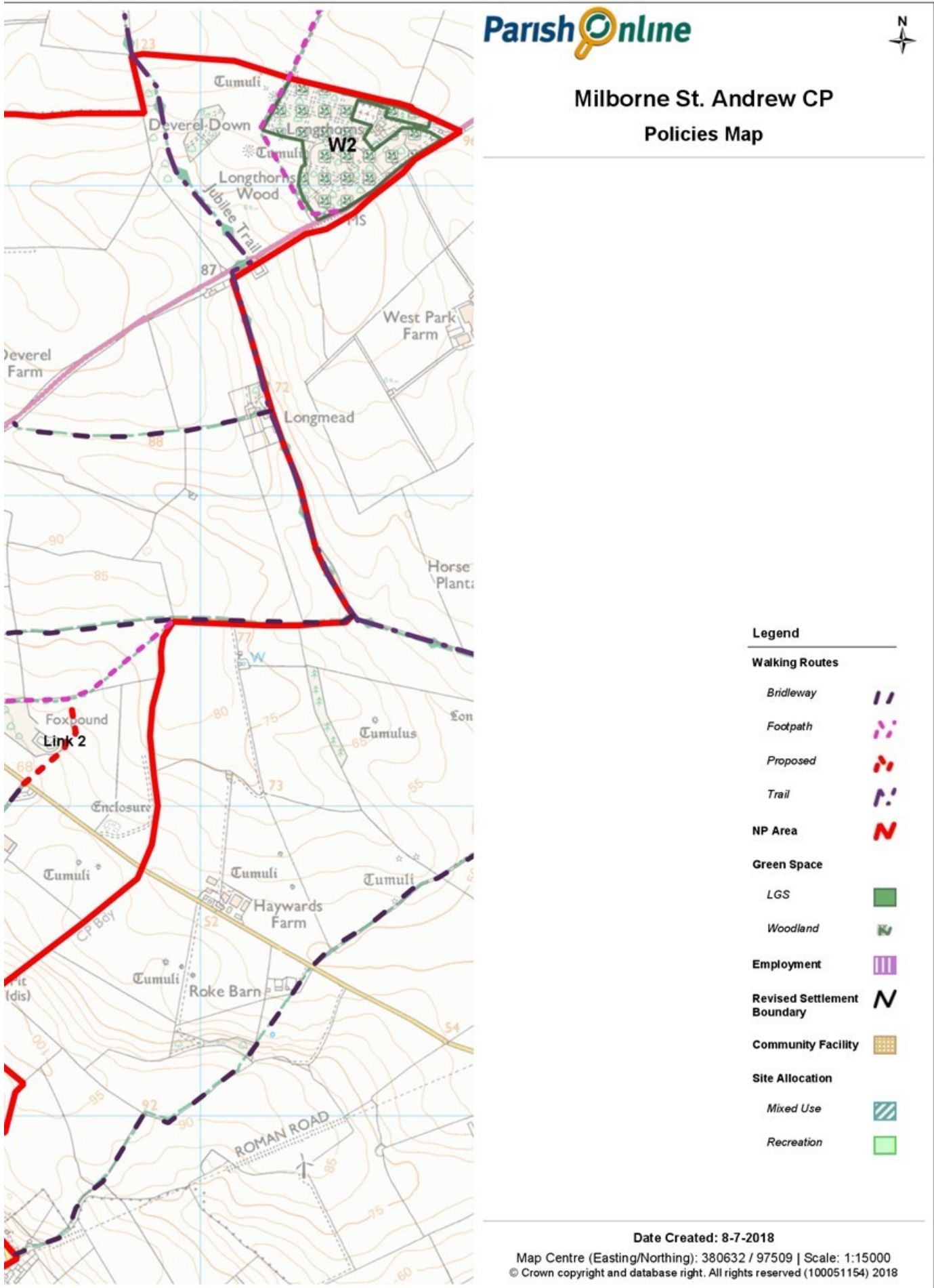


2018 to 2033

*Milborne St Andrew Parish Council, North Dorset
Pre-submission draft, July 2018*

Policies Map





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Policies Map

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What this Plan is all about ...

When the community first considered preparing a Neighbourhood Plan in 2014, no-one expected it to take over 4 years. But working out what development is needed where, and what it is about an area that is cherished and which planning can help safeguard, is no easy task. However, having gone through numerous consultations, talking with the Local Planning Authority, Service Providers, landowners, developers and the local community, and pulled together evidence on a range of topics, from housing, employment, transport, heritage, ecology and more, the findings and conclusions have been condensed into this Plan.

This Plan will be a key document in determining future planning applications in Milborne St Andrew. It sets out policies as to what sort of development will be supported and where. Proposals that are in line with the policies in this Plan should be approved, and those that don't should be refused, unless there are compelling reasons that clearly justify a different approach.

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.

It sets the standards for new development, including parking provision

It sets out design standards, including more generous parking standards, for all new development to comply with. This should mean that developers and their architects have a clear steer as to the type of development that will be supported, that will enhance the village and not cause problems for neighbouring properties

It sets out how development can help reduce the likelihood of road traffic accidents

It also sets out the priorities for improving local roads and footpaths, to make the village feel safer and easier to walk around. By having this in place, developers will know what measures are expected and can factor this into their plans, and the Highways Authority will also know what measures the community wish to see put into place.

It makes sure that developers know about the local flood risk issues

It also highlights the flooding issues that have happened in the past, that justify a more rigorous approach to assessing flood risk and drainage solutions than would otherwise happen (particularly on smaller sites where flooding issues can sometimes be overlooked).

1. Introduction

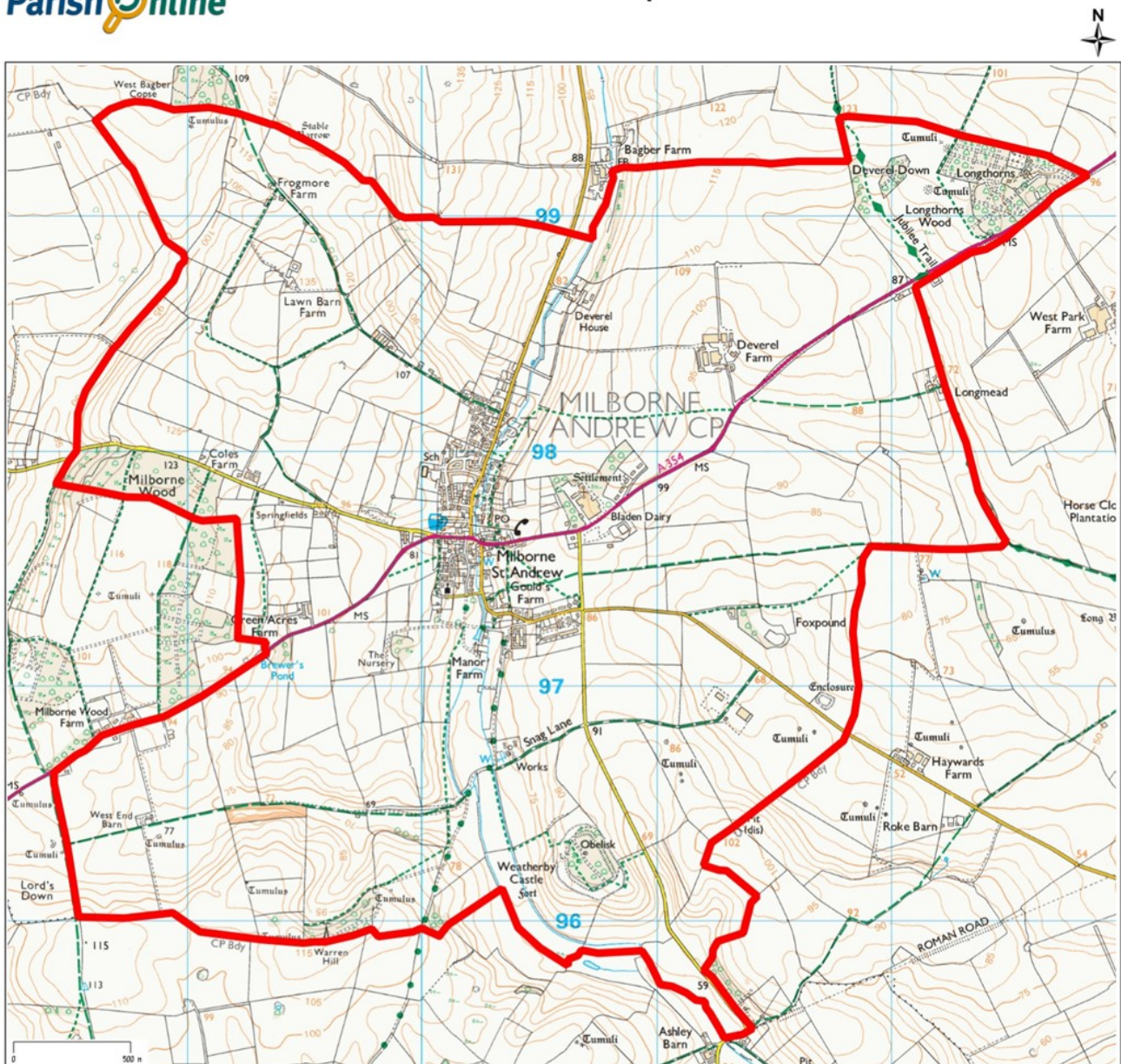
1.1. Milborne St Andrew is the name of a North Dorset village and its rural parish, located between the towns of Dorchester and Blandford Forum. The parish covers just over 10 square kilometres (about 4 square miles) of chalk valley and downland, with the Bere Stream running north to south through the village. The main road between Dorchester and Blandford Forum – the A354 – runs east to west through the village, with rural lanes connecting north to Milton Abbas, north-west to Dewlish, south to Affpuddle and south-east to Bere Regis.

Figure 1. Neighbourhood Plan Area



Milborne St Andrew parish

Milborne St. Andrew CP



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1.2. The Milborne St Andrew Neighbourhood Plan area was designated by North Dorset District Council in June 2014. It follows the parish lane boundary.

The North Dorset Local Plan

1.3. The statutory development plan is the North Dorset Local Plan (2016). The Local Plan examines the need for development across the area and sets out the strategy of where development should happen. The adopted strategy is to concentrate new homes at the four main towns, with additional development in rural villages such as Milborne St Andrew to meet local needs. This is because significant growth in rural area is considered unsustainable, as access to services is limited, and public transport simply not convenient or sufficient to easily access the nearby towns. Planning policies generally seek to protect the intrinsic character and beauty of the countryside, the best and most versatile agricultural land, and the biodiversity benefits of less intensively farmed land.

1.4. Neighbourhood planning has been promoted through the Local Plan as a way for local communities to develop their own vision and set out what development they need and where it should be built. Neighbourhood Plans can, for example,

- > review settlement boundaries or allocate specific sites for development;
- > identify and protect local green spaces and other local features that contribute to the character and history of the area;
- > influence what new buildings should look like, and requirements for parking, landscaping etc, provided this does not make development too costly to build.



Neighbourhood planning was introduced in the [Localism Act 2011](#). It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.

What is a Neighbourhood Plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place

How do you create a Neighbourhood Plan?

1.5. The Local Plan does not specify the amount of new homes or business premises to be built in Milborne St Andrew. It does set a housing need figure for rural areas of at least 825 dwellings to be built in Stalbridge and the eighteen larger and more sustainable villages, of which Milborne St Andrew is one. This figure (and potentially figures for all designated Neighbourhood Plan areas) will be re-examined through the Local Plan Review, and early indication is that the overall rate of development may need to increase from 285 dwellings per annum to 366 dwellings per annum. The latest employment evidence contained in the Bournemouth, Dorset and Poole Workspace Strategy 2016 suggests that there is no strategic need for more employment land – therefore the main consideration is whether there is a specific local need.

How this Neighbourhood Plan was prepared

1.6. From February 2014, when the first vote at the Parish Council started this process, there has been various consultation sessions, a packed village hall on several occasions, stands at the school May fair and other drop-in events, website and magazine articles providing updates in the dozens, together with questionnaires and flyers to every household, to try to reach out and engage with as many local residents as possible. The village has risen to the occasion to give their opinions and responses.



1.7. At many points the Neighbourhood Plan Group - all local residents - have asked for help from the community. We have had wonderful support, with no arm twisting, from volunteers to deliver flyers and questionnaires around the village. The Milborne Reporter editorial team has been very supportive and even featured our articles on their front page at the site options stage. We have had help from the Parish Council with funding and website support. And the Facebook page has been shared by many, resulting in numerous comments that have been both positive and challenging.

1.8. We've asked for people's comments on issues and ideas, what is special about the village, what needs to change, and which sites should be developed. We have asked landowners what they can offer the village. We've asked service and infrastructure

providers what they require to better serve the village, taking into account the likely level of growth. We've had a good level of response at all stages – with over 50% response to the household questionnaire in 2016, and the landowner presentations in November 2017 had a



packed hall (100 person capacity). We have put the consultation details and forms online to allow those unable to come to the events to respond as well.

1.9. It's been good fun downloading or transcribing the numerous replies, helped by our experienced data analyst who informed and educated us on the intricacies and possible pitfalls in interpreting the results! We all feel that we know the village much better - taking photos, and making notes, in the rain, in the wind, and even in the sun. The latter stages of the process have also been run in tandem with the strategic environmental assessment checks, to help identify which choices are the most 'sustainable' and what additional measures could be put in place to avoid harm to the built and natural environment.

1.10. The result of all this work is what you see in this plan.

Should and Will, and the weight to be given to this Plan

1.11. It is worth pointing out in this introduction, that as the Neighbourhood Plan is part of the development plan, planning decisions should be made in accordance with the policies in this plan and the adopted Local Plan, unless material considerations are so significant as to justify a departure.

1.12. Just because a policy says 'should' does not mean that it can be treated as a suggestion that can be disregarded. There are many types of development that will be considered against the policies in this plan, and because of this, some flexibility needs to be built into the policy tests on occasion. Where the word "should" is used, this is because it was thought conceivable that a proposal may not be able to fully comply with that policy's requirements, but that if it aligned with the policy intention as far as possible, it may still on balance be found to be acceptable (depending on the reasons why complying wholly was not possible, and the extent to which the proposal aligned with that policy and the development plan as a whole). Therefore, where the word "should" is used, if an applicant considers that there are good reasons why their proposal cannot meet the policy requirements, they should explain this as part of their application, and show how they have aligned with that policy's intention as far as possible.

The Plan Period, Monitoring and Review

1.13. The plan period (the period this plan will be in effect) is from April 2018 to March 2033. This coincides with the proposed end-date of the revised Local Plan.

1.14. Although this Plan is intended to last to 2033, it will make sense to start a review before the end of the plan period. Best practice suggests that Local Plans should be reviewed at least every 5 years, and the need to review this plan should be considered in 2023 and annually thereafter.

1.15. Whether a review is necessary will depend on the extent of any changes in national or local policy, the changing needs within the Parish, or whether the Plan is not delivering the intended outcomes (something that should be picked up through the Strategic Environmental Assessment monitoring requirements). The decision to review this Plan will ultimately rest with the Parish Council, as the responsible body for Neighbourhood Planning.

2. Key facts about Milborne St Andrew parish

1,060 people

Average age: 46

480 dwellings

1 in 6 lone pensioner households

few young adults (aged 15-29)

72% of homes have 3 or more bedrooms

44% are 2 person households

underoccupied **unaffordable**

average weekly wage under £500

House prices in excess of £250,000

2 car households 'the norm'

Busy main road (7,000 cars/day)

2-hourly bus service

but limited transport options early mornings / evenings

3 local employment sites

Shop and Post Office *Good local facilities*

Pub, Village Hall and Playing Fields

FIRST SCHOOL AND PRE-SCHOOL

Conservation Area

Dark night skies

40 Listed Buildings

12 scheduled monuments and high archaeological interest

Chalk downland landscape

Bere Stream

Flood Risk

local wildlife interest

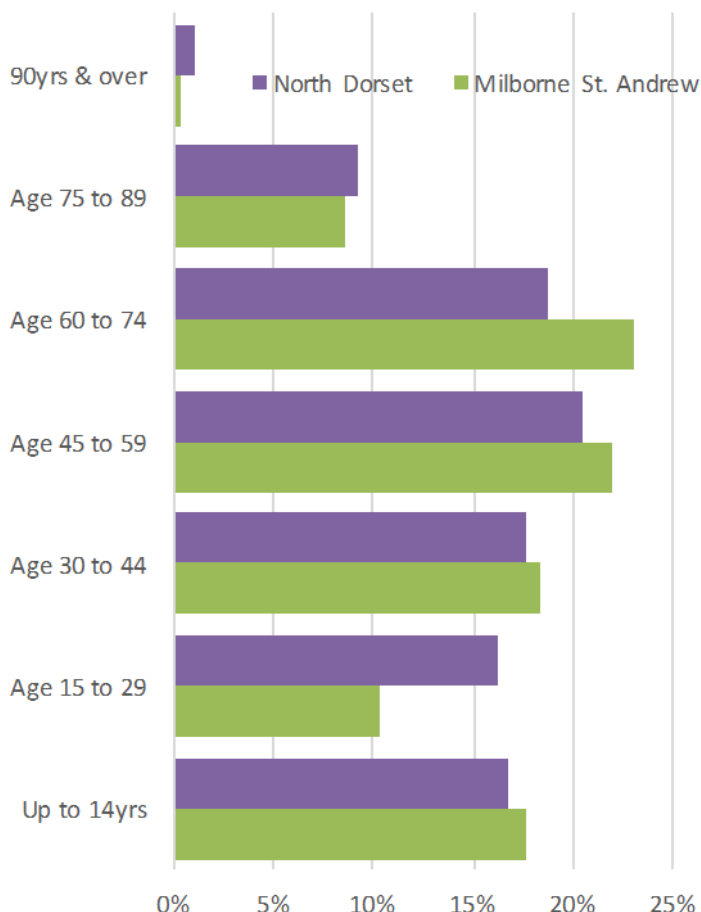
Local footpaths and walking routes

Social and economic statistics

2.1. At the time of the 2011 Census there were 1,062 people living in Milborne St Andrew parish, forming 453 households in a parish of 472 dwellings. The parish is in Abbey ward (in North Dorset 008A LSOA) and is amongst the 40% least deprived neighbourhoods in the country. The median age (2011 Census) was 46 years old. Compared to North Dorset, the age profile is skewed towards those in their late 40s to early 70s, with a notable lack in the early adult (15 - 29) age cohort.

2.2. Most people (83%) were in good or very good health, with 1 in 5 people (18.5%) claiming that their day-to-day activities are limited by health conditions. About 1 in 8 people (11.7%) regularly provided some degree of unpaid care. These figures again are fairly typical for North Dorset

2.3. Nearly half (44%) of all household were occupied by 2 persons. About one in six households are lone pensioners (aged 65 or more). About one in four households (24%) are families with dependent children living at home. Most houses (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 comparatively few terraced properties compared to the North Dorset average. As such, most homes (82%) would be considered 'under-occupied', with very few cases of overcrowding.



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-

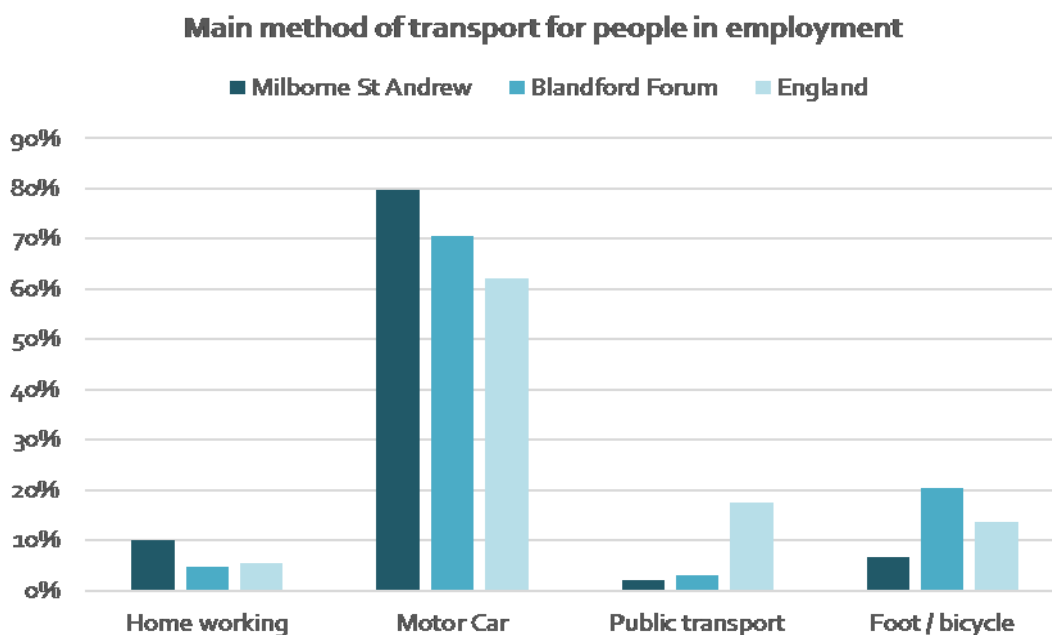
income household can only afford a mortgage of just over £100K. Second and holiday home ownership levels are not significant to cause a problem.

2.5. There are opportunities for work locally and in the nearby towns. In 2011 very few people (4.7% or about 1 in 21 economically active people) were unemployed– although this was slightly higher than North Dorset as a whole (which at that time had an unemployment rate of 3.7% or about 1 in 27 people).

Transport and Infrastructure statistics

2.6. The A354 bisects the village, connecting to the main towns of Blandford Forum and Dorchester. The road carries approximately 6,600 vehicles / day (12 hour period).

2.7. Public transport (bus) services in the village are too few and far between to be considered a reliable and easy means of transport to nearby towns – and with continuing funding cuts there is no certainty over future service provision. As of April 2018 there has been a regular 2-hourly service to Blandford Forum (8.5 miles) the local market town, but starting too late for people travelling to get to work by 9am. The 2-hourly service to the county town of Dorchester (9.0 miles) can potentially be used by workers, provided they can make the last bus (leaving 5:54pm) as the service does not extend later into the evenings. Getting into the Poole / Bournemouth conurbation is trickier, for hospital appointments, as there is only a limited mid-day period where you can manage the outward and return journeys.



2.8. It is hardly surprising then that people are more reliant on cars than those living in a town. According to the 2011 Census, almost every household (93%) had a car (this compares to 82% in Blandford Forum) and most (56%) had at least 2 cars (compared to 38% of households in Blandford Forum). Four out of every five journeys to work rely on the private car, and very few of these journeys (just 11%) are for distances of under 5km.

2.9. The village has a good range of facilities, including a post office and shop, first school and pre-school, pub, sports pavilion, village hall and playing fields.

Natural Environment

2.10. The Dorset Area of Outstanding Natural Beauty runs along the parish boundary with Dewlish (to the north-west), and wraps around the northern part of the parish about 1km from the parish boundary. The landscape within the parish is mainly chalk downland and valley, and although it may not be designated as part of the AONB, it includes many enjoyable views and vistas. There is an extensive network of public rights of way criss-crossing the area, and the Jubilee Trail passes along the eastern side of the parish.

2.11. The area enjoys dark skies and a general lack of light pollution, however the area around the Milborne Business Centre is notably brighter.

2.12. Although there are no nationally important wildlife sites in the parish, there are sites of local nature conservation importance - including Longthorns Wood and Milborne Wood (both ancient woodland), Dewlish Lane (a conservation verge), Weatherby Castle and the Bere stream. A section of the Bere Stream downstream of Milborne St Andrew is designated as a SSSI (Bere Stream SSSI) and the river discharges into Poole Harbour SSSI, SPA and Ramsar which is known to have issues with high nutrient levels, and therefore any development discharging into the Bere Stream needs to be considered.

2.13. Since 2011 records of protected species within the parish include Adonis Blue butterfly, Brown Long-eared Bat, Cuckoo, Dingy Skipper butterfly, Eurasian Badger, European Water Vole, Soprano Pipistrelle and Wall butterfly, plant species including Bluebell, Divided Sedge, Field Scabious, Quaking-grass and Wild Strawberry.

Historic Environment

2.14. There are 12 scheduled monuments in the plan area, the most notable being Weatherby Castle, an Iron Age hillfort 1020m north west of Ashley Barn Farm. There is an extensive range of barrows and earthworks and the remains of a Medieval settlement in the farmland surrounding the village.

2.15. There are 40 Listed buildings or structures in the parish, most of which are Grade II with the exception of the Parish Church (Grade II*). Many of these lie within the Conservation Area, which was designated in 1995. There is no current conservation area appraisal or management plan, however in assessing the impact of a major wind



turbine scheme in March 2013 the following observations were made by the Conservation Officer:

The Milborne St. Andrew Conservation Area was designated in 1995 and includes the historic core of the village together with its open parkland and former Milborne House to the south the latter of which not only reflects its former status but also its role in providing a setting for particular buildings and the village when viewed from the south, south east and south west



The history of the settlement is complex and to a degree obscure. The former St. Andrew's parish comprised two distinct areas north and south of the Blandford to Dorchester Road and comprising Deverel and St. Andrew. The village as we know it now comprises a mix of buildings from at least the 17th century onwards and which comprise both buildings reflecting the vernacular traditions of the county as well as more polite, high status buildings, the latter including the parish church and remnants of Milborne House (now Manor Farm) to the south with their associated structures and settings

...its character and appearance [is that of] a typical rural village with its range of vernacular, polite secular and ecclesiastical buildings

Flooding and other hazards

2.16. Milborne St Andrew has always had a history of flooding with the winters of 2000/2001 and latterly the winter of 2013/2014 being the worst in living memory. The flooding was due to periods of heavy rainfall, causing high river and ground water levels (when the underlying chalk aquifer has filled up), and exacerbated by run off from surrounding land, including natural springs, local roads, hard-surfaced areas and agricultural land.

2.17. The main flood risk relates to the Bere Stream that runs north to south through the centre of the village. The main flooding experienced has been along Milton Road, and across the A354 main road into The Causeway, with houses in Milton Road, the Square, the Causeway and Chapel Street flooded. In 2000-2001, bungalows in the Bladen View area of Milborne were inundated with mud and debris flowing off the adjacent ploughed field. In previous years flood alerts have also been issued in connection with run-off from the land above the school site, and along Dewlish Road and the A354 into the village. When groundwater enters the drainage network, the flood waters can become contaminated by raw sewage.

2.18. There is a sewage treatment works south of the village, for which an odour consultation zone has been designated by Wessex Water to avoid potential development being adversely impacted by odours. Wessex Water have indicated that it is likely that further development within the village will exceed the current operating consents of the pumping station, and network capacity improvements will therefore be required. There is also a storage lagoon on land west of the village, south of the A354, used to store liquid fertiliser produced from the anaerobic waste facility in Piddlehinton. The digestate is a nutrient rich liquid used to fertilizer agricultural land.

3. Vision and Objectives

3.1. Milborne St Andrew is generally thought to be a friendly, safe and attractive place by its residents, whether young or old (or somewhere in between).

3.2. It is remarkable for a number of reasons, including

- > its valley setting (with the winterborne Bere stream running through its centre),
- > its farming links (surrounding fields with their cycle of changing crops and livestock, and tractors part of the village life),
- > its historic roots (with nearby Weatherby Castle, the barrows in the surrounding chalk downlands and the many old and iconic buildings in the village), and
- > its strong community spirit (the school, post office, pub and village hall and recreation facilities as well as local job opportunities all making this possible).

3.3. The main worries people have include the ability to afford to live here (exacerbated by the cost of housing and reliance on a car), the possible reduction in community facilities and services (as a result of public spending cuts and other pressures), and increasing traffic and road safety (especially on the A354).

Vision
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.
Objectives
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



4. Supporting a working, active village

Housing, employment and community needs

4.1. There is no specific housing or employment land targets for Milborne St Andrew set through the Local Plan, or identified infrastructure needs. The Local Plan's Core Spatial Strategy (Policy 2) seeks to focus significant development in locations which are or can be made sustainable, as required by national policy. It states that for villages such as Milborne St Andrew, "the focus will be on meeting local (rather than strategic) needs". The supporting text that "In the recent past, housing development in the rural areas significantly exceeded planned rates, yet did not always enable rural facilities to be retained or enhanced" and that this unsustainable pattern of development should not be repeated. The early indication in the Local Plan Review is that the Local Planning Authority is not proposing to alter its spatial strategy in respect of this village. We have therefore undertaken a lot of research to establish what level and type of development would be appropriate over the lifetime of the Plan, and the infrastructure requirements that should be provided in tandem.

Housing

4.2. To decide how much and what type of housing could be needed, we have looked at a wide range of factors, including what could be considered the area's 'fair share' of general housing growth (taking into account the Local Plan's strategy to focus development in the main towns), past build rates, the current housing mix and levels of affordability. The following table summarises the main findings, suggesting that new sites for at least 32 dwellings should be allocated, with an emphasis on providing more affordable house types.

Table 1. Housing Need Figure Basis

Source	Notes	Target
2016 Local Plan and housing need projections	Population-based pro-rata target for rural areas used, based on Milborne St Andrew's status as one of 19 'more sustainable villages' in North Dorset, taking into account latest projections	2.5 - 2.8 dwellings a year
Past build rates	Average build rate has varied considerably since 2000, including the re-development of the old school site to enable the new first school to be built	1.8 - 3.9 dwellings a year
Population and housing mix data and housing affordability data	Known need with a local connection (14) – based on 40% delivery rate on large sites Slight under-representation of smaller and more affordable home types i.e. terraced / apartment. No obvious need for larger (4+ bedroom) homes.	2.3 dwellings a year on large sites (11 or more dwellings) and seek higher % of smaller and more affordable home types i.e. terraced / apartment
Local opinions	Broad spread of opinion – with the median response being between 2 – 3 dwellings a year	2 – 3 dwellings a year
Proposed target	Within a range of 1.8 - 3.9 dwellings a year – target based on latest need projections	2.8 dwellings a year

		2018-2033 target
Post-2018 target	2013 – 2033 target 20-year target (within range of 1.8 - 3.9 dwellings a year)	56 dwellings (within 36 – 78 range)
Minus completions	11 dwellings up to April 2018	-11 dwellings
Minus sites with extant consent	5 dwellings at Gould’s Farm (2009/0206) 1 dwelling at Manor Farm Lane (2015/1073) 7 dwellings at Fox View (2017/0277)	-13 dwellings
Site requirement	Within a range of 1.8 - 3.9 dwellings a year – averaging 2.8 dwellings a year	32 dwellings (within 12 – 54 range)

4.3. The following criteria (as shown in Figure 2), were devised to help ensure that any new housing sites were both sustainable and addressed the hopes and concerns of local people, and reflect the Neighbourhood Plan’s objectives.

Figure 2. Site Assessment Criteria

- > **Support a working, active village** - would the development of the site support the improvement or continued use of key community facilities or provide opportunities to work locally?
- > **Promote a walkable village** - would most of the main facilities (shop, school, pub, village hall) be in safe and easy walking distance of the site?
- > **Retain important green spaces** – priority should be given to previously developed land, and would the development avoid harm to important views and landscape features?
- > **Strengthen 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?
- > **Create attractive places to live** - could the site be developed to be in character with the village (taking into account nearby heritage assets), and avoid problems with overlooking adjoining properties?
- > **Minimise flood risk** - is the site outside any known flood risk area and unlikely to cause problems from surface water run-off (and potential reduce this further)?
- > **Minimise the risk of traffic problems** - would the site avoid adding to existing traffic-related problems, and potentially alleviate these problems further?

4.4. The following two policies establish the general principles for how this Plan will meet the need for housing. The first in terms of delivering the level of development that is needed locally, in a manner that supports requirements for improved infrastructure, whilst maintaining the character and social cohesion of the village. The second specifies the dwelling types needed as part of any future provision, which seeks to address the under-representation of smaller and more affordable home types. Given that the need is for smaller homes, it will be appropriate to place conditions limiting the future extension of such homes delivered through this policy, so that the impact of such changes on the availability of smaller, more affordable homes can be properly assessed. A Community Land Trust is proposed to manage the affordable homes (see Project MSA1).

Policy MSA1. Meeting Local Needs – Amount and Location of New Development

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 substantial community benefits to justify their release, and that the site's development would 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.

Policy MSA2. Meeting Housing Needs – Dwelling Types

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, in order to maintain the availability of smaller, more affordable homes.

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).

Employment

4.5. The main employment site in Milborne St Andrew is the Milborne Business Centre site on Blandford Road (a 1.9ha site). There are further units and workshop premises at Barnes Croft (Coles Lane) and Deverel Farm, several B&B / self-catering establishments, as well as employment provided in the village by the community facilities – the pub, shop and post office, and the first school and pre-school, the local garage / car sales centre on the main road.



There are also several working farms operating in the local area (and about 3.5% of local people in employment work in agriculture).

4.6. A survey of the main employment site owners was also carried out during the plan's preparation, which highlighted that these were well used and not able to meet the level of enquiries for small workshops. The household questionnaire in 2015 also showed that most local people would like to see more businesses in the area (particularly workshops for light industry e.g. artisan crafts, electronics), if suitable sites could be found. There were two (2) responses from local people whose current premises in the parish were unlikely to be suitable in the future and would like to relocate to alternative premises in or close to the village, and a further six (6) responses from people who ran a business outside of the area and would want to relocate closer to the parish if possible.

4.7. The Local Plan allows for the small-scale expansion of existing sites. The expansion of the Milborne Business Centre is constrained by its treed surrounds (which are subject to Tree Preservation Orders). Although there may be opportunities to expand the Barnes Croft and Deverel Farm employment sites, and to allow some employment as part of any site allocations, the potential to allow additional small-scale employment sites to be brought forward has also been allowed for under the following policy. In all cases, further detailed consideration of the impact of development on the local area, such as biodiversity, flood risk, and any adverse impacts on heritage assets or landscape character, will be required in relation to the specific policies addressing those issues.

Policy MSA3. Meeting Employment Needs – Business Requirements

In the absence of available serviced employment sites to meet the local need for small-scale workshop / studios, the extension of existing employment sites or provision of new employment sites for small-scale workshop / studios will be supported, provided that the development would:

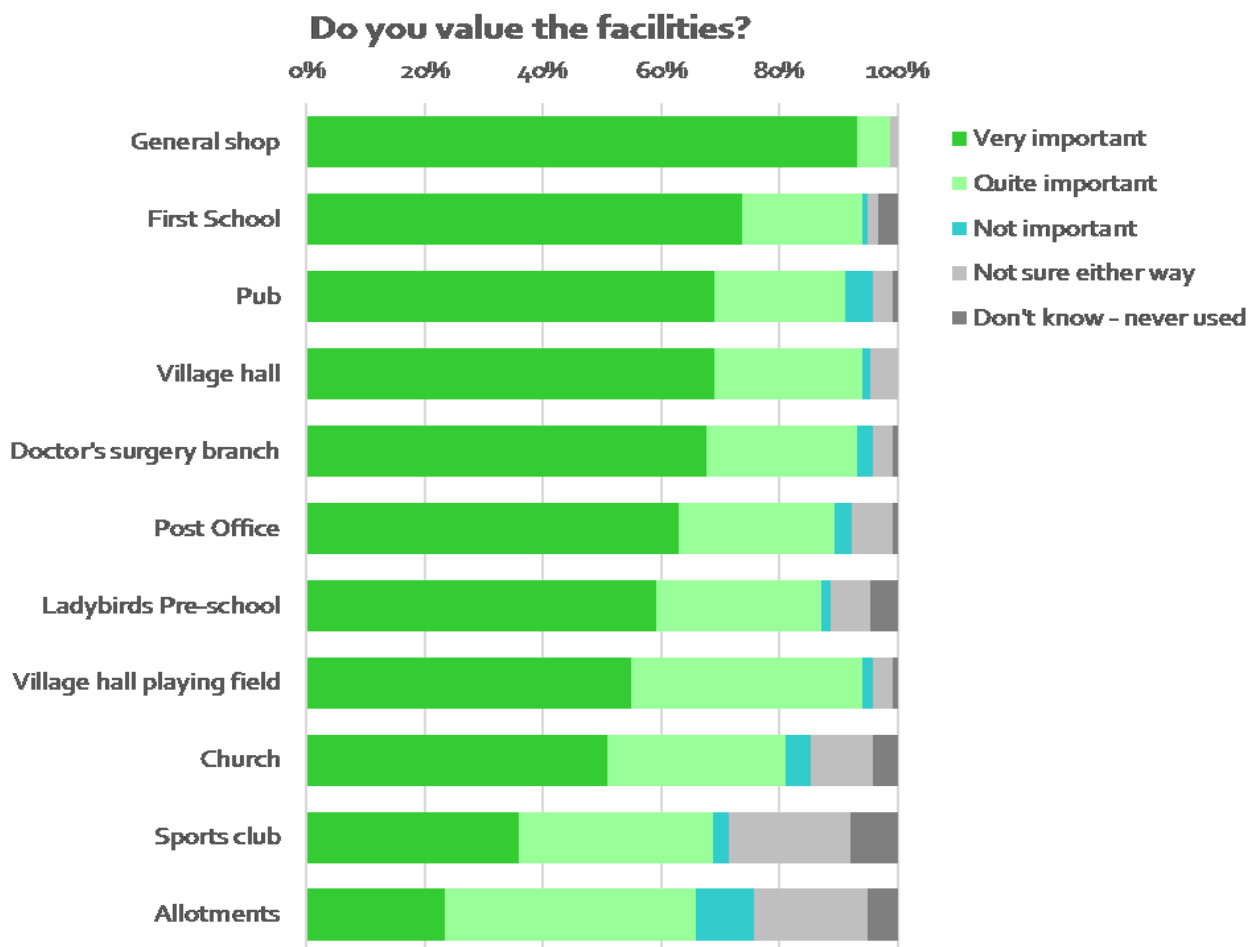
- a) Be located within or adjoining the settlement boundary, adjoining an existing employment site (as shown on the Policies Map) or adjoining an existing farm building complex; and
- b) Have good road access to the strategic road network, without giving rise to significant traffic movements through residential or other sensitive areas which would be detrimental to the living conditions of residents or cause harm to designated heritage or other environmental assets; and
- c) Not result in noise, pollution or other effects which would cause harm to the living conditions of neighbouring residents or local wildlife.

Community facilities

4.8. The service providers were contacted in 2016 as part of the research undertaken for the Neighbourhood Plan, to establish what their future requirements may be, taking into account the likely population growth. The Local Planning Authority can secure developer contributions towards improved social infrastructure where this is deemed reasonable and necessary for the development to go ahead.

4.9. There are 11 community facilities based in the parish that serve the village. When asked, local people made clear that they valued all the facilities. Even the allotments and sports club, which are on the outskirts of the village and less used than many of the other facilities, were felt to be important by two-thirds of villagers.

Figure 3. Graph showing resident’s support of local facilities



→ Healthcare

4.10. The main surgery for the area is in Milton Abbas with many parishioners using neighbourhood car schemes to access this as needed. Milborne St Andrew has a small (84m²) branch surgery in the village, currently based in Milton Road Close, with limited parking. Clinics are run on set days of the week - usually Mon afternoons, and Wednesday – Friday mornings.



4.11. Although the current branch surgery is relatively modern and centrally located, a slightly larger surgery would be welcomed to support the increasing population and local healthcare requirements. Talks with the local GP practice suggest that premises extending to 150m² (over one or 2 floors) with associated parking, would be ideal.

Key specs for new surgery premises:
 150m² with flexibility for expansion / contraction of services
 Modular / standard room sizes are preferred (8m², 12m², 16m², 32m²)
 2 parking spaces per consulting room plus 1 for every full-time staff - suggesting approximately 8 spaces would be needed

→ **Education.**

4.12. The Ladybirds Pre- School has successfully run from the village hall for over 15 years, but if it is to extend its offer to morning and afternoons for up to 25 children for ages 2 to 4 years, it needs to find alternative premises. The current providers would like to offer a 'forest school' environment, which would require an outside area for general play where children can build dens, grow plants, dig, explore etc in all weathers.

Key specs for new pre-school premises:

Estimated total floorspace requirement: 105m² (minimum) - 150m² (ideal) plus outdoor area and parking / drop-off facilities
 Access to safe play areas
 1 space per 2 full-time staff + visitor + disabled provision - suggesting approximately 5 spaces plus overflow provision for drop off / collection times

4.13. Milborne St Andrew has a one-form entry first school (for 4 – 9 years), built in 2001 on the edge of Hopsfield. Most of its children are from within the parish but it also serves a wider area with intake from Tolpuddle to the south and Milton Abbas to the north. The school's Sports Hall is available in the evenings for use by



community groups. The school roll has generally been around 80 - 90 children. Although it was designed to have sufficient capacity for up to 115 children, the school currently has to accommodate 5 different year groups (Reception to Year 4) within 4 classrooms. On this basis, there is likely to be a need for some expansion to at least one of the school classroom to enable 'bulges' in the intake to be sensibly catered for through the most appropriate combination of year groups into fewer classes.

4.14. Older children are bused to the middle school at Puddletown and the upper school of Thomas Hardy in Dorchester.

→ **Social and spiritual.**

4.15. The village hall provides a hub for many village activities, supplemented by the sports hall at the First School and the Pavilion at the Sports Field. Regular weekly activities (2018) include:



- > Badminton (School Sports Hall)
- > Beavers, Cub Scouts, Scouts (Village Hall)
- > Circuit training (School Sports Hall)
- > Dog Training (Sports & Social Club)
- > Karate (Village Hall)

- > Line Dancing (Village Hall)
- > Milborne Players (amateur dramatics) (Village Hall)
- > Pilates (School Sports Hall)
- > Table Tennis (Sports & Social Club)
- > Under 5 Play Group (Sports & Social Club).
- > Yoga (Village Hall, School Sports Hall and Sports & Social Club options)
- > Youth Club (Village Hall)

4.16. Monthly and less frequent events include:

- > Artsreach Events / Moviola (Village Hall)
- > Gardening Club (Village Hall)
- > Village Lunch (Village Hall)
- > Wednesday Club (Village Hall)
- > Women's Institute (Village Hall)

4.17. The village hall includes a large hall with stage, sound and lighting equipment, with seating available for up to 100 persons for concerts etc and up to 50 for sit-down meals (which can be served from the fully equipped kitchen). There is also a smaller Committee Room that can accommodate up to 25 people. Outside there is parking for up to 20 cars.

4.18. The Royal Oak pub is popular and frequented by many villagers and is the venue for themed evenings, skittles, quizzes etc.

4.19. All of these venues have dedicated car parks. The village hall car park has been at capacity on a number of occasions, but this may be due to cars being parked at the hall by people not using the hall or facilities. The committee have therefore decided to lock the car park when not the hall is not being hired, to see if this remedies the problems experienced.

4.20. St Andrew's Church is a Norman Church on the edge of the village, part of the Puddletown Benefice. Car parking can be a problem here on occasion, but the Frampton family do make land available to provide free church parking in the Grove when required. The cemetery may need extending in about 10-15 years when it is anticipated to be at capacity.



→ Shops and Retail.

4.21. Grays Stores is the local shop located in the centre of the village on Milton Road. It is open 7 days a week providing a much-needed facility for both general and top-up shopping. The Post Office in the Square is another facility that is considered to be vital to the village.

4.22. A number of local residents have suggested that a cafe would be a desirable addition to the village. At the time of writing this plan, no potential commercial operators or community groups had been identified to set up and run such a facility.

→ Outdoor Sport and Recreation

4.23. Within the grounds of the Village Hall is a children's playground with swings, a slide, zip wire, climbing frames and activity circuit. There is a Multi-Use Games Area (MUGA) with markings and equipment for football, tennis and basketball. A large grassed area provides space for football or fetes.

4.24. To the west of the village, off Lane End, is the Sports Field. The land was purchased by the Parish Council in the 1990's to realize a vision for a local sports facility. The Sports Club was established in 2000, and the land is leased to the Club (on a secure tenure to 2059). In 2001 the main pitch was formed, and external funding for more than £250K was secured to build the Pavilion and changing rooms. The original main pitch has since been extended to form a youth pitch, and also has an illuminated training area.



4.25. Also to the west of the village, between the Sports Field and main road, are the village allotments. These were established through volunteer effort in 2012, and the area has capacity for some 34 plots. 12 whole plots are being cultivated, and the number of plots can be increased by expanding into the adjoining area when the level of demand justifies the expense of further rabbit-proof fencing. Recently other options (such as a skate park) have also been suggested for the unused area.



4.26. The above recreation areas have been identified as Local Green Spaces, and protected under Policy MSA11.

→ Overview

4.27. The emphasis in this Neighbourhood Plan has therefore focused on supporting and improving the existing facilities, which very much valued by the local community. Opportunities are also highlighted for new / replacement facilities on the main housing site allocation (Policy

MSA5). It is envisaged that new community buildings could be owned and managed by a Community Land Trust (see Project MSA1), in order to ensure that they continue to benefit the village in perpetuity. The potential for future expansion of recreation opportunities is considered in Policies MSA4 and MSA12. The ongoing management arrangements proposed for any new open space provision (including future maintenance costs) should be made clear and subject to agreement with the Parish Council.

Policy MSA4. **Supporting Community Facilities**

Development proposals to improve the provision of community facilities (including those listed below) in a manner in keeping with the character of the area will be supported.

- a) Village Shop
- b) Post Office
- c) First School and Pre-School
- d) Village Hall and Playing Fields
- e) Parish Church and Cemetery
- f) Public House
- g) Sports Pavilion and Grounds
- h) Allotments

Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of these valued assets.

The area adjoining the allotments (as shown on the Policies Map) is reserved for the future expansion of the allotments or alternative informal recreation use

Developer contributions may be sought where reasonable and necessary for improvements to the above social infrastructure.

Community Land Trust

4.28. With the amount of affordable housing likely to be built over the plan period, together with other community buildings (that could then be rented by the service providers), it would make sense to establish a Community Land Trust. Community Land Trusts have already been established in villages such as Buckland Newton and Maiden Newton.

What is a Community Land Trust (CLT)?

A Community Land Trust is a not-for-profit community-based organisation run by volunteers for the benefit of the community. It delivers housing and other community facilities at permanently affordable levels for local people. Its membership is open to local people living and working in the community to join, and is normally run by a board elected from the membership.

Project MSA1 Community Land Trust

The Parish Council will support local volunteers to set up and run a Community Land Trust for the benefit of the village.

Development Site Selection

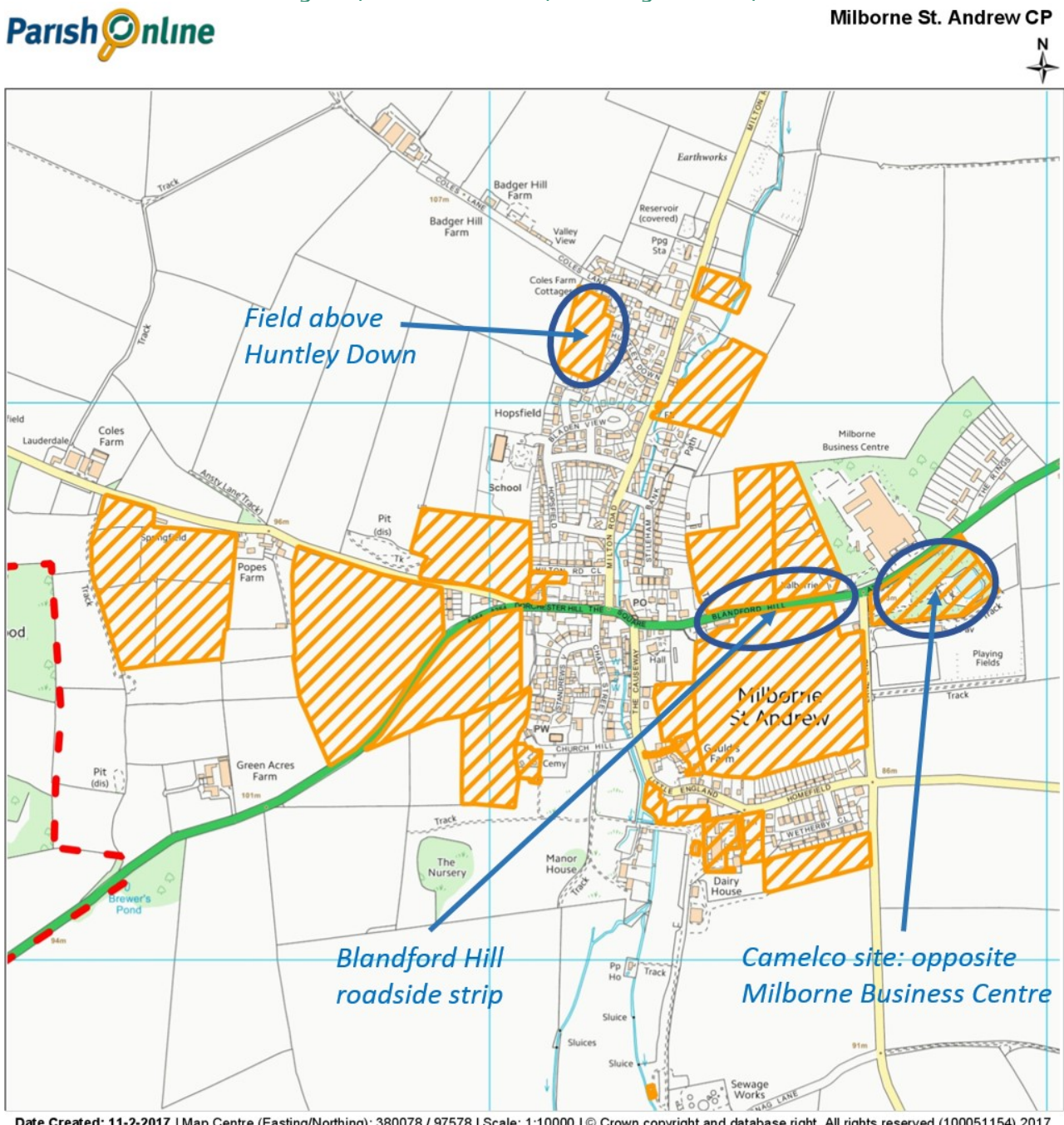
4.29. Landowners were invited to put forward sites that they would like to be considered for development in a "call for sites" in 2017. We had a terrific response, with just over 42 hectares of land submitted for consideration, far in excess of the amount of land needed and including more sites than identified through the Local Planning Authority's exercise. It was therefore clear that

the choice of sites needed to be whittled down, to find the best available location/s for development that could then be allocated for development through the Neighbourhood Plan.

4.30. As a first step, the sites were visited and assessed by the Neighbourhood Plan Group based on the following criteria (as shown in Figure 2). Those sites that scored generally positively against these criteria were the focus of the options consultation in Summer 2017, and from this, the top contenders supported by local people (and performing well in terms of general sustainability criteria) were identified:

- Land Opposite Milborne Business Centre / Camelco
- Land immediately adjoining on either side of the A354 on Blandford Hill (just up from South View and the Old Bakery), comprising
 - > Blandford Hill North (part of the field opposite the Old Bakery)
 - > Blandford Hill North (part of Homefield)
- The field at the top of Huntley Down, off Milton Road.

Figure 4. Sites assessed, including Camelco, and Reasonable Alternatives



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4.31. Landowners of these top-scoring sites were invited to present their ideas at an open meeting in November 2017. Following these presentations, 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. Given that it could readily accommodate the identified need for housing, employment and community facilities, it has been put forward as a site allocation in this plan.

4.32. There was no clear 'second place' in terms of local opinion or sustainability, and although consideration has been given as to whether a reserve site should be identified, this seems unnecessary given that the Camelco site will more than meet the identified local need for the plan period.

4.33. Even the Camelco site allocation may in itself become redundant in light of the planning applications now submitted (see box for details).

4.34. Concerns have been raised with the Local Planning Authority and with Ministers about the current 'loophole' that allows landowners and developers to push through site options in advance of a Neighbourhood Plan, particularly when the sites were not the preferred options for development. It has not been helped by that fact that, in July 2017 the Local Planning Authority announced that they had a housing land supply shortage, and developers can argue that the Neighbourhood Plan has not reached a sufficiently advanced stage to be given significant weight in the decision. However, until such time that it appears pointless to carry on with the Neighbourhood Plan, the Neighbourhood Plan Group of volunteers, with the support of the Parish Council, will continue to work on behalf of the local community to get our Neighbourhood Plan approved.

4.35. Therefore, instead of identifying a reserve site, the site assessment criteria are reflected in Policy MSA1, which sees to ensure that the release of unallocated sites, if justified, aligns with the aims and objectives of this Plan.

Camelco

4.36. The following Table 2 reflects the detailed findings of the site assessment and desk-top checks relating to the Camelco Site.

What is happening with all the recent planning applications?


Planning applications have been submitted 30 dwellings on the Huntley Down site (ref 2/2017/1871), and 47 dwellings plus pre-school and surgery, on the site north of Blandford Hill (ref 2/2018/0652).

Details can be viewed on <https://planning.north-dorset.gov.uk/online-applications/>

If permitted, these sites would provide all the development required over the Plan Period. If this happens, the proposed development of the Camelco site will have to be reconsidered.

The Neighbourhood Plan Group have also been contacted by another developer wishing to promote an alternative option on the Homefield site, who at the time of writing wished to work with the community ahead of potentially submitting a planning application.

Table 2. Camelco Site Assessment

Site description	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
	
Neighbouring uses	Adjoins mix of uses (Sports Club to south and allotments to east, factory premises across A354, residential to west).
Access points / and suitability	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
Visual impact and landscape interest	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
Wildlife interest	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
Historic interest	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 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 the southern bund of the site, to the north of the playing

	fields 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.	
Flood risk / ground conditions	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	
Summary – main benefits and issues to mitigate	<ul style="list-style-type: none"> – Brownfield site – Potential for mixed use – Unlikely to contribute to flooding – Potential to soften visual impact of business centre – Good access to sports facilities / employment – Potential public access to woodland area adjoining Milborne Business Centre 	<ul style="list-style-type: none"> – Distance / uphill from village centre for pedestrians – Visibility due to elevated nature of site and potentially hard edge to the settlement unless properly landscaped – Possible noise / disturbance from business centre uses – Busy nature of the A354 – difficulties crossing safely

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.

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 type and size of housing accords with Policy MSA2, and detailed design accords with Policy MSA14.
- g) The community facilities include the provision of a building/s and associated land and parking suitable to accommodate a branch surgery and pre-school, in line with the requirements identified in section 4.10 to 4.13 (or to an alternative specification agreed by the relevant service providers sufficient to meet projected needs over the plan period)
- h) At least 180m² of equipped play space plus 400m² of informal play space should be provided within or very close to the site, in line with the standards set out in the latest Fields in Trust guidance
- i) The type and size of employment provided accords with Policy MSA3, and should comprise at least 5% of the site area
- j) 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
- 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
- l) A biodiversity mitigation and enhancement plan is secured to off-set any loss of hedgerow and wildlife habitats likely to support protected species, to provide an overall biodiversity gain
- m) An area of community woodland or other accessible greenspace should be provided within safe a reasonable walking distance of the site, and its future management secured. Improved access to the countryside via the provision of Link 1 (see Table 9 and Figure 10) should also be delivered if feasible.
- n) Appropriate mitigation should be secured in line with the requirements set out in the Dorset Heathlands Planning Framework Supplementary Planning Document and the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, in line with Policy MSA12
- o) Archaeological investigation is undertaken prior to the site's development, and recording undertaken, to a level agreed as necessary by the County Archaeologist
- p) A surface water and drainage plan is secured to manage surface water run-off and foul water disposal from the site.

Settlement Boundary

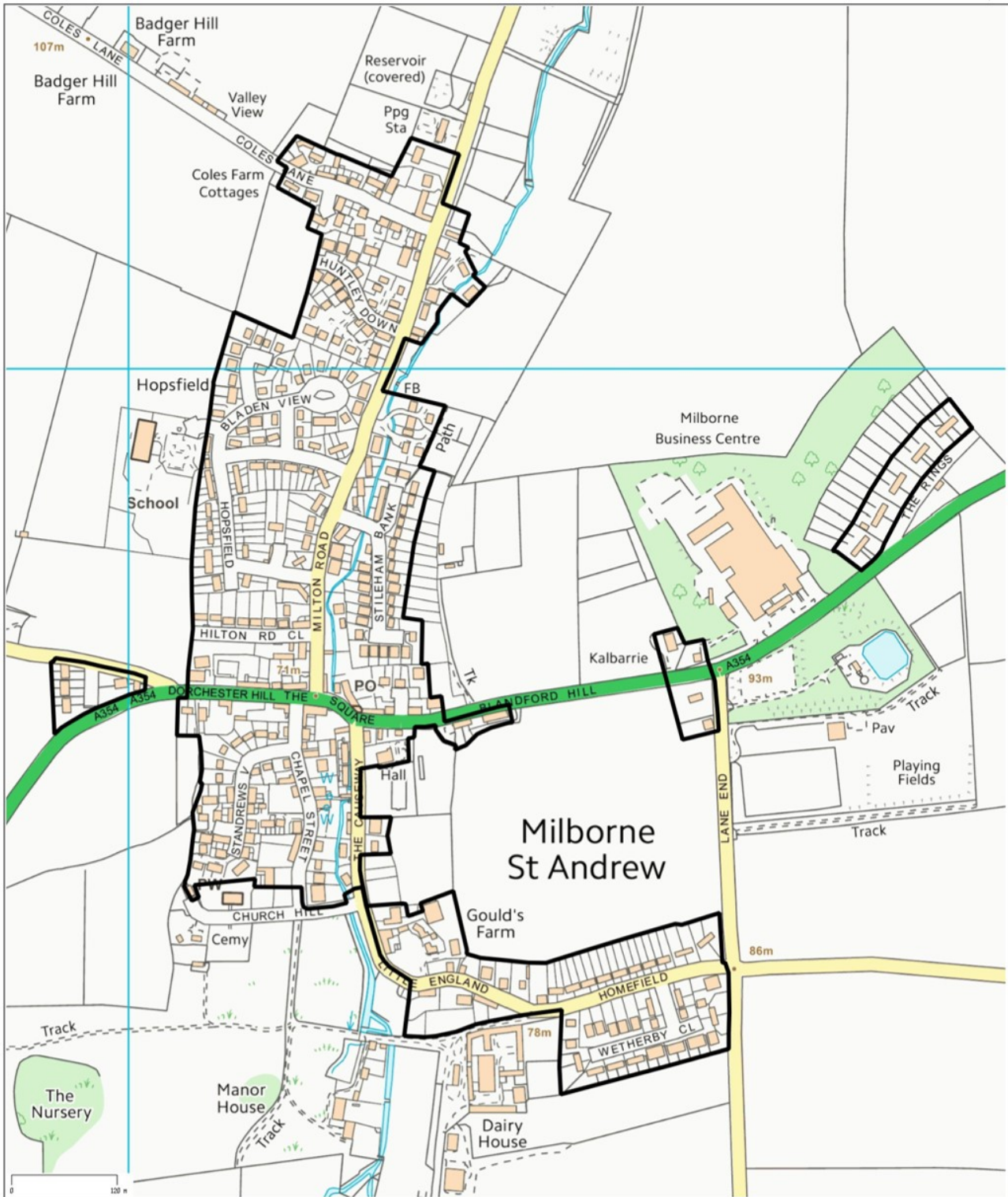
4.38. A settlement boundary is an established planning tool that basically defines those built-up areas where further infill development can in principle happen, subject to site specific considerations such as safe access, overlooking, local character, wildlife interest and avoiding risk from flooding, contamination etc

4.39. Figure 5 shows the settlement boundary as revised from the previous version (last examined in the 2003 Local Plan). In addition to minor changes to better align the settlement boundary with features on the ground, the key changes have been to:

Figure 5. The Revised Settlement Boundary



Milborne St. Andrew CP



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- > Include areas where housing development has been built or gained planning consent adjoining or otherwise well-related to the village core, and no specific exclusions to the principle of development in this location would apply in future. This applied to
 - Planning consent granted adjoining Fox View
 - The cluster of development at Lynch Close

- The Rings and the houses on the A354 / Lane End junction
- > Exclude undeveloped areas on the edge of the settlement where development would not be considered acceptable in principle. This applied to
 - The area around the Church – including adjoining areas where development would be likely to impact on the setting of this key historic landmark
 - The area adjoining Gould’s Farm off the Causeway (part of which is in the flood risk zone and was not supported as a potential development site)
 - The area around the Dairy House (which was not supported as a potential development site)
 - Areas of undeveloped land adjoining the Bere Stream in the flood risk zone (mainly off Milton Road)
- > Exclude community buildings and their grounds where these are on the edge of the settlement, as in principle these should not be developed for open market housing (and their continued use and expansion is allowed for under this Neighbourhood Plan and existing Local Plan policies). This applied to
 - The First School site
 - The Pumping Station on Milton Road
 - The Village Hall and playing fields

4.40. The settlement boundaries have not been amended to accommodate the greenfield site-specific allocations, as the exact settlement boundary is better established once the developments are built-out (and can be done at the next review of this Plan or through the Local Plan Review).

Policy MSA6. Settlement Boundary

The settlement boundary for the village of Milborne St Andrew is amended as shown on the Policies Map.

5. Promoting a walkable village and minimising potential traffic problems

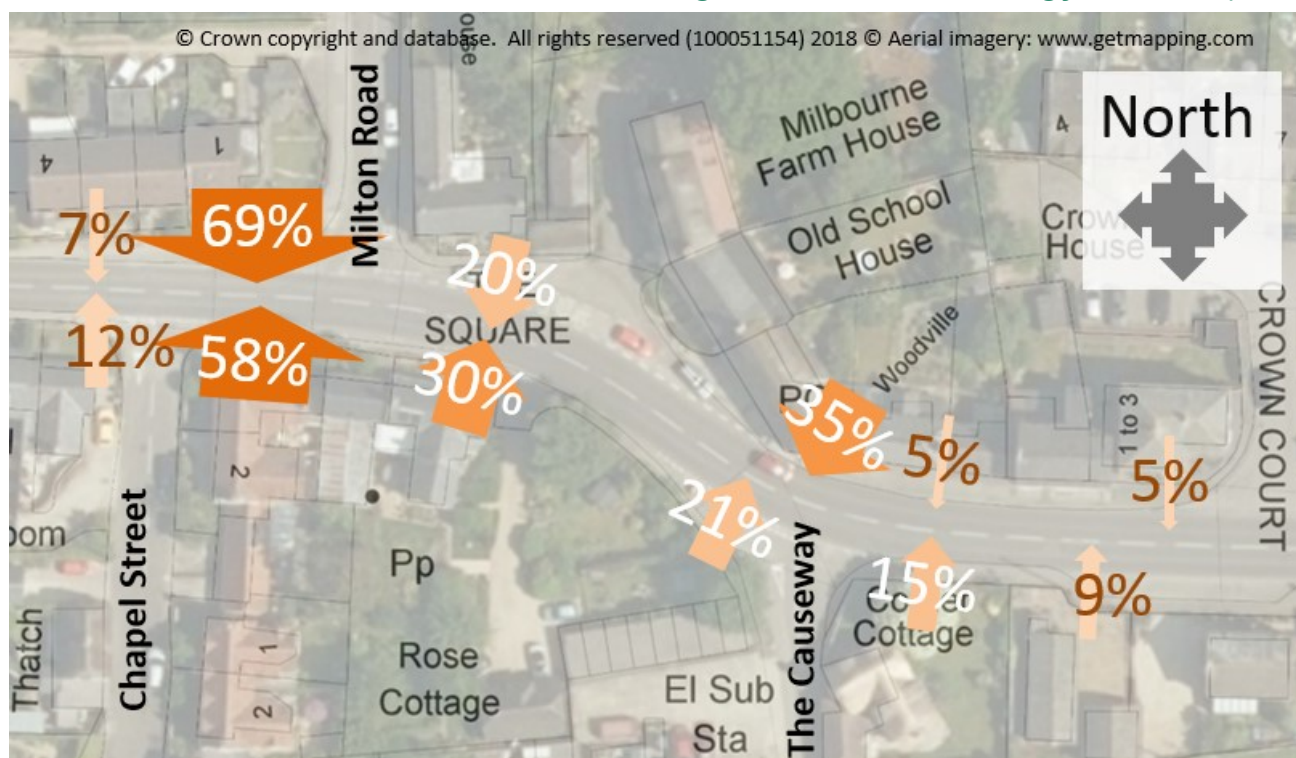
5.1. Planning decisions have to consider whether safe and suitable access to a site can be achieved. Developments that generate significant levels of traffic should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (though national policies recognises that public transport options may be limited or not available in rural areas).

5.2. Milborne St Andrew is a rural village divided by the A354 route. It is part of the strategic highway network, providing an alternative and comparably less-used route connecting London to the South West (the alternatives being via Southampton or Bristol. A 12 hour vehicle count in 2016 showed:

- > the main road carries some 7,000 vehicles a day with about 760 vehicles / hour at peak times;
- > about 4% of the traffic is HGVs and buses / coaches;
- > more than 15% of vehicles exceed the 30mph restriction within the village, slightly more so for those travelling past the Royal Oak Public House toward The Square (where an 85%ile speed of 34.2 mph recorded).

5.3. A survey of local residents (2018) highlighted the tendency people to cross within The Square, instead of using the designated crossing point not far to the west, as shown in Figure 6.

Figure 6. Pedestrian crossing focus, The Square



5.4. Although there have not been any recorded fatalities from road traffic accidents, local residents are concerned about the safety for vehicles and pedestrians trying to cross the main road (the main 'desire line' being trips between Milton Road and The Causeway). In particular

- > the speed of vehicles, both within the village centre and on the approach to the village from the east on Blandford Hill and west on Dorchester Hill;
- > the restricted forward visibility, particularly into and through the Square, for drivers of vehicles exiting from Chapel Street on to the A354, and created by the location of the westbound bus stop in The Square
- > the narrowness of the carriageway and footways, particularly outside the Royal Oak Public House and in the vicinity of The Square;

Where accidents have happened, measures have been introduced (such as on the Dorchester Hill approach to the village with the Armco barrier) which are not in keeping with the character of a village environment, reinforcing the perception that pedestrians are not safe.

5.5. As part of the preparation of the Neighbourhood Plan, a traffic consultant was engaged to identify practical solutions to address these concerns, in consultation with local residents, the Highways Authority and the Police. The potential locations for further development was taken into account in identifying the best solutions. These are set out in the following section.

Traffic Management

5.6. This section contains ideas that were formulated during the preparation of the Neighbourhood Plan in response to the specific problems of crossing and walking alongside the busy A354 main road. Table 3 outlines the measures (west to east) that are proposed. to raise driver awareness of the village environment and likelihood of pedestrian activity, in a manner that is in keeping with a rural village setting. The Concept for this scheme is shown diagrammatically in Appendix 2.

Table 3. Traffic Management Measures

West entrance / Dewlish junction	<ul style="list-style-type: none"> → Enhanced 30mph Gateway comprising distinct surfacing and additional gateway furniture → Upgrade junction warning sign to yellow-backed sign to increase visibility → Provision of a carriageway 'SLOW' marking adjacent to existing 30mph repeater and Vehicle Activated Sign just before Dewlish turning
Royal Oak Pub	<ul style="list-style-type: none"> → Provision of distinct surfacing, tapered edge lines and removal of carriageway centre line to front of Royal Oak → Appropriate warning signs e.g. 'road narrows' and 'oncoming vehicles in middle of road' on approaches
The Square	<ul style="list-style-type: none"> → Provision of distinct surfacing in The Square → Relocation of westbound bus stop from The Square (to layby opposite Crown Court)
Blandford Hill	<ul style="list-style-type: none"> → Provision of a new uncontrolled crossing (dropped kerbs / tactile paving) and distinct surfacing or zebra crossing across from Crown House → Provision of a carriageway 'SLOW' marking adjacent to existing westbound Vehicle Activated Sign → Provision of repeater roundels up the hill, with distinct surfacing and tapered edge lines <p><i>In conjunction with development on or east of Blandford Hill:</i></p> <ul style="list-style-type: none"> → <i>Extend 30mph zone along Blandford Hill</i> → <i>Future opportunity noted to provide new footway on south side (in conjunction with potential future development of Homefield)</i>

Camelco / The Rings / East entrance	<ul style="list-style-type: none"> → Enhanced 40mph Gateway comprising distinct surfacing and additional gateway furniture → Provision of repeater roundels, with distinct surfacing and tapered edge lines <p><i>In conjunction with development in this area:</i></p> <ul style="list-style-type: none"> → <i>Extend 30mph zone to cover existing 40mph area</i> → <i>Provision of uncontrolled crossing (dropped kerbs / tactile paving)</i> → <i>Provision of new footway on south side, from Lanes End eastwards</i>
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5.7. All new housing development will give rise to additional pedestrian movements as future occupants access the local facilities, which are dispersed around the village. As such, until such time that the Community Infrastructure Levy is implemented, developer contributions will be sought from all proposals resulting in net increase in housing, towards the general proposals outlined in Table 3. Additional contributions will be sought from new housing development on or east of Blandford Hill, to implement those measures that relate specifically to development in that location. The level of contributions sought should be proportionate to the development and not be to such an extent that the site becomes unviable.

Policy MSA7. Creating safer roads and pedestrian routes

Where development has the potential to connect via new or existing public rights of way to more than one road, pedestrian routes should be provided through the development, so that more people are likely to walk rather than drive around the village. The design of any such paths should:

- a) be suitable for use of people with wheelchairs or buggies;
- b) be suitably overlooked and landscaped so as to be safe and attractive and be designed in a manner in keeping with the rural character of the area, taking into account the potential to enhance biodiversity through the provision of wildlife corridors;
- c) enable reasonable direct links to nearby community facilities; and
- d) allow for future onwards connections where there is reasonable prospect that an adjoining site may be developed

Where development would give rise to increased pedestrian movements within and around the village, proportionate developer contributions should be sought for improvements to the highway infrastructure as identified in Table 3 and to be implemented through Project MSA2

Project MSA2. Traffic Management in Milborne St Andrew

The traffic management measures outlined in Table 3 will be pursued by the Parish Council in conjunction with the Highways Authority:

Parking

5.8. On street parking in the village is a notable problem in both older and more recent developments. Although on-street parking can sometimes slow traffic down, parked cars too close to junctions can create more safety issues, block access for emergency vehicles and deliveries / collections, cars parked on pavements can force pedestrians into the road, and front gardens can be turned into car parking areas to the detriment of the character of the local area.

Figure 7. Parking problems observed –on roads, junctions, pavements...



5.9. A reality check was carried out based on a site in the village which was used in “The Bournemouth, Poole and Dorset Residential Parking Study May 2011”. Described in the guidance as “characterised by its well-designed highway layout and thoughtful provision of on and off-road parking facilities”, the reality today is that the parking provision is inadequate and cars are frequently parked straddling the pavement.

5.10. The car parking guidelines are based on the projection that, in locations like Milborne St Andrew, car ownership levels are likely to be about 1.3 to 2.1 cars / household come 2026, depending on house size. Our household questionnaire, with a sample of over 200 households, shows these levels have already been exceeded for 2 and 3-bedroom dwellings.

Table 4. Car ownership levels

No. bedrooms	ND Village 2026 car ownership projections	Milborne St Andrew 'reality' 2016
2	1.23 - 1.31	1.62
3	1.50 - 1.78	1.99
4	1.91 - 2.25	2.02

5.11. Based on the data obtained from the household questionnaire and accepting the car ownership levels are unlikely to fall, the following parking requirements are proposed, to match the typical car ownership levels found.

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	+ 1	2.0
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 3 or more spaces (i.e. two spaces in front of a garage) where a car would potentially block 2 or more cars in, should not be counted as a space.

** 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

5.12. The proposed parking requirements therefore provide more parking spaces than the county standard, to better reflect the real-life situation of the village where car ownership levels are high, and public transport simply not flexible enough to forego the need for a car. Care will need to be taken in designing parking into scheme to avoid large, unbroken expanses of tarmac. Grassed verges, garages set slightly back from the building line, the use of street trees and hedgerow boundaries, and overflow parking areas using modular systems such as grasscrete that allow grass to grow within the parking area, can soften the impact of parked cars in the street scene and allow for sustainable drainage. The use of loose gravel and other materials that can get washed into the drains in periods of high rainfall should not be used, given the flooding problems experienced in the village.

Policy MSA8. Parking Provision

Parking provision for new or extended dwellings (including conversions) should meet the space requirements set out in Table 5.

The design of parking provision will need to respect the character of the area, use permeable, non-migrating surfacing materials, and avoid large areas of hard-standing that would be visible from the street or other public areas.

6. Reinforcing local character and creating attractive places to live

Landscape Character

6.1. The Plan area sits within the open chalk downland associated with South Blandford Downs Landscape Character Area, with the Lower Milborne chalk valley running cutting through from north to south. Key characteristics noted in the North Dorset appraisal include:

- > An undulating open chalk downland landscape with medium to large scale fields bounded by low, straight and clipped hedgerows
- > Narrow, widely spaced out straight lanes are bounded by continuous clipped hedgerows with the occasional hedgerow trees.
- > A distinctive network of straight bridleways and paths, some of historic importance.
- > Flat valley floor with a narrow stream corridor often lined with willows and alders and farmed up to its edges.
- > Some important groups of trees on the side valley slopes and important woodland copses and regular-shaped small plantation woodlands dotting the landscape.
- > Weatherby Castle is a key feature, surrounded by a more intimate valley landscape as it becomes tighter and constricted by topography and corresponding reduction in field size. There are several tumuli and barrows across the area.



6.2. The character assessment also notes that the road network and settlement pattern follow the valley floor, and where the urban settlement edges have developed up the side slopes of the downland over time these can form detracting features in places.

6.3. About three-quarters of respondents agreed that the lack of street lights, giving dark skies to allow people to more clearly see the stars, was also a bonus – although this should not override safety and security issues. This would suggest that street lighting and high level security / flood lighting should be avoided. Where necessary, lighting should be



low-level and focused downwards, to minimise unnecessary glare and light spillage.

6.4. Nearly all residents (95%) agreed on the importance of the stream corridor to the character of the area. Over 90% of respondents to the village survey agreed that the hedgerows and trees in gardens and on the edge of the village, that generally 'green' the village, were important, together with the wooded areas in the wider landscape. These include (but are not limited to) the wooded areas noted in Table 6 below. Those identified are shown in Figure 9 and on the Policies Map. Some of these can be enjoyed from public rights of way, but all are in private ownership.

Table 6. Important Treed and Woodland Areas

W1	Milborne Wood	Ancient broadleaved woodland locally known for its bluebells, with limited public access via rights of way
W2	Longthorns wood	Broadleaved woodland, a significant part of which is also Ancient woodland. No public rights of way (other than around perimeter).
W3	Stileham Bank treed upper edge	Important treed backdrop to village on higher ground. No public rights of way.
W4	Wooded hilltop of Weatherby Castle	Ancient Hillfort with mature trees providing locally significant landmark, with limited access via public rights of way
W5	Milborne Business Centre woodland	Important wooded backdrop to village on higher ground. Site of an historic Iron Age / Romano-British settlement. No public rights of way.
W6	Woodland adjoining the Coffin Path	Forms the setting of a historical path connecting to the church as well as an important landscape feature – with the woodland providing a backdrop to the village. No public rights of way (other than around perimeter).

6.5. The Plan area is comparatively rich in archaeological features within the countryside, including many barrows as well as remains of former settlements abandoned in the Medieval period. Some of these sites are under cultivation and not readily discernible, others such as Weatherby Castle (an Iron Age Hill Fort) are clearly seen in the landscape. Most are on rural farmland and unlikely to be affected by development proposals, but there may be opportunities for better management through schemes such as countryside stewardship. Historic England have indicated that they would be keen to talk to the landowners who own sites and look into any options there might be for helping improve the conservation of these monuments.



Policy MSA9. Reinforcing Local Landscape Character

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, lined with trees (willows and alders) and 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

e) the historic tumuli, barrows and ancient hillforts.

Local Wildlife

6.6. The main areas of potential ecological interest within the plan area relate to the Bere Stream and areas of ancient and semi-natural woodland, and well-established hedgerows with a mix of native species. There are records of various protected species within the area – including

- > **Badger:** There have been many recorded sightings of the Eurasian Badger, mainly as road casualties.
- > **Bats:** known species include Soprano Pipistrelle and Brown Long-eared Bat. These may use roof voids and old trees for roosts, and forage in a wide range of habitats (depending on the species) - waterways and ponds, trees, woodlands and their associated shrubbery, farmland, gardens and allotments. Linear features like tree-lined footpaths are used by the bats as corridors to commute from one area of countryside to another
- > **Birds:** Mute Swan, Mallard, Hobby, Cuckoo, Barn Owl, Firecrest and Dunnock have all been recorded locally. Hedgerows, scrub and trees offer nesting and foraging opportunities for common and widespread bird species.
- > **Butterflies and Moths:** of many different varieties, including the Adonis Blue, Marsh Fritillary, Dingy Skipper and others – many favouring the calcareous (chalk) grassland, as well as woodlands, streams and hedgerows
- > **Dormouse:** the Hazel Dormouse has been recorded in the area – it is particularly associated with deciduous woodland but also inhabits hedgerows and scrub where hazel, hornbeam and blackthorn provide rich pickings
- > **Hedgehog:** there are several records of Hedgehogs from sites within the village, with suitable habitat including woodland, hedgerows and gardens.
- > **Otters and Water Voles:** there are records of Otters upstream from the village (just outside of the parish), and the Water Vole has been recorded in the Bere Stream

6.7. The Dorset Environment Record Centre have worked with the Dorset Local Nature Partnership to create a map showing existing and potential wildlife areas across Dorset (<http://explorer.geowessex.com>). The data for Milborne St Andrew (as of 2018) is replicated in the Figure 8.

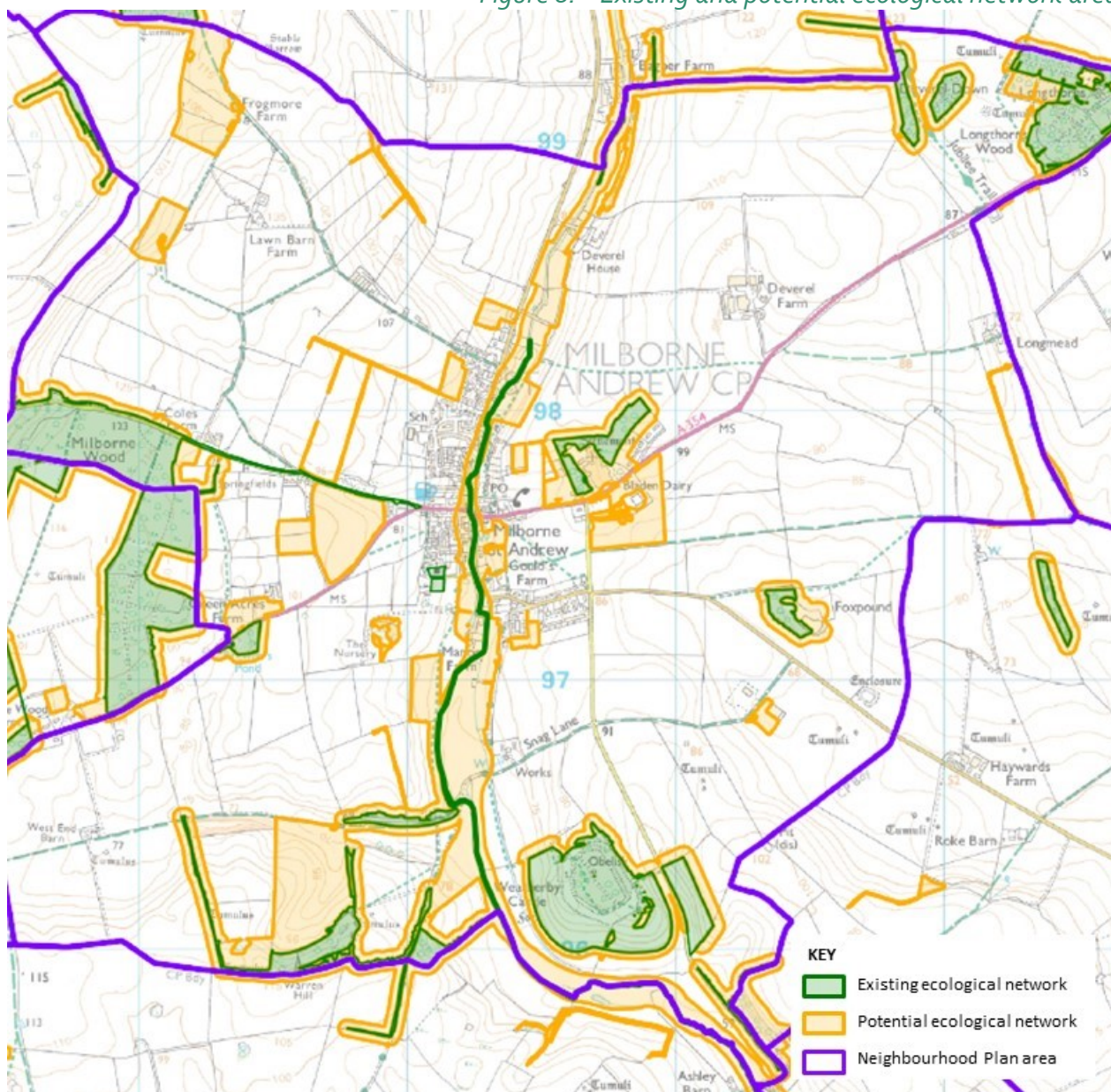
6.8. It is important that measures are taken to assess the wildlife value of all development sites in order to ensure that proposals include measures that will achieve a net gain for nature, in line with national and local planning policies.

6.9. The Dorset Biodiversity Protocol, which requires an approved biodiversity mitigation and enhancement plan to be submitted with a planning application, is a recognised way in which the impacts of a development proposal can be properly assessed and considered through the planning process. Dorset County Council's Natural Environment Team can check these and issue

a Certificate of Approval, which can then be submitted as part of a planning application to demonstrate compliance with the following policy.

6.10. Such appraisals will be required where protected species or habitats are known or suspected to be present, which may well be the case where development would impact on species-rich hedgerows, unimproved grassland, natural watercourses and their margins, copses / woodland and mature tree specimens, rural barns and other roof voids (where bats may be present) or near wildlife sites. Even where development is unlikely to impact on existing wildlife, measures can be taken to provide new habitats – such as the inclusion of bird, bat or bee boxes on buildings, creating a pond or other water feature in your garden, or even a compost heap.

Figure 8. Existing and potential ecological network areas



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Policy MSA10. Protecting Local Wildlife

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

Local Green Spaces

6.11. National planning policy allows for green spaces that are well related to existing settlements and hold a particular local value to be designated Local Green Spaces. This designation provides strong protection against development, similar to Green Belt designation. This protection will last well beyond the Neighbourhood Plan period, so is not appropriate to extensive tracts of countryside, or land which may need to be released for housing, employment or community buildings / infrastructure in the longer term.

6.12. National planning policy also makes very clear that sports and recreational land, including playing fields, should not be developed for alternative uses unless the facility is either

- > clearly surplus to requirements; or
- > replaced by equivalent or better provision in an equally suitable location; or
- > replaced by alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the former use.

6.13. Table 7 lists the local green spaces that have been identified as particularly important to the local community. The only form of development that would be appropriate in such locations would be ancillary development to support their on-going function (such as outdoor recreation facilities within the Sports Field site). Consideration should also be given to development adjoining such sites, to ensure that this compliments and does not have an adverse impact on the Local Green Space – for example the approval of a noisy industrial unit adjoining a space noted for its tranquillity would be inappropriate, as would poor design adjoining an area noted for its landscape contribution.

6.14. Opportunities to use or extend the network of green spaces for recreation are covered in the following section.



Table 7. Local Green Spaces

LGS1+2	St Andrews Churchyard and Cemetery	Churchyard and Cemetery (opposite) – Provides setting to Grade II* Listed Church, and recognised for its wildlife value by Dorset Wildlife Trust. A pleasant tranquil area where villagers find comfort and peace. Among the graves there are 3 Commonwealth War Graves Commission and a monument to a Victoria Cross recipient.
LGS3	The Grove	An area of parkland in the conservation area providing the setting of a number of historical features and buildings. The Bere Stream cuts through this area, and is of significant wildlife interest. Although privately owned, there is an unclassified road and public footpaths through the area which are frequently used by dog walkers and hikers.
LGS4	War memorial triangle	A small triangle on the junction of The Causeway / Church Hill, home to the village's War Memorial and also noted for its Weeping Willow tree and where the Bere Stream emerges from behind rear gardens to cross under the road and into the countryside.
LGS5	The Coffin Path	Attractive and historically important path connecting from the main road to the church, part of the public rights of way network and of no recognised ownership
LGS6	Parish Pit (Ansty Lane Common)	Small area of Common Land off Dewlish Road, with chestnut trees and bench
LGS7	Village Hall Playing Fields	Land surrounding the village hall which was gifted to the 'parishioners'. Used for village fetes and general recreation. The lower field is used mainly as a playing field, and over the years facilities such as a MUGA, equipped children's playground, zipwire, cycle track and sensory meadows have been created.
LGS8	The Sports Field	Well maintained football pitches used mainly for official games (with changing facilities available in the Pavilion), and available to hire for events.
LGS9	Allotments	Allotments providing an important resource for villagers who want to grow their own produce
LGS10	The Green at Bladen View	Grassed area within housing estate, believed to be highway land, providing local green space enjoyed by local residents

6.15. Two other areas designated in the 2003 Local Plan as local important were also considered but were not felt to meet the national criteria for Local Green Spaces. These were the School Playing Fields (which are used exclusively by the school, and will be safeguarded as a community facility under Policy MSA4), and the Paddock East of Dairy House (which was less valued by the community compared to other green spaces, but was not a preferred option for development, and therefore has been placed outside of the settlement boundary).

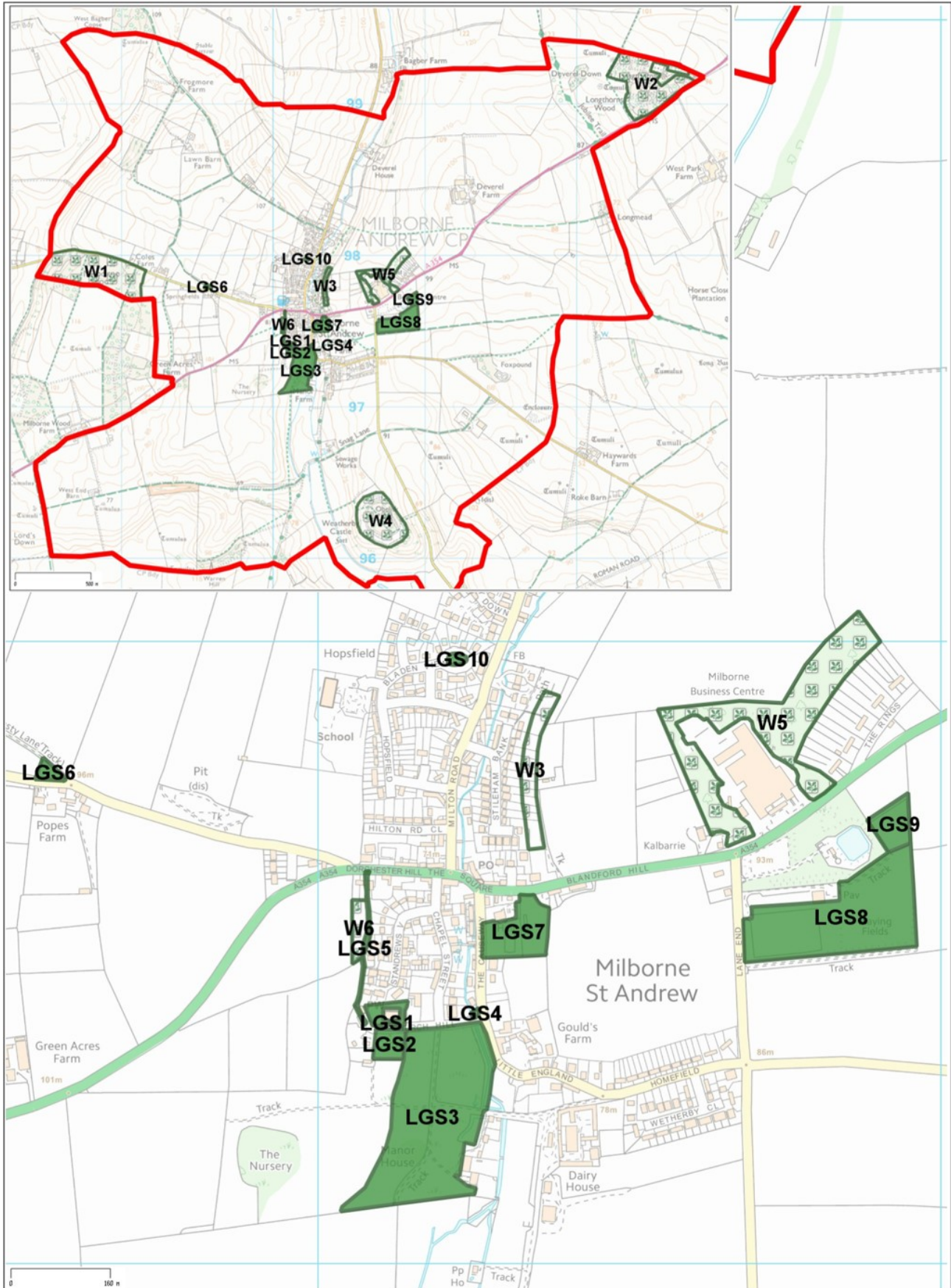
Policy MSA11. Local Green Spaces

The sites listed in Table 7 (and as shown in Figure 9) are designated as Local Green Spaces, and no development will be permitted within or immediately adjoining them that would harm their reason for designation.

Figure 9. Local Green Spaces and Important Tread and Woodland Areas



Milborne St. Andrew CP



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Improving Recreation Opportunities, including Access to Nature

6.16. As part of the preparation of the Neighbourhood Plan, thought was given to how the existing network of Local Green Spaces might be enhanced, and new areas provided, to support the needs of the growing population. The Local Plan recognises that this can be achieved through delivery on site or through off-site measures if greater benefits could be achieved. It uses Fields in Trust standards for outdoor sport and play provision which recommends the equivalent of 250m² of equipped play plus 550m² of informal play space per 100 population, and the provision of one standard allotment plot for every 60 people in a settlement. Developers are encouraged to work with community groups and voluntary organisations to deliver benefits to communities through green infrastructure provision, design and management.

6.17. Milborne St Andrew also falls within 5km of protected heathland, and evidence has shown that within this zone, additional residential development can increase public access to these sensitive heathland areas, leading to increased damage and wildlife disturbance. Without adequate avoidance measures or mitigation, new homes within this 5km zone should be refused. The accepted solution (set out in the Dorset Heathlands Planning Framework) is to put in place measures to divert recreational pressure away from heathland. Because North Dorset was not party to this framework, there are no specific projects identified for this area. The outlying nature of Milborne St Andrew suggests that a local project may be of greater benefit, through securing improved access to alternative green spaces within easy walking distance of the developments with:

- > a variety of circular walks of about 2.4km
- > paths that are well- maintained, clearly signed (so that the routes available to visitors are readily understood), and safe to use – and not too urban in format (they don't need to be hard-surfaced)
- > areas suitable for dog-walkers (ideally including places where dogs can be let off their lead)

6.18. The village also lies within the catchment of Poole Harbour, and the impact of increased sewage on this European protected site needs to be mitigated. One option available to developers is to take land out of a nitrogen intensive uses (such as by changing intensively farmed land to woodland) which could also provide opportunities for local recreational use.

How much land should be set aside?

32 dwellings x 2.25 average occupancy (2011 Census) = 72 persons

Each person produces 0.000875 tonnes of nitrogen per year which isn't removed by sewage treatment

Therefore $72 \times 0.000875 = 0.063$ tonnes of nitrogen would need to be mitigated

Converting 1ha of land from high to low input would reduce nitrogen by 0.0298 tonnes per year

$0.063 / 0.0298 = 2.11$ ha to mitigate 32 dwellings

6.19. Table 8 lists the potential opportunities for off-site recreation provision that have been identified through the Neighbourhood Plan process. Improvements to the existing public rights of way network (as outlined in the following section) will also be supported as meeting this need. Further opportunities may come to light during the lifetime of the Plan, and developers are encouraged to contact the Parish Council and consult the local community where off-site provision may be the most appropriate option for enhancing green infrastructure.

Table 8. Further Recreation Opportunities

REC1	Land north of the allotments	There is an opportunity to extend the allotments northwards within land owned by the Parish Council, or to provide other complementary recreational opportunities within this area (such as community orchard)
REC2	Sports Field	Part of the Sports Field not used for formal sports could be used to establish a Skate Park, subject to sufficient funding and consents
REC3	Milborne Business Centre woodland	The woodland area to the rear of The Rings could be made available for public access for informal recreation. Measures would need to be secured to provide for access to and the on-going management of the woodland in a way which respects the privacy and security of neighbouring properties. <i>NB a small area opposite the Lane End junction has been identified as a potential area for the exclusive use of the pre-school.</i>
REC4	Circular walks	Improvements to the existing public rights of way network (as outlined in the following section)

6.20. The various stages of public consultation pointed strongly to the amenity value attributed by villagers to their access to the countryside surrounding Milborne St Andrew through the footpath network. While the parish is already blessed by a good number of rights of way, useful for both "off tarmac" movement around the village and recreational purposes, feedback pointed to a number of possible improvements to enable the fuller use of the network as a whole, by bridging gaps in the existing network to reduce the number of paths within the parish that are dead ends or terminate on roads now unsafe for pedestrian use. These are described in Table 9 and shown on Figure 10.



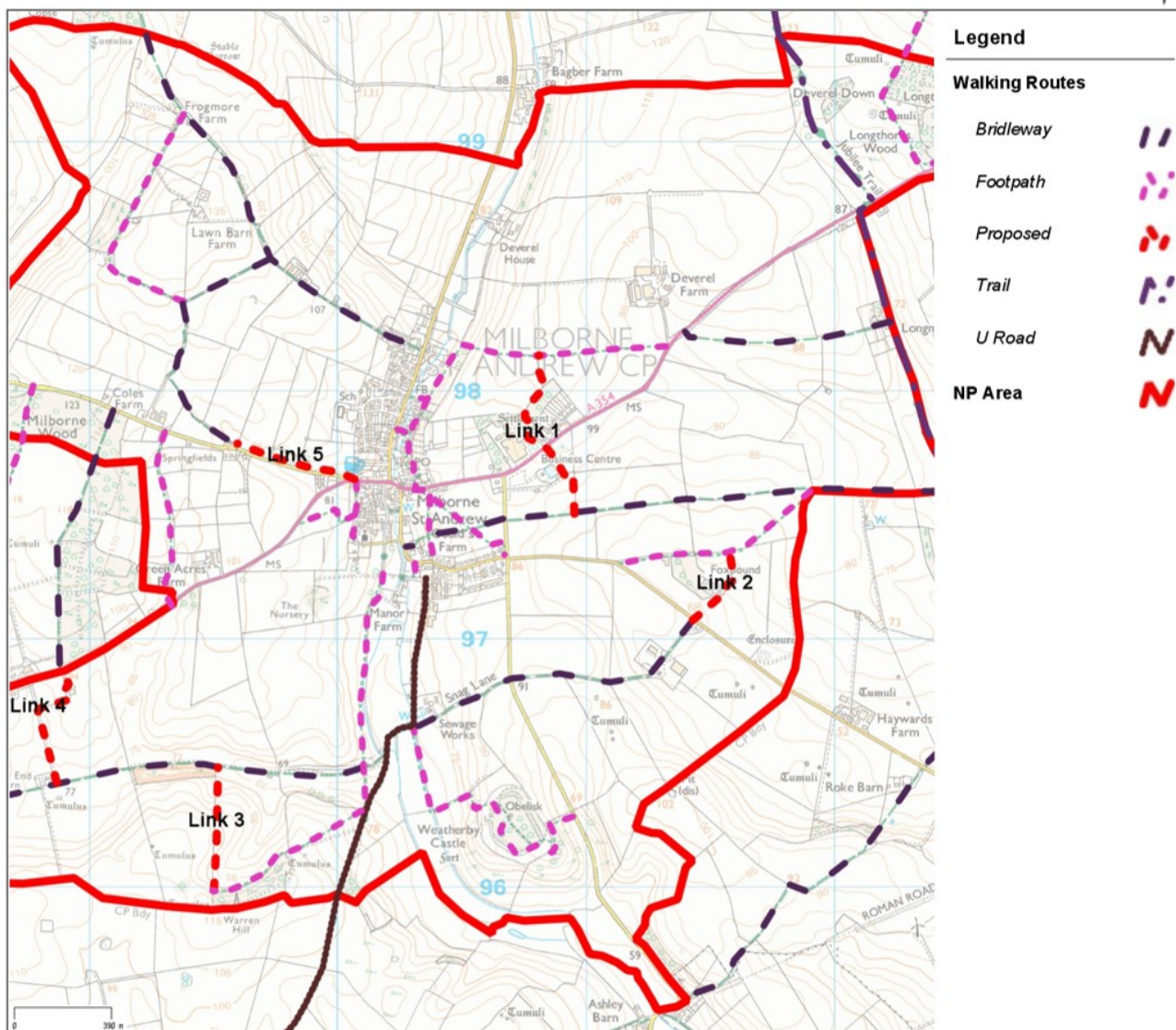
Table 9. Potential projects to improve access to the countryside

Ref	From	To	Benefit
Link 1	A354 / Lane End junction	Footpath E14/3 north of Milborne Business Centre	Avoids the need to walk along a long and dangerous stretch of the A354 to create a potential circular route north-east of the village
Link 2	Bridleway E14/9 (Snag Lane)	Footpath E14/8 via Foxpound	Avoids the need to walk along a long and dangerous stretch of the Bere Regis road to create a potential circular route east of the village
Link 3	Footpath E14/3 (Warren Hill)	Bridleway E14/3 (to West End Barn)	Links current dead end (Warren Hill) to create a potential circular route
Link 4	Bridleway E14/3 (by West End Barn)	Bridleway E19/14 (south of Milborne Wood)	Avoids the need to walk along a dangerous stretch of the A354 to create a shorter circular route west of the village
Link 5	Junction with Dewlish Lane	Bridleway E14/18 (Ansty Lane)	Avoids the need to walk along a dangerous stretch of the Dewlish Road to create a circular route north-west of the village

Figure 10. Map showing existing route network and potential improvement projects



Milborne St. Andrew CP



6.21. Informal approaches to local landowners on providing new or improved recreational routes has flagged a number of understandable concerns, such as

- > Providing public access can reduce the value land and area of useable farmland
- > The landowners are responsible for maintaining the footpaths – including appropriate stock fencing, styles etc on their land
- > Walkers do not always act responsibly, leaving litter, not clearing up after their dogs and letting dogs off leads where livestock is present
- > There is no real benefit for the landowner in providing improved access

6.22. Although landowners have voiced their reluctance to provide new routes because of the issues highlighted above, these concerns could potentially be overcome through negotiation, improved public responsibility, and financial contributions including the funding of fencing, new gateways and such like.

Policy MSA12. Improving Recreation Opportunities

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), in line with requirements set in

- a) the Local Plan;
- b) the Dorset Heathlands Planning Framework Supplementary Planning Document;
- c) the Nitrogen Reduction in Poole Harbour Supplementary Planning Document.

Where the full requirement for green infrastructure is not provided on-site, development will be expected to provide new, and/or enhance existing, green infrastructure off-site (including access to the countryside via the public rights of way network). This may be through the projects as outlined in Tables 8 and 9, or through alternative projects that have the clear support of Natural England and the Parish Council.

Locally Distinctive Features and Designs

6.23. The centre of the village is rich with positive architectural features and buildings that are largely protected due to their Listing or Conservation Area status. Care should be taken to retain existing features that are particularly noteworthy to the character of the village, and that their prominence in the street scene is not diminished through poor or insensitive maintenance, poorly placed development or overgrown vegetation. These include:

- > The Square as the village centre
- > The mix of uses and building types on the A354 that reflect the working status of the village
- > The stream running through Milborne St Andrew
- > The flint walls that run throughout the village and line many of the roads
- > Local landmarks, including
 - The Stag on Stag House, on the junction with Chapel Street
 - The Gate Piers in the Grove



6.24. In addition to the many Listed Buildings within the Parish, there are many locally important historic buildings. Some of these can be identified through a review of the Inventory of the Historical Monuments in Dorset, Volume 3, Central. Others are obvious from historic maps and local knowledge. Examples include:

- > 15 and the Old Bakery, Blandford Hill
- > Farmbuildings and Cart Sheds west of Dairy House, Little England
- > Gould's Farm, The Causeway
- > The Corner House and associated outbuildings, The Square
- > The Post Office and Old School, The Square
- > Lakeshell and The Old Reading Room, Chapel Street

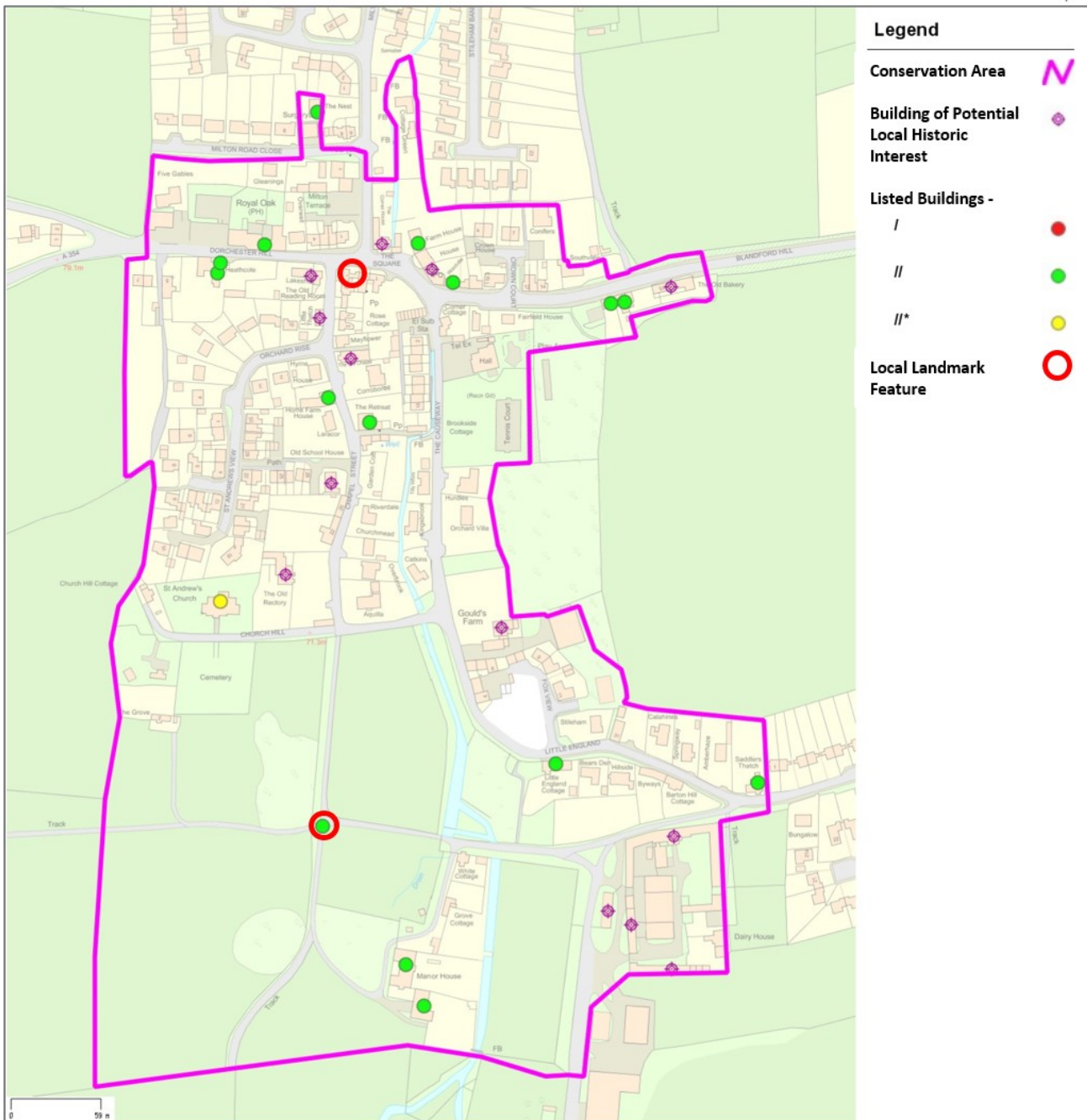


- > Little Thatch, Chapel Street
- > The Wesleyan Methodist Chapel, Chapel Street
- > The Old Rectory, Chapel Street
- > The former Village School, Chapel Street

Figure 11. Listed and Possible Locally Important Historic Buildings within the Conservation Area



Milborne St. Andrew CP



Legend

- Conservation Area M
- Building of Potential Local Historic Interest ◆
- Listed Buildings -
 - I ●
 - II ●
 - II* ●
- Local Landmark Feature ○

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6.25. The above list of Locally Important Buildings is not exhaustive, and a Conservation Area Appraisal is needed to identify these and others that may be appropriate for Local Listing.

Project MSA3. Conservation Area Appraisal

The Parish Council will work with the Local Planning Authority to re-appraise the Conservation Area, with the aim of identifying features of significance including buildings that merit Local Listing.

6.26. Local residents like the fact that Milborne St Andrew is a working and farming village with a mix of housing, rural businesses and community facilities and green spaces. Over 85% of responses to the household questionnaire agreed that designs should reflect the Dorset materials - cob, thatch, local brick, flint etc – and retain a ‘village’ scale with very few 3 storey properties, and a predominance of simple cottage / estate worker / farm building styles.

6.27. The character of housing development at Brooklands, Coles Lane (and the two cottages built on the opposite side of Milton Road), Fox View, Huntley Down and St Andrew’s View are broadly considered by local residents to be good examples, although not without their flaws – such as the lack of adequate parking or green spaces, and over-provision of larger house types. There is also support for more modern eco-friendly designs such as the straw bale house that was built to the rear of Grays Stores, on the south side of Milton Road Close.

6.28. The following table summarises the key guidelines for designs to be in harmony with the local vernacular. New development should take the opportunity to reinforce the underlying character and appearance of the village by following these guidelines, unless justified by particular circumstances (either due to the immediate surrounds justifying an alternative approach, or because deviating from this guidance would enable the achievement of much higher eco-credentials than required under Building Regulations and the resulting design would not detract from the character of the village).

Table 10. Local vernacular design guidance

Feature	Guidance on local vernacular
Scale and orientation	<ul style="list-style-type: none"> – predominantly 1½ to 2 storeys, with some single storey (bungalows and workshops) and some 2½ to 3 storey (primarily on the main roads or reflecting a higher status buildings such as the Manor House and Rectory). – floor-to-ceiling heights within buildings (and roof space) should reflect their status (i.e. more modest heights on farm worker and similar cottages, and larger spans on higher status buildings), adding to the variety within the street scene. <p>buildings generally facing onto the street, although a small proportion of dwellings are orientated side-on, and agricultural / workshop buildings are sometimes formed as a courtyard</p>
Walls	<ul style="list-style-type: none"> – use of brick (red / dark red and vitrified blue), flint / flint banding, rubble, natural stone (e.g. green sandstone) and rendered cob <p>dentil courses (where the bricks are orientated and spaced to project like teeth, usually just below the cornice / top course of a wall). simple buttresses (projecting out to support a wall) or similar features should be used to add interest, but without resulting in overly complex designs unless justified by the status of the building.</p>
Roofs	<ul style="list-style-type: none"> – roofs should use of natural slate, plain and decorative clay tiles, and thatch (wheat straw). More modest materials such as corrugated iron may be appropriate on outbuildings and non-domestic buildings, but should not be used in visually prominent positions. – roofs are generally gabled, with some hipped or half-hipped, partly reflecting

	<p>the mix of roofing materials used. Decorative ridge tiles may be used to add interest.</p> <ul style="list-style-type: none"> – eaves generally project beyond the wall to create shadows. <p>brick chimneys should be incorporated unless inappropriate to the style of building, located on the roof ends, and of sufficient height to project strongly above the roof line, with a variety of cowls and chimney pot designs</p>
Windows / fenestration	<ul style="list-style-type: none"> – side hung timber casements or timber vertical sliding sash windows are the predominant style, set within a reveal to create shadowing, texture and interest (rather than sitting proud to the wall). White paint is typical but heritage paints (including sage green and burgundy) are also found in the village. – the size and symmetry of windows should reflect the style of building and avoid leaving large areas of blank wall through too much spacing. Windows on the upper floors commonly extend close to the eaves. <p>the use of stone lintels, decorative brick headers or similar may be used to create a distinctive pattern and visual interest, at a level appropriate to the type and grandeur of the building.</p>
Doors and porches	<ul style="list-style-type: none"> – door types are varied including timber and modern equivalents, split / stable doors and loading bays associated with agricultural buildings. – stone or brick thresholds should also be used to demarcate the main entrance where appropriate to the design of building. <p>porches or set-backs are reasonably common to provide some shelter but generally tend to be simple and open (unless on grander buildings).</p>
Boundary treatments	<p>a variety of low hedges, iron railings and brick flint or rendered walls enclosing gardens is a strong and often repeated feature of the village which not only produces an attractive townscape but also defensible space.</p>

6.29. The density of development varies across the village, but overall averages around 17dph (excluding significant open areas such as the playing fields). A slightly more detailed analysis based on samples taken within the Conservation area and the developments cited as good examples (with the exception of St Andrew's View which was criticised most strongly for its density, and Fox View as not completed) suggest a housing density of around 20dph should be acceptable, but higher densities will need greater scrutiny to ensure that they retain a village character whilst providing sufficient parking, garden areas and amenity green space.

6.30. Given the changes in topography found around the village, care also needs to be taken in considering potential overlooking – both in terms of back-to-back distance between windows and also from higher level windows into private garden areas. Where this may be an issue, section drawings showing the relationship between new and existing properties, including sight lines between windows and private garden areas, should be submitted as part of any planning application.

6.31. The topography also means that roof-mounted solar panels can be highly visible. Future development should ensure sustainable technology is successfully integrated into the property itself.

Policy MSA13. Locally important character features

Care should also be taken to retain and improve existing features that are particularly iconic to the character of the village, including consideration of their setting and visual prominence. These include:

- a) The Square as the village centre
- b) The mix of uses and related building types on the A354 that reflect the working status of the village
- c) The many Listed Buildings and locally important historic buildings (to be identified through the Conservation Area Appraisal project, with consideration in the interim given to those identified in para 6.24 and on Figure 11)
- d) The Stag (on Stag House on the junction with Chapel Street) and Gate Piers in the Grove, as a local landmarks
- e) The Bere stream running through Milborne St Andrew and associated bridges
- f) The flint walls that run throughout the village and line many of the roads

Policy MSA14. Character and Design Guidance

New development should be visually attractive as a result of layout, landscaping, good architecture including the use of appropriate materials and workmanship, 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 clearly demonstrates 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 should be avoided on the street frontage, or where appropriate for security and privacy reasons, measures taken to include planting in front to soften their visual impact.

Figure 12. Illustrative photos – Brick and Flints samples

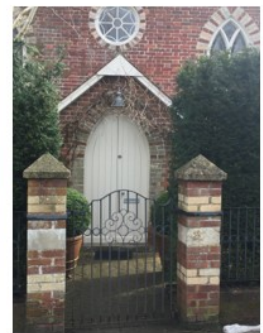


Figure 13. Illustrative photos – Cobb and Render samples



7. Minimising flood risk

7.1. Flood risk in the area is partly as a result of the Bere stream flooding its banks, but is also caused by surface water running off the surrounding hills in times of high rainfall (often bringing mud and gravel with it), and groundwater flooding where the ground becomes so saturated that it cannot absorb any more water. Sewer flooding has also occurred due to ground and surface water entering into the foul sewers, causing surcharging.

7.2. Responsibility for minimising flood risk falls on a number of different organisations and individuals

- > THE ENVIRONMENT AGENCY are the regulatory body for works in close proximity to main river channels and river (fluvial) flood risk and are consulted on all development proposals within Flood Risk Zones 2 and 3 (medium to high risk).
- > DORSET COUNCIL¹ is the regulatory body for 'ordinary watercourses' (i.e. channels/streams not main rivers) and the Lead Local Flood Authority (LLFA) dealing with matters such as surface water and groundwater drainage, and are always consulted on major development proposals with sites over 1ha, or 10+ dwellings.

As the Local Planning Authority it is also responsible for determining all planning proposals.

- > WESSEX WATER are responsible for water supply and the sewerage network
- > FLOOD WARDENS appointed by the Parish Council are the local response co-ordinators during times of flooding and pass on information from the Environment Agency and emergency services to local residents, and vice-versa. They also monitor the local watercourses and advise the Environment Agency should any potential flooding hazards arise (e.g. blockages).
- > LANDOWNERS are responsible for the maintenance of any waterways flowing through their land. Drains and gullies should be kept clear of debris, as should the banks and bed of the stream. Local residents whose property may be at risk of flooding can sign up to the Environment Agency website for local water levels and flooding information <https://www.gov.uk/check-flood-risk>.

Local knowledge of flood incidences in Milborne St Andrew:

1977/78: snow melt caused significant flooding in the village

2000/2001: a period of heavy rainfall and rising groundwater levels led to 30 properties including much of the village centre being flooded. There was also a deluge of muddy water from the higher ground above Huntley Down that flowed into people's houses in Bladen View to a depth of several feet.

2013/14: a period of heavy rainfall and rising groundwater levels led to sustained flooding along Milton Road during the Winter, with the road temporarily closed as a result

2018: a flash flood affected the A354 and Chapel Street during the Spring, as a result of a short period of moderately heavy rain.

¹ The unitary authority of Dorset Council will be in place from April 2019, replacing Dorset County Council and North Dorset District Council.

7.3. After the flooding experienced in the village in 2013/2014, the Environment Agency, Dorset County Council, North Dorset District Council and Wessex Water made a concerted effort to tackle the flooding problems. The village was surveyed by JBA Consulting, who produced a Property Level Protection Scheme for the village. This led to significant drainage enhancements to the existing networks in Milton Road and the Causeway. Individual property owners were provided with flood barriers, pumps and other equipment as recommended by JBA Consulting. It would appear that the improvements have helped many properties affected within the village. However there is no room for complacency – as recent as early 2018 a property in Chapel Street was inundated by run-off from higher ground when the highway drains had become blocked by gravel washed down the roads.

7.4. Given the significant history of flood risk, the Flood Risk Management Team should be consulted on all development proposals for 1 or more dwellings in areas of groundwater or surface water flood risk, and Wessex Water have recommended that they should be consulted on such developments in areas of groundwater flood risk.



Policy MSA15. Minimising Flood Risk

All development proposals upstream of March Bridge (at the junction of Church Hill and The Causeway) that are likely to give rise to increased surface water run-off which will ultimately discharge to the Bere stream, should be supported by a site-specific Surface and Foul Water Drainage Strategy that sets out details of how surface water and foul water drainage will be managed. This should demonstrate:

- a) that there is no net increase in flood risk on and off-site as a result of the proposed development, including at times of max ground water levels (measured as 137m at Delcombe woods bore hole)
- b) that any surface water connections do not link into the foul drainage network
- c) that existing private drainage (if to be used) is in good structural working order. If private drainage systems are discovered to be unsound and contributing to ground water ingress to the public sewer system, remedial measures should be identified and delivered
- d) that any infiltration techniques, if used, are appropriate to the local geological and groundwater conditions.

Appendix 1 – Supporting Documents

Produced as part of the plan-making process

The following documents were produced as part of the research into the Neighbourhood Plan:

- Strategic Environmental Assessment, Dorset Planning Consultant Limited
- Ecological Assessment of Sites, Bryan Edwards, DERC
- Heritage Assessment of Sites, Kevin Morris Heritage Planning Ltd
- Employment Needs Assessment Report, Milborne St Andrew NPG
- Housing Needs Assessment Report, Dorset Planning Consultant Limited
- Local Green Spaces Report, Milborne St Andrew NPG
- Parking Report, Milborne St Andrew NPG
- PLACE Assessment Report, Feria Urbanism
- Traffic Management Study, AECOM

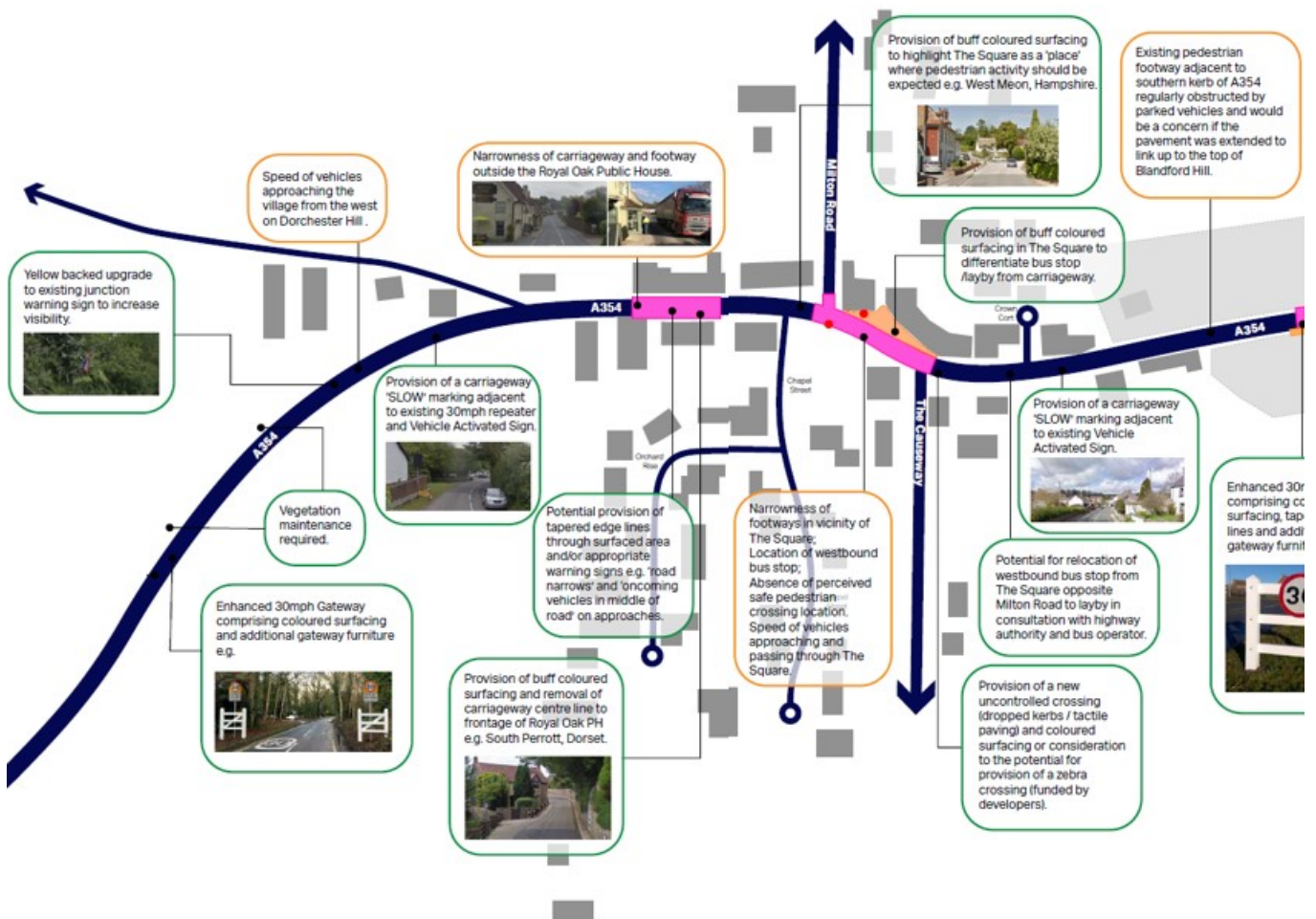
Background information – other supporting evidence

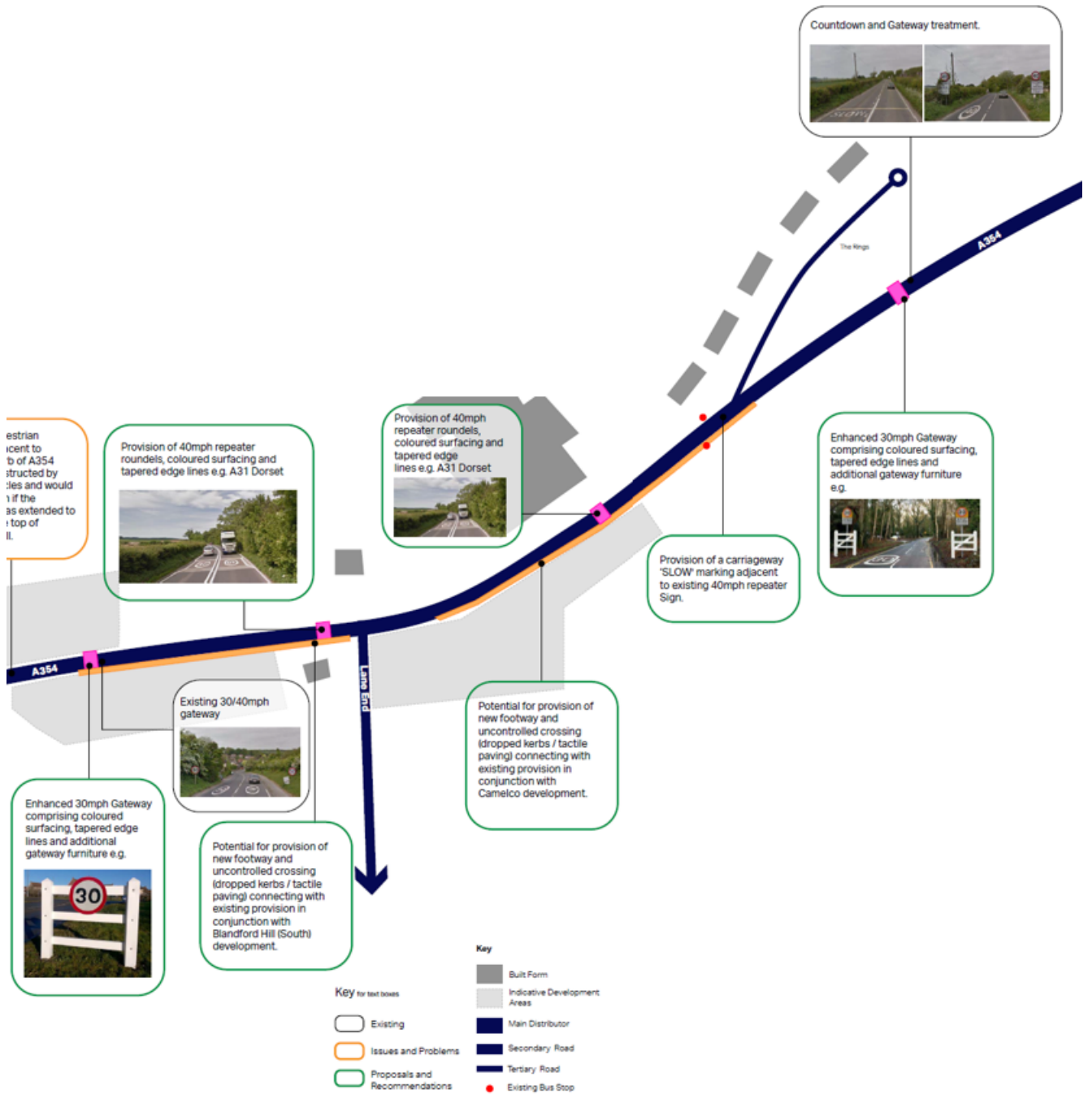
- > An Inventory of the Historical Monuments in Dorset, Volume 3, Central (1970, RCHME) <http://www.british-history.ac.uk/rchme/dorset/vol3/pp175-182>
- > Dark Skies Map (CPRE) <http://nightblight.cpre.org.uk/maps/>
- > Dorset AONB traffic in villages toolkit (2011, Dorset AONB Partnership) http://www.dorsetaonb.org.uk/assets/downloads/Dorset_AONB_Partnership/trafficinvillages-web.pdf
- > Dorset Explorer mapped constraints (various Dorset Local Planning Authorities) <https://explorer.geowessex.com/>
- > Guidance Notes for the Reduction of Obtrusive Light GNo1 (2011, The Institute of Lighting Professionals) <https://www.theilp.org.uk/documents/obtrusive-light/guidance-notes-light-pollution-2011.pdf>
- > Employment Land Review: Review of Existing Sites (April 2007, North Dorset District Council) https://www.dorsetforyou.gov.uk/media/147658/Employment-land-Review---Review-of-Existing-Sites/pdf/070626_elr_stage_1_with_front_cover.pdf
- > North Dorset Landscape Character Assessment (March 2008, North Dorset District Council) https://www.dorsetforyou.gov.uk/media/147860/Landscape-Character-Area-Assessment/pdf/DFY_landscape_character_assessment_evidence_base.pdf
- > Dorset Heathlands Planning Framework 2015-2020 (January 2016, Dorset Local Planning Authorities) <https://www.dorsetforyou.gov.uk/article/387392/Dorset-Heathlands-Planning-Framework>
- > North Dorset Local Plan Part 1 (January 2016, North Dorset District Council) <https://www.dorsetforyou.gov.uk/article/422365/North-Dorset-local-plan-part-1-links-to-adopted-plan>
- > Bournemouth, Dorset and Poole Workspace Strategy (October 2016, produced in association with the Bournemouth, Dorset and Poole local authorities and the Dorset Local Enterprise Partnership) https://www.dorsetforyou.gov.uk/media/217653/Bournemouth-Dorset-and-Poole-Workspace-Strategy-2016/pdf/20161014_FINAL_Workspace_Strategy_2016.pdf
- > Nitrogen Reduction in Poole Harbour (April 2017, various Dorset Local Planning Authorities) https://www.dorsetforyou.gov.uk/media/221531/Nitrogen-Reduction-in-Poole-Harbour-SPD-Adopted/pdf/Nitrogen_Reduction_in_Poole_Harbour-SPD-adopted.pdf

Appendix 2 – Traffic Management Concept

Milborne St Andrew Concept Masterplan

Following a review of the existing situation, the concerns and aspirations of the Milborne St Andrew Neighbourhood Plan Group and the opportunities and constraints presented by the function of the A354 and potential development sites within Milborne St Andrew, AECOM propose the following concept masterplan, which addresses the potential for traffic management public realm improvement measures to be delivered on the A354 in association with development through the provisions of the Neighbourhood Plan.





Milborne St Andrew Neighbourhood Plan

Pre-Submission Consultation Notice 23rd July - 3rd September

*Between the **23rd July & 3rd September 2018** the Parish Council and Neighbourhood Plan Group will be formally consulting the community on this Draft Plan*

*Drop-in consultation events will take place in the **Village Hall Committee Room** between **10.30am & 12.30pm** on the **4th August & 2nd September***

Copies of the Draft Plan, the Strategic Environmental Assessment and other supporting documents will also be available to review via the Parish Council website <http://www.milbornestandrew-pc.org.uk> and at various community venues including the Pub, Sports Club & Church

Comments on the Draft Plan can be made to the group using feedback forms provided and returned via the consultation sessions, to the village Londis shop, to the group secretary at 28 Stileham Bank or via e-mail to npg@milbornestandrew.org.uk

We look forward to hearing what you think!

