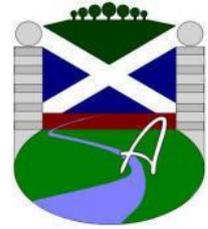


# CONSULTATION SUMMARY

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## *A report on the results of the consultation*

Keeping the community informed, and involved,  
promoting feedback and comments  
through different media.

To enable the group to construct a  
Neighbourhood Plan that reflects the views and hopes of  
people who live or work in Milborne St Andrew

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### Why we have produced this summary

This summary evidences the way the Milborne St Andrew Neighbourhood Plan Group have consistently informed and consulted the local community in preparing our plan, so that it should meet the needs and wishes of the people who live and work in the area. We have produced this summary so that everyone can read about and understand what happened and how the outcomes from the various consultations influenced the final (submission draft) plan. Ultimately this report will be considered by the independent examiner as part of the evidence base for the plan.

### Keeping people informed – general approach

The village has a thriving community magazine (Milborne St Andrew Reporter), which is delivered by volunteers to every household of the parish. The Neighbourhood Plan Group negotiated a number of whole page articles, and produced articles for most months over the preparation of the plan, to keep people informed and engaged

The Neighbourhood Plan Group also created a MSA Neighbourhood Plan facebook page so that publications, articles, and regular updates could be posted, this accessed villagers who may have now left the area, but still have family here.

Photographs pulled in reactions of 'liking' and certain photos (eg a small child delivering the village questionnaire in his baby walker) pulled in hundreds of views and dozens of 'likes'. Usually people were reluctant to comment, but comments were made from time to time and responses received.

The email address ([npg@milbornestandrew.org.uk](mailto:npg@milbornestandrew.org.uk)), and the facebook page were advertised on whole page articles in the Reporter, so that there was always a way for people to get in touch and express any views they had.

A Neighbourhood Plan area was also created on the Parish Council website. This primarily contained documents relating to the various stages of consultation.

At certain times we had fliers delivered to whole of the village; general open days/evenings; expert input workshops (with village volunteers); and household surveys/questionnaire which were delivered to every house in the parish. Thanks go to the volunteers, many who came forward at the initial open day.

We used a lot of open days as this allowed people to ask questions and take in and respond at a time that suited them. The "invite to" banner was regularly pinned on the fence of a resident, with their permission, right in the middle of the village by a busy junction.

Neighbourhood Plan Group meetings were open to the public (although rarely attended) with minutes published on the Parish Council website.

## 1. Launch and Initial Scoping

### The early consultation stages

#### 'how we consulted'

At the initial meeting of the Milborne St Andrew Neighbourhood Plan Group, it was clear that we needed to keep the local population engaged. The village had carried out a large scale research 2 years previously, to inform a parish plan, when many volunteers had delivered and collected questionnaires from every household, but a parish plan has limited influence on development as it is not part of the development plan, and it was felt that there was an apathy for further “village type” plans. To this end, we knew that we had to get the residents “on our side” to check that they wanted a Neighbourhood Plan and what it should cover. The first priority was to find out what the residents in Milborne thought. After a flyer, a banner and an advert in the village magazine advertising the very first consultation days, we prepared as well as we could.

Milborne St Andrew Neighbourhood Plan Working Party notification of public forum



On the first open days in March 2015 we presented multiple media aspects of the village (maps, census, explanations etc) along with leading questions to start to gain information about what the village liked, wanted, or aspired to in the parish.

An article in April 2015 in the Milborne St Andrew Reporter, and then a whole page in May 2015 was used to give an initial feedback to the village,

Type	Date	Times	Type of feedback
Initial Open Day 1	21 <sup>st</sup> March 2015	1000 – 1500	Feedback encouraged with pens/post-its/request for views
Initial Open Day 2	17 <sup>th</sup> April 2015	1000 – 1500	As above
School May Fayre presence	11 <sup>th</sup> May 2015	1200 – 1500	Small display to inform about focus

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### *'level of response'*

Around 70 residents visited on the first, and 30 on the second consultation days, and by providing copious pens and post-its we were able to get a wide range of responses. A similar event was also run at the May Fair, where about 30 people came to look at and comment on the displays. There was a wide age group represented, and many people left contact details to be kept informed.

### *'main issues and responses'*

A SWOT (Strengths Weaknesses, Opportunities and Threats) diagram was compiled (see below).

<b>Strengths</b>	<b>Weaknesses</b>
<p>Good mix of ages x 2            Good sense of community            Great Community            Many clubs            Plenty of activities and clubs            Active village – plenty of clubs to join            In general a great sense of community – many clubs and interests, friendly people, good shop, pub, village hall.            Fabulous village/community feel            Good community spirit            Good socialising opportunities with lots of clubs. Friendly functioning village with a pub, shop and post office            Good to have a pub, shop, post office, school, clubs, friendly people.            Good facilities – pub/shop/post office/library van/chip van/school/village hall            Active Village Hall            Pro-Active pub x 4            Bus Route            Shop x 3            Post Office x 3            Church            We have a church but will we be able to maintain it as a community?            A good school x 3            Doctors            Brilliant doctors and opportunity to see them in our village            Excellent GP's – be good to have the practice based in MSA, but as a resident here, I would say that.            Perfectly placed to work in Poole, Blandford, Dorchester and Salisbury.</p>	<p>Village Cut in half with busy road            Speeding Milton Road            Living on Blandford Hill no car sticks to 30mph.            Speeding on both Milton Road / Dorchester Hill            At night the lorries double their speed and hammer their brakes on for the corner.            Speed of traffic on A354 – no crossing            Need a better crossing on A354            Busy main road through centre of village            Dissecting it in two – bypass would be nice/pedestrian crossing            Speeding Cars – traffic calming device – chevrons with priority for traffic leaving village – wide raised strips.            Narrow pavement past pub – accident waiting to happen            Worry for disabled access to pub from path            New Homes need gardens for hanging washing and for children playing            Need more starter homes, help to buy homes with gardens to keep families together.            Very few affordable housing            Prices of first homes            Price of starter homes for young families – affordables or assisted purchase            Lack of rental accommodation            Many old people have to move away as there is no care home for those who are no longer able to look after themselves            Lack of full time surgery, fully equipped            Poor broadband            Mobile Phone Coverage            Division between “old” and “new” village – financially based? But needs addressing            Poor public transport            Appalling public transport            Transport links            No way for young people to get to/from cinemas etc.            Move bus stop (I know we went through all that before, but...)</p>

## CONSULTATION SUMMARY

Opportunities	Threats
<p>You can be involved in clubs, classes every day with no need to drive</p> <p>Make The Causeway 20 mph</p> <p>Some way of crossing the A354 safely But no traffic lights</p> <p>Paving or gravelled path along Lane End from Homefield to A354</p> <p>Safe cycling for children. Cycle/Skate Park, cycle paths (since the transport is so dire)</p> <p>To ensure sensible expansion with parking areas around the village centre Also adequate parking to all new homes.</p> <p>With New Builds:</p> <p>Some mixed housing as some elderly like to live with younger people</p> <p>Some housing with a granny annexe</p> <p>Some bungalows and some family houses.</p> <p>It would be good if we could have a care home.</p> <p>Opportunities for small businesses bringing jobs to the local area. But need ensure infrastructure is good to attract these businesses.</p> <p>There is space for housing and businesses if made available.</p> <p>Other forms of sustainable power (not wind turbines) that could be owned by the village</p> <p>Renewable energy</p>	<p>Against Infill Development</p> <p>Cramming too many houses into small plots</p> <p>No more large development</p> <p>Any expansion not being visually sympathetic</p> <p>More housing – greater risk of flooding despite recent work at the Causeway.</p> <p>Ensure services are enhanced to accommodate any new development is in keeping with the village</p> <p>Potential housing along Chapel Street (Rectory/Shambles) will give rise to dreadful traffic problems along this road/Church Hill and The Causeway (both should be 20mph limit now)!</p> <p>Over-building in the oldest parts of the village e.g. Chapel Street, destroying the nature of the area.</p> <p>Need to be careful about quantity of new development</p> <p>Too <u>many</u> new houses</p> <p>Too few people interested</p> <p>Businesses bring many plusses, but be careful to ensure the resultant traffic and noise (large vehicle's) does not diminish prevent and future residency e.g. road and services.</p> <p>Village apathy</p> <p>Wind farm x 4</p> <p>Spoiling the countryside around the village as that's why people move here.</p> <p>Loss of Post Office</p> <p>Cuts to bus timetable</p> <p>Danger of accidents outside pub due to lack of footpath</p> <p>"Nimby" attitudes to change</p> <p>Traffic through the village</p> <p>Speed limit</p>

Conclusions: general support for progressing a Neighbourhood Plan, with concern raised about unsuitable development, losing the 'community feel', flooding, and speeding.

## 2. Evidence Gathering

### Business and Community Facilities Research

As part of the initial scope of the plan, in November 2015, research was carried using past village appraisals, previous census results and all other available existing data to ascertain the history of business an employment in the village. We then compiled a list, using local knowledge, internet trawling and directories of local employers or business premise owners.

#### *'how we consulted'*

After research covering using the documentation already available, each known businesses within the parish were contacted with a core of questions adjusted to be personal to their business.

## CONSULTATION SUMMARY

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- Could you let me know if they are office/industrial/storage lets
- If you have any vacant
- How many units there are
- Is there any issues with spreading the word about them?
- Also if there are many village residents employed there
- And would any expansion impact on your locality.

The method of contacting included email, phone, letter and messaging.

In February 2016 we contacted organisations to get a better understanding of how the community facilities used by local residents are run, and what the plans might be for future improvements, so that we can make sure the neighbourhood plan provides the right basis to protect and help these facilities modernise or expand. We wrote to all the facilities and also the main business centres within the parish. The aim was to understand what facilities we had and to obtain data on the land and buildings that are made available to local residents to use. A pre stamped envelope was made available to encourage returns.

Information was not initially available on Deverel Farm, but a meeting was eventually held with the landowner following the pre-submission consultation in 2018.

### *'level of response'*

Responses were received from the following local businesses and community organisations:

- Barnes Croft Grays Stores
- Milborne Business Centre
- MSA First School
- Milton Abbas and MSA Surgery
- MSA Village Hall
- St. Andrews Church
- MSA Allotment Society

### *'main issues and responses'*

Useful information was gained about the target clients/customers and whether staff lived in or around the village. The local stores, surgery and First School reported that they were operating broadly at capacity, the allotments were also broadly at capacity but had plans in place for potential future expansion, and the church and village hall had spare capacity

Some additional questions were asked if the premises were suitable, or at capacity. Most organisations were generally staffed by local residents with the exception of the school and surgery where employees generally came from the wider Dorset area.

The Neighbourhood Plan Group were contacted separately by Ladybirds Preschool asking to present their issues to the group at their meeting in July 2016. Key findings from this was that Ladybirds currently cater for 28 children on roll, every weekday morning from 8:30am, with the option of staying for lunch. There are afternoon slots twice a week until 2:30pm. They take children from 2 years old, and employ three members of staff from the village. There are limitations provided by the use of the Village Hall, due to sharing the facilities with other users. Although there had been plans to locate within a separate unit at the school, this was no longer being pursued and they were therefore looking for sites within the village.

In June 2016 there was an update received from liaison with the PPG (patient participation group) at the Milton Abbas Surgery, who confirmed that they had identified the need for a surgery site.

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The employment research initially concluded that the main demand was for small to medium sized units. Following consultation with Deverel Farm this conclusion was broadened to include larger size units. At Barnes Croft, whilst the office units are at present all let, there are times when a unit is available. Similarly, at the Milborne Business Centre, although there are times when there may be a unit available, at present, however, all units are used. There are limited areas for these site's expansion. Deverel Farm is slightly further away from the main village and has good access to the A354, and the re-use of large industrial-scale agricultural barns has provided flexibility for manufacturing and service units, some of which have a rural / agricultural connection. There is more scope for expansion on this site.

### PLACE Workshop

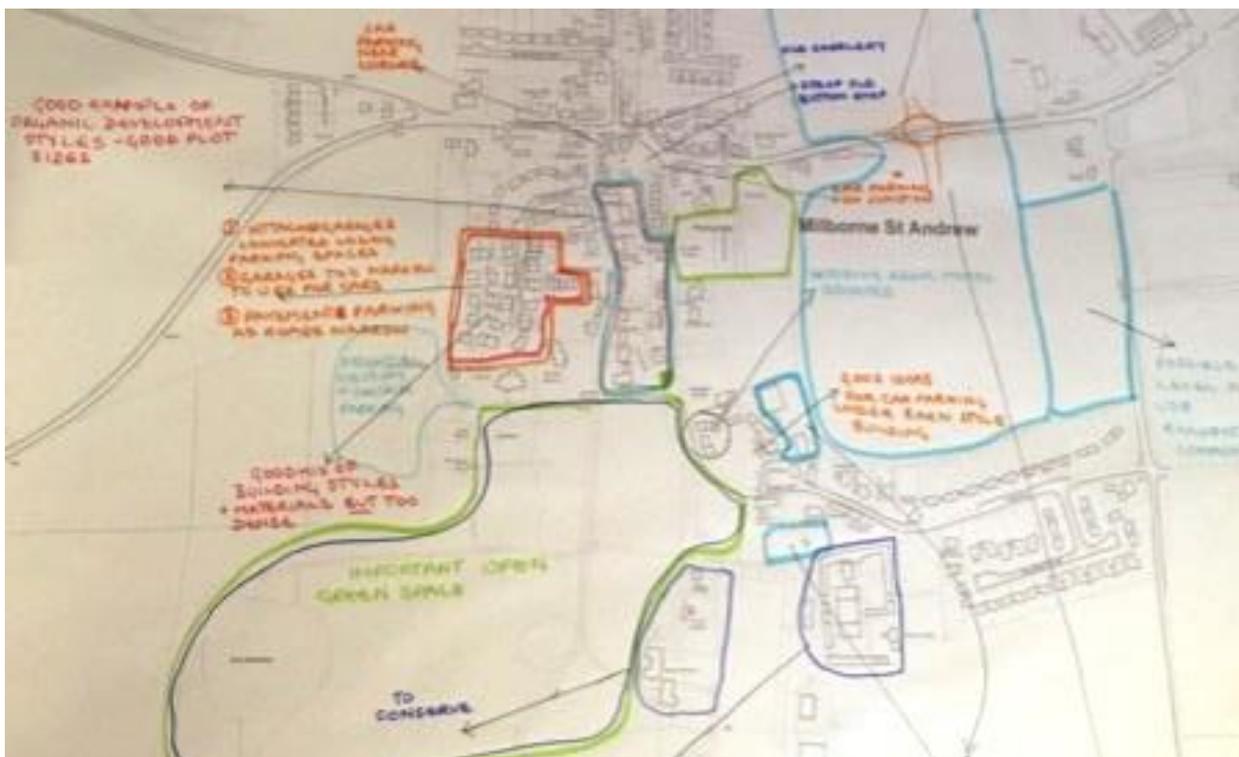
#### 'how we consulted'

Using the PLACE format, and an independent consultant (for which grant funding was obtained), we held a day event on 5 March 2015 to help identify what local people felt about the character, opportunities and threats to the village.

PLACE workshop	5 <sup>th</sup> March 2016	1030 – 1400	Village walkabout in groups of 4, each with one area to comment on as instructed by expert, who produced comprehensive reports
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#### 'level of response'

Volunteers (who had put their names forward from the previous consultation events) were contacted to participate in the event. The day included presentation on Neighbourhood Planning and good design by the expert, followed by a village walkabout (with groups covered different areas, and each group member assigned a topic area), and then a whole group session to log findings. These were collated by consultants who provided an electronic report.



## CONSULTATION SUMMARY

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### *'main issues and responses'*

The report identified possibilities for improving areas of the village (eg. The Square), it also identified visual viewpoints of interest throughout the village. These were used as a basis for formulating ideas on design and important features (such as local green spaces) and opportunities to be considered in the Plan (which were then subject to further consultation).

The full report was published online at <http://www.milbornestandrew-pc.org.uk/shared/attachments.asp?f=d8c57bd5%2Dbcee%2D4f56%2Da052%2Dda1e471775fd%2Epdf> and the key results were reported in the June 2016 village magazine

### **Call for Sites - Identifying the land**

Part of the neighbourhood plan remit was to identify areas to meet the development need for the area.

#### *'how we consulted'*

After advertising in the February 2016 village magazine, on social media, and physical adverts posted around the village, landowners were invited to fill in an online form (through SurveyMonkey) or the paper version (Appendix B). A final reminder was provided in the June 2016 village magazine.



#### *'level of response'*

13 landowners came forward, offering 24 individual plots of land.

### *'main issues and responses'*

Each site was visited (with the knowledge of the landowner), photographed, and assessed by the Neighbourhood Plan Group, and the sites were also sent to County Highways to check potential access issues, with the results of this feeding into the Options Consultation.

### **Household Questionnaire**

#### *'how we consulted'*

There was a need to gather statistical evidence in terms of both need for development, design requirements and preferences, and the extent to which local people used or valued the local facilities and features, and the best way to do this was through a general questionnaire to all residents, focussing on the areas that could not be answered by research.

The survey was designed by the Neighbourhood Plan Working Group using Survey Monkey software, in July 2016. This was distributed in August, and advertised in the August edition of the village magazine. 484 questionnaires were delivered to every household in the parish, with additional copies available on request. They could be completed and returned to the Londis shop or Royal Oak pub where there were collection boxes. The survey could also be completed online.

A copy of the survey form used is available at

<https://drive.google.com/open?id=1Vskc8gx3pIPv2c6vUt4F8lQasrS-hJQo>

### 'level of response'

221 completed surveys were returned, representing a good cross-section of household types.

### 'main issues and responses'

The results were complex, mixed as they were with quantitative and qualitative results, fortunately a village resident with experience in complex analysis volunteered to help interpret the information received. These were separated by age to show response difference, with small areas highlighted to prevent over complication. The detailed analysis is available on the link <http://www.milbornestandard.pc.org.uk/shared/attachments.asp?f=c3184eab%2D12fb%2D4953%2D8c95%2D54ed4336e7c2%2Epdf&o=MSA%2DNP%2D2016%2Dvillage%2Dquestionnaire%2DWrite%2Dup%2D%2Epdf>, and the following summary provided in the February and March versions of the village magazine:

**Housing** Conclusions: The results told us you were happy with between 3 to 5 new homes per year for the life of the plan, there was no consensus for building new houses at a greater rate. 38 respondents expressed a desire to change homes in the future but it was unclear if this was up or down sizing, you would like homes for existing villagers or have identifiable link to the community. You would also like a Covenant on Social Housing (to keep them in Public Ownership). And you felt the need for a mix of homes particularly smaller houses e.g. 1 or 2 bedrooms with some larger homes.

**Facilities:** The questionnaire confirmed that we all felt that most of the facilities within the village that were listed in the questionnaire to be important, or desirable. With the most visited (like the shop) attracting the most votes. A larger main GP practice sited in MSA was mentioned on a high percentage of forms returned, as was community support for a purpose built Pre-school. Comments suggesting siting the bus stop to a safer position, with a bus shelter were popular. And the state of footpaths and stiles put forward.

**ONWARD ACTIONS:** The group will contact the surgery to enquire as to their future plans. Ladybirds pre-school have already presented their hopes to the NP Working Group. The bus stop siting is outside the remit of the NP, as are the footpaths and stiles, so the Parish Council will be notified of all the comments.

**Flooding:** The first draft statement, linking existing policies and your views: *"Within the parish of Milborne St Andrew any new development which falls within 500m of Flood Zone 2 (as defined by the Environment Agency) and results in a net loss of permeable surface area shall be required to undertake a full Flood Risk Assessment as defined by the Flood Zone 1 and Critical Drainage Area Assessment as set out by the Environment Agency. Where applicable, full mitigation measures as set out in the Environment Agency's standing advice for Vulnerable Developments should be included within any application."*

**ONWARD ACTIONS:** Grey water systems – ensure current thinking regarding grey water is incorporated into the Policy Document. Permeable surfaces – not gravel, with clear guidance for Planning in relation to water management also improved sewerage, and drainage systems.

**Village Character (style and green spaces)** - Conclusions: Any new development needs to enable/incorporate safe integrated road access for pedestrians. Paths whether 'right of ways' or 'locally accessed' are important with easy access to green spaces and these should be incorporated in any new build. Any development should reflect the need for 'green spaces' and of trees.

Buildings should be no greater than two storeys; mixed style development; designed to reflect 'typical Dorset village buildings'. Ensure retention of existing green spaces, public spaces e.g. recreation grounds, footpaths and stream.

**ONWARD ACTIONS:** Mapping of footpaths and 'missing links'; Investigate schemes to sort out traffic problems

**Business And Employment** - Conclusions: Whilst research showed that all the village business units are full (reported by the owners), there is little enthusiasm for villagers with businesses elsewhere to relocate to the village. However the population, over-whelmingly felt that the village would benefit from more businesses, primarily small units.

**ONWARD ACTIONS:** Identify employment sites – and encourage home working? Good support for more businesses but promotion needed and more units or 'home units/work spaces'. There were five comments in the questionnaire wanting a café type facility, this has to be community/ commercial led, as it is outside of Neighbourhood Plan remit.

Footpaths consultation

*‘how we consulted’*

In order to establish the level of potential landowner interest in improving the public rights of way network, the main landowners were contacted by letter / email in March 2016, asking for a response by the time our group was to meet (12 April).

The letter / email explained that, as part of the Milborne Neighbourhood Plan, the village surveys have revealed that residents appreciate the access to the countryside via the footpaths, and that improvements to footpaths could potentially be funded through developer contributions. It also explained that our research had picked up that some footpaths no longer lead to a destination, and that there are limited opportunities for circular routes, particularly avoiding having to walk along roads. We included a map of where additions may be useful (red dashes), and also show existing paths and asked for their comments.

Otherwise it would be useful to know your thoughts and suggestions by the time our group next meets (12 April).

*‘level of response’*

Responses were received from the majority of landowners contacted.

*‘main issues and responses’*

The consultation highlighted that, whilst most of the landowners could understand the local resident’s wishes for improved access to the countryside, that would be reluctance to deliver the identified improvements. Reasons given included:

- Gates have been left open.
- Sheep are worried by dogs on a daily basis and pick up worms from dog faeces.
- Growing crops suffer damage from dogs been allowed to run around on them
- Sticks and toys that are thrown and not retrieved have caused damage to farm machinery.
- There is littering and graffiti left behind on the trees
- Disturbance to wildlife.

3. Options Consultation

The options consultation pulled together the main findings from the evidence gathering stage, focusing on the possible site options, and seeking to clarify that other area of work were progressing in a way that local residents supported.

*‘how we consulted’*

Due to the level of detail needed, the decision was taken to present the options at a drop-in event held in the village hall. This would enable people to take time to look at the various information displayed, and fill in the associated questionnaire (Appendix C). For those not able

**Milborne St Andrew NP Group**  
Nearly there!  
May 2017

Supported by

**PLEASE KEEP TALKING TO US!**  
WE PLEDGE TO MAKE SURE THAT YOU KNOW WHAT IS GOING ON. Look out for our regular items in your village magazine (MSA Reporter) See our facebook page and Email [NPG@milbornestandrew.org.uk](mailto:NPG@milbornestandrew.org.uk)

**WHERE WOULD YOU LIKE THE HOUSES?**  
You can see that some sites would be more suitable than others. Our research so far suggests we need about 60 houses in the lifetime of the Neighbourhood Plan (up to 2031). This includes any houses that already have planning permission, but not yet built. As part of our initial assessment, we have looked at all aspects of each site, and taken advice, some checks are still being undertaken with all parties where land is in joint ownership. We think that some of the sites could be just partially developed, what do you think?  
Come along on 10<sup>th</sup> June to the village hall between 10am and 3pm, see all the information, and make up your mind.

**DON'T FORGET OUR COMPETITION!**  
We need your favourite views of Milborne St Andrew, it can be recent or reminiscent – folk or fields. Please email your photo to [NPG@milbornestandrew.org.uk](mailto:NPG@milbornestandrew.org.uk) as a JPEG (photo) file. The winner(s) will have their photo(s) on the front page of the final Milborne St Andrew Neighbourhood Plan. This plan will be published online, and copies circulated to councils, your name will be credited to your photo, maybe a good step to a professional career!

There are a couple of sites that didn't fit on the map, the old Waterbarn (down Waterbarn Lane) and a site up Dewlish Road next to Popes Farm (behind Springfield)

## CONSULTATION SUMMARY

to attend, the display material would (as far as possible) also be made available on-line on the neighbourhood plan pages of the Parish Council website.

The June 'drop in' consultation event was published on the front page of the June 2017 village magazine, with further details given with the magazine, with a flyer in prominent places around the village and a notification on the Facebook page. A second event was scheduled based on feedback on the Facebook page from people who had been unable to make the first event. The information displayed was also published online on the Neighbourhood Plan pages of the website, together with the questionnaire form used.



<http://www.milbornestandrew-pc.org.uk/community/milborne-st-andrew-parish-council-7786/consultation-june---july/>

At these events, we presented site assessment summaries, maps and a selection of photos of all the sites that scored generally well against the site selection criteria, and also details of the sites that had scored poorly.

Options consultation – display of all sites (village hall)	10 <sup>th</sup> June 2017	1000 – 1500	All sites displayed with map and photos, plus additional information on other topic areas. Feedback sheet with scores based on the areas identified by the team.
Options consultation – (Pub skittle alley)	11 <sup>th</sup> July 2017	1700 – 2000	Held on request from residents who had been unable to attend the June event. All as above.

In addition, the strategic environmental assessment of the site options was also publicized and sent to the statutory consultees for their comments. This element of the consultation remained open until 20 October 2017.

### *'level of response'*

114 completed response forms were received. An approximate count (based on forms handed out) suggested about 150 people attended one or other event.

### *'main issues and responses'*

The responses provided the working group with a clear idea of the village's preferences in relation to preferred future development options and offered good feedback on the group's draft policy proposals.

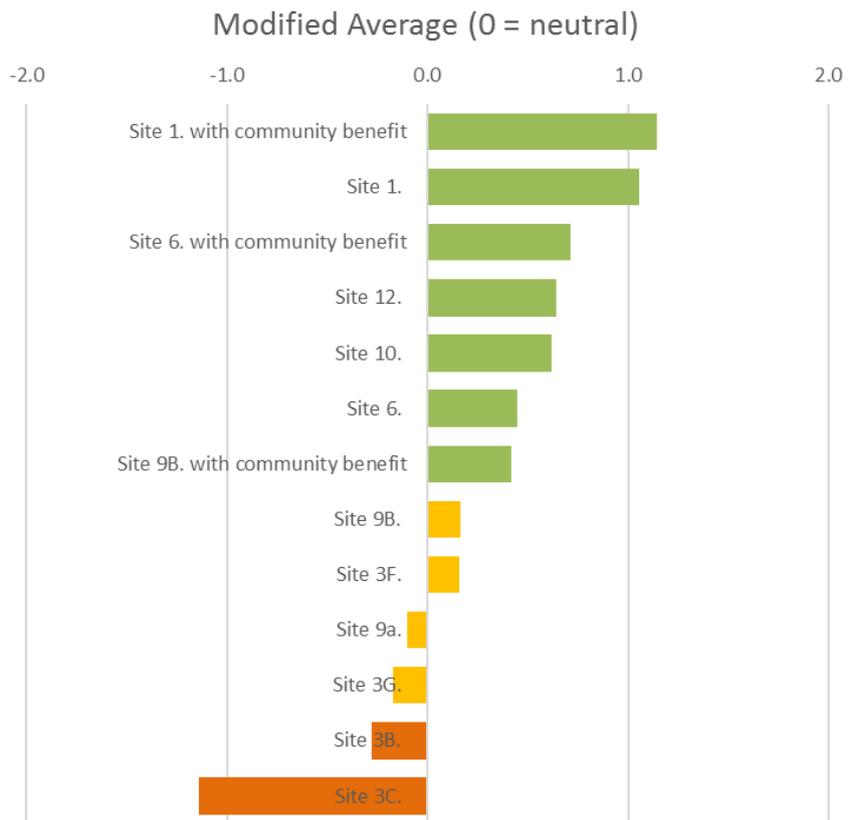
The sites that emerged as the local people's top choices were:

- Site 1 - Land Opposite Milborne Business Centre / Camelco, with possible community benefits to be confirmed
- Site 6 and 9B - The Blandford Hill Group - the field uphill from Southview and the strip of Home Field adjoining the A354, with possible community benefits to be confirmed
- Site 12 - The field at the top of Huntley Down, off Milton Road.

## CONSULTATION SUMMARY

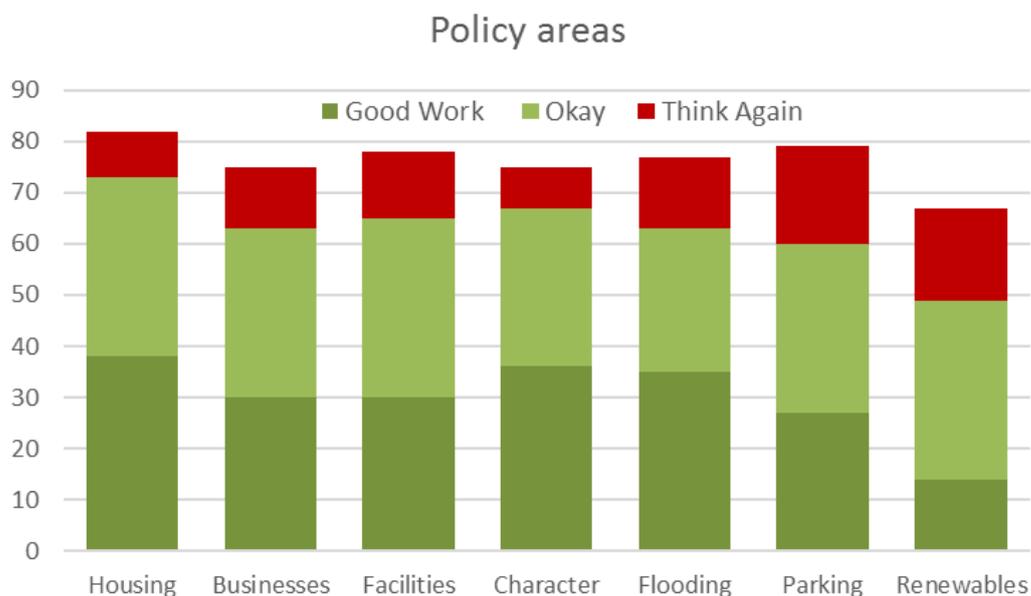
For all of these sites, a clear majority of respondents rated them as "Highly Suitable / Acceptable" or "Suitable / Acceptable" for development.

In addition to the sites above, since the start of the consultation process, Site 10 "Land behind Fox View", that would have been carried forward as a preferred site post consultation, had received planning permission outside the Neighbourhood Plan process. While the site need no longer form part of the plan, the homes built here will be counted towards the village's quota of housing within the North Dorset plan.



In terms of the remaining sites, there was no clear indication that any of these should be reconsidered. The most suggestions (16 of 114 responses) was for Site 11c (land behind Lynch Close).

The responses to the draft policies presented were all generally positive, with all policy proposals received ratings of "Okay" or "Good" from more than 70% of respondents.



General comments referenced a range of issues, the main points being summarised as follows:

- Need for better / enlarged community facilities (x4)
- More details needed on employment (x4)

## CONSULTATION SUMMARY

- Importance of retaining village scale and character (x4)
- Affordability of housing (x3)
- Better designed homes including renewables etc (x3)
- Need for improved crossing of A354 (x2)
- Concerns regarding traffic and parking (x2)
- Include biodiversity enhancements (x2)

This overview (although not the detailed scored) was reported on the Facebook page and via posters around the village, with the next step being to ask the owners of the Preferred Sites to tell us more about how they think their sites can be developed that would meet the aspirations and avoid the issues that the residents have told us about.

### Stage 2 - landowner presentation event

#### *'how we consulted'*

Landowners or their representatives of the four preferred site were invited to present their proposals on a concept level for each site at an evening in November 2017.

Landowner Presentations (Village Hall)	25 <sup>th</sup> November 2017	1800 – 2000	Landowner/Representatives presented concept ideas for the four top sites. Feedback sheets with scores relating to presentation and compliance with NP aspirations. Also on PC website with links to NPG facebook page
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The invitation to the landowners explained that we wished to work with them to better understand how the sites could be developed in accordance with the wishes of the local community. We also said that, based on our research and feedback received from the consultations, in addition to the proposed mitigation requirements in the site assessment sheets, they should take into account the following general points:

**COMMUNITY BENEFITS** - *We provided information of the possible needs of the **GP practice and for the pre-school nursery** and also explained that there had been general support to see some more, **small-scale employment units** included in the plan.*

**HOUSING NEEDS** - *We provided information from the household questionnaire and housing needs register that suggested the housing mix should be **split between affordable and mobility-friendly smaller (1 and 2 bedroom homes, but with adequate storage and parking)**, together with some family homes.*

**PARKING** - *We gave the landowners our draft proposal and findings.*

- 1 bedroom house = 1 parking space and 1 unallocated parking space*
- 2 bedroom house = 2 parking space and 0.5 unallocated parking space*
- 3 bedroom house = 3 parking space and 0.5 unallocated parking space*
- 4 bedroom house = 3 or 4 parking spaces and 0.5 unallocated parking space*
- 5 bedroom house = 4 parking spaces and 0.5 unallocated parking space*

*The unallocated space per dwelling (rounded up to the nearest whole number) would cater for visitors/ overspill. The nature of the parking spaces is also a consideration - so for example not all in-line or garaging would count.*

**DESIGN** – *Points to consider were highlighted as: **Green spaces**, space for trees to mature, styles retaining a **'typical Dorset village'** character, no greater than 2 stories, mixed style and reflect local building styles and materials. Footpaths around the village are important, how these can*

*be included or linked.*

**FLOODING** - *Although none of the chosen sites should themselves flood, could their designs reduce run-off to below current levels, to achieve a better outcome for all.*

We requested they attend this public event, to make a 10 minute presentation to local residents, including their concept ideas for the site and how they meet the aspirations of the village, addressing all of the topics above. We offered a meeting if needed with the Neighbourhood Plan Group before the event, if this would be helpful. A representative for Camelco took this offer up.

Not only did we publicise through our normal channels, the facebook page, the village magazine and adverts in various positions throughout the village, we also put a call out asking if residents would like to deliver flyers just in their own roads by emailing the 'friends of the group' and also on facebook. There was no pressure put on our regular volunteers, as we were aware that they have supported us throughout the process. We had new names volunteering, including some of the 'regulars', and managed to cover the whole village. We believe this is what led to such a good turnout.

On the night (25 November 2017), the landowners had the opportunity to display the information prior to presentation, to make a 10 minute presentation and also to participate in a lively open Q&A session. A rolling display providing some background, information on the importance of the consultation, and next steps, was provided prior to the presentations starting. A feedback form was provided to all attendees (Appendix D). The information presented was also made available on the website together with the feedback form, to allow those that weren't able to make the event to participate. This has to be returned to the village shop by 2 December.

### ***'level of response'***

91 people packed into the hall, nearly the maximum allowed. Some 72 feedback forms were received in total, 52 handed in on the evening, the remainder (including 7 late responses) downloaded from the website. The late responses did not materially sway the results.

### ***'main issues and responses'***

The scores from the landowner evening show a clear general preference for one site, Camelco (otherwise known as the old milk factory car park and lagoon). The detailed comments relay various concerns and suggestions, most notably about drainage, public access to the woodland, traffic, pedestrian links into the village, and the bus stop.

The anonymised feedback sheets have been sent to the landowner, requesting their consideration of these points. Similarly the feedback sheets have been sent to the landowners of the other sites, highlighting the areas of concern (such as density, size, overlooking), and asking for their comments.

The level of presentation was dictated by the level of expertise, and the processes that already taken place. Therefore the presentation content was very different, this was commented on in the feedback sheets, as it was difficult to compare on a level playing field.

These headline results were published in the February 2018 village magazine, and a more detailed breakdown included in the March reporter, as follows:

## CONSULTATION SUMMARY

Site	Options score*	Details score	Comments from Details consultation
Camelco	4.05 – 4.14	3.71	<p>Drainage – if relying on current drainage, this may be a problem if broken elsewhere. Contamination report to be provided to evidence that this isn't a problem.</p> <p>Traffic management – safety and convenience pedestrian links to the village amenities and bus stop.</p> <p>Woodland – access and safety concerns including the security of residents' properties, and the safety of the woodland itself.</p> <p>Density was raised as a concern</p>
Blandford Hill South side – Homefield	3.17 – 3.42	2.51 – 2.81	<p>Lack of detail – this was by far the main comment made – that people felt unable to assess the proposal from presentation because of the lack of information</p> <p>Traffic management – being that the site abuts the main A354, a clearer approach to this would be helpful. This side of the A354 currently has no pavement.</p> <p>Fear of expansion – as large site and loss of open spaces, depending on extent of development</p> <p>Visibility of the site from many places</p>
Blandford Hill North side	3.45 – 3.71	2.22 – 2.59	<p>Sloping nature of site – concerns regarding increased run off</p> <p>Parking – plans appears to have limited parking particularly for the surgery and pre-school, which would be a problem</p> <p>Visibility/Overlooking – from across the valley or Stileham Bank</p>
Huntley Down	3.64	2.53	<p>The main concerns were about the number of houses being too high for the size of the site, the overlooking of existing homes and gardens, concerns regarding increased run off from the site and increased traffic.</p>
* Higher score is 'with community benefits', scored between 1 (highly unsuitable) to 5 (highly suitable)			

The feedback form also asked whether people were generally happy to consider the larger scale proposals put forward by the landowners in relation to the sites. The majority were in favour of the proposals for Camelco, but it was much less clear for the two Blandford Hill sites, with slightly higher numbers against the larger schemes (60% against the larger Homefield option and 52% against the larger Blandford Hill north option).

The Neighbourhood Plan Group therefore publicised their intention to include Camelco in the draft plan, subject to resolving the identified issues. Given the site's capacity, together with the existing supply of extant consents and projected local needs, there was no obvious need to include more sites in the Neighbourhood Plan. However whether a reserve site should be named was still under consideration, noting that there has been no clear 'second place' in terms of the consultations, with the average 'suitability' scores broadly similar for all three sites (Huntley Down, Homefield and Blandford Hill North), and no consistent 'ranking' between these three sites with the order of preference from the options stage consultation.

## CONSULTATION SUMMARY

It was also noted that a planning application for 30 dwellings at Huntley Down was submitted on 23 November, two days before the landowners evening event. In the feedback to that landowner (Wyatt Homes), the working group expressed their disappointment in the timing of this, as the group had been led to believe that the landowner would use the event to consult on their ideas prior to finalising their plans.

### 4. Final issues consultation - traffic, green spaces, settlement boundary and character

With the completion of the traffic management proposals by the Government-appointed consultants, together with information from a Facebook poll on where local resident’s normally crossed the main road, a final consultation was planned to check the outcomes from that work, plus the further work undertaken on the assessment of green spaces, possible amendments to the settlement boundary and a description of the key characteristics of the village that could be used as a basis for design guidance.



Traffic/Footpath/Green Spaces/Woodland	4 <sup>th</sup> and 9 <sup>th</sup> June	4 <sup>th</sup> June – 0845-1045 9 <sup>th</sup> June – 1400-1600	Display of maps and explanation with short feedback/comment sheet for completion. (outside Londis and inside Royal Oak). Also on PC website with links to NPG Facebook page.
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#### *‘how we consulted’*

The Neighbourhood Plan Group organised a display of maps and explanation covering the above topics, together with a simple one-sided response form (Appendix E). The events were advertised through posters displayed around the village, a Reporter article (June 2018) and on our facebook page. The information documents was also uploaded to the Parish Council website <http://www.milbornestandrew-pc.org.uk/community/milborne-st-andrew-parish-council-7786/consultation-june-2018/>

The first event was held outside the village shop (with their permission) on the first Sunday morning in June 2018, and the second event a week later on the Saturday afternoon in the local pub skittle alley.

#### *‘level of response’*

There was a reasonable amount of passing pedestrian traffic outside the shop, with very useful discussion, less so on the following Saturday, but as a separate Parish Council sponsored meeting about traffic control was following, we were able to tap into the early attendees. It is estimated that about 40 people engaged in the consultation, and a total of 27 feedback questionnaires were returned.

## CONSULTATION SUMMARY

### 'main issues and responses'

Analysis of these returns in quantitative terms demonstrated respondents' strong support for the NPGs proposals across all areas with a vast majority of respondents stating themselves to be "Happy" or "Very Happy" with the Group's proposals as they stand.

	Traffic Management	Settlement Boundary	Green Spaces	Design Guidance
Average Score out of "5" where "5" is "Very Happy"	4.2	3.9	4.3	4.2

### \*Average of sub element scores

Feedback on the Traffic Management Report's has been passed onto the consultants to consider in terms of finalising their proposals. No major changes are envisaged necessary, but in particular this highlighted:

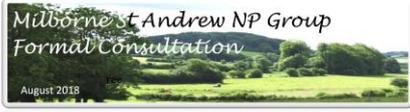
- That more consideration should be given to enhancing pedestrian safety around the pub
- That consideration should be given to extending the 30 mph limit to include the current 40 mph zone

## 5. Pre-Submission Draft Plan Consultation

### 'how we consulted'

Following the decision at our July meeting that we were in a position to present a pre-submission Draft Plan, we initially sought the approval of Milborne St Andrew Parish Council, which was successful. In the next MSA Reporter, we advertised the following:

- The Milborne St Andrew Neighbourhood Plan Pre-submission Draft was available for consultation
- Electronic copies of the Plan and the SEA (Strategic Environmental Assessment) will be available on the Parish Council Website and a link will be published on the Neighbourhood Plan 'Facebook' page.
- Paper versions of both the Plan and the SEA will be available to view at the Royal Oak, the shop and possibly other community venues, or contact the secretary (Sue Gould) who will hold a limited number of paper copies.
- A comment form will also be available, downloadable or in one of the community venues in the village. These can be returned by email or post to the secretary's home (address supplied). Any other representations can also be sent in a similar manner.
- The Consultation period will be from 23rd July and end on 4th September 2018



Supported by 

**What is happening with Huntley Down?**

The planning application has now gone to the Full Planning Committee (24<sup>th</sup> July), the parish council hopes to be able to send a representative to be able to put forward your views. The results of this will, unfortunately, be published too late for this Reporter's deadline.

**LET'S GO.....**

- The name of the plan is **Milborne St Andrew Neighbourhood Plan Pre-submission Draft (MSA-NPPD)**.
- The Consultation period will be from **23<sup>rd</sup> July and end on 4<sup>th</sup> September 2018**
- Electronic copies of this document and the SEA (Strategic Environmental Assessment) will be available on the **Parish Council Website** and a link will be published on the Neighbourhood Plan 'Facebook' page.
- Paper versions of both the MSA-NPPD and the SEA will be available to view at the **Royal Oak, the shop and possibly other community venues**, or contact the secretary (Sue Gould) who will hold a limited number of paper copies.
- A **comment form will also be available**, downloadable or in one of the community venues in the village. These can be returned by email to [npg@milbornestandrew.org.uk](mailto:npg@milbornestandrew.org.uk) or post to 28 Stileham Bank (DT11 0LE). Any other representations can also be sent in a similar manner.
- There will be two opportunities to come along and have a look at the maps, the plan, and the assessment at the **Village Hall Committee Room on Saturday 4<sup>th</sup> August and Sunday 2<sup>nd</sup> September, both between 10.30am and 12.30pm**. Members of the NP group will be on hand to answer questions.

This is your chance to let us know whether you think the plan is fine as drafted, needs some minor changes, or a major overhaul. We can (and will) make changes as a result of the feedback received. We also will be consulting a wide range of organisations such as the District and County Councils, Environment Agency, Wessex Water, adjoining parishes etc...

**Camelco Update**  
This site remains the one chosen by you, the village... We have been informed that the landowners have chosen a developer (Bracken Developments Ltd) to work with, and they are now in the process of organising various surveys. They are aware of the applications that have been submitted and are therefore looking to ensure that these do not 'overtake' the resident's preferred option, so will be moving towards a planning application faster than they would have wanted. We will keep them informed of the consultation feedback in relation to their site.

Issues and Ideas events  
March / April / May 2015  
Place Check 'village walkabout'  
March 2015  
Facilities Consultation  
July 2015  
Household Questionnaire  
August / September 2015  
Call For Sites  
February 2017  
Options Consultation  
June / July 2017  
Landowner Site Concepts Event  
November 2017  
Traffic and Design Consultation  
June 2018  
Draft Plan Consultation  
July 2018

**To comment, please see our facebook page (Milborne St Andrew Neighbourhood Plan)  
Post to: 28 Stileham Bank, DT11 0LE or Email: [NPG@milbornestandrew.org.uk](mailto:NPG@milbornestandrew.org.uk)**

## CONSULTATION SUMMARY

- There will be two opportunities to come along and have a look at the maps, the plan, and the assessment at the Village Hall Committee Room on Saturday 4th August and Sunday 2nd September, both between 10.30am and 12.30pm.

Quotations for printing of the Pre-submission Plan, and the SEA had already been sought, so this was actioned, and a short feedback sheet (Appendix F) was designed and along with a non-technical version of the SEA were printed. These paper versions and feedback sheets were distributed, with permission, to be displayed and available for scrutiny at the Village Hall, St Andrews Church, Grays Stores and The Royal Oak. There were also posters throughout the village covering the above points. The MSA Reporter is delivered to every house in the parish, so that we knew that we had informed those without internet access, who should not be disadvantaged by purely electronic versions being available. The banner was put to good use again for the two open mornings in August and September, along with reminders on Facebook closer to the dates.

The two sessions in August and September were well attended, about 40 people attending in August and around 20 in September 2018 (measured by feedback sheets distributed at the entrance).

NP Draft Plan and SEA Consultation (Village Hall Committee Room)	4 <sup>th</sup> Aug 18 and 2 <sup>nd</sup> Sept 18	1030 – 1230	Draft Plan, SEA and associated explanations and maps. Paper versions of plan and SEA available in all community areas (Shop, VH, Church etc) Also on PC website with links to NPG facebook page, and opportunity to post to secretary.
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The following statutory and other consultees were directly contacted for their input at this stage:

Local Councils Consultees	Response	Other Statutory Consultees	Response
- Dorset County Council		Dorset AONB Partnership	
- North Dorset District Council	✓	Highways England	✓
- West Dorset District Council		Sport England	✓
- Purbeck District Council		SGN	✓
- Affpuddle & Turnerspuddle PC		SSE	
- Tolpuddle Parish Council		Wessex Water	✓
- Dewlish Parish Council	✓	<b>Local Service Providers</b>	<b>Response</b>
- Milton Abbas Parish Council		Londis	
- Winterborne Whitechurch PC		Post Office	
- Bere Regis Parish Council		Ladybirds Pre-School	✓
<b>SEA Consultees</b>	<b>Response</b>	Milton Abbas Surgery	
- Environment Agency	✓	Royal Oak PH	
- Historic England	✓	Village Hall	✓
- Natural England	✓	Sports Pavilion	✓
		St Andrew's Church	✓
		MSA First School	

### *'level of response'*

Responses were also received from the local residents (there were 36 completed response forms plus 4 forms completed by landowners), from 13 of the email consultees (as indicated in

## CONSULTATION SUMMARY

the table above) and from the following landowners / developers (who own or have an interest in a site but are not local residents):

- Camelco Ltd (Milborne Business Centre)
- N Pye
- Wessex Strategic Ltd
- Wyatt Homes (two separate responses were received in relation to the two parcels of land in which they have an interest)

### *‘main issues and responses’*

The feedback forms showed broad support for all policy areas, as shown in the graph.

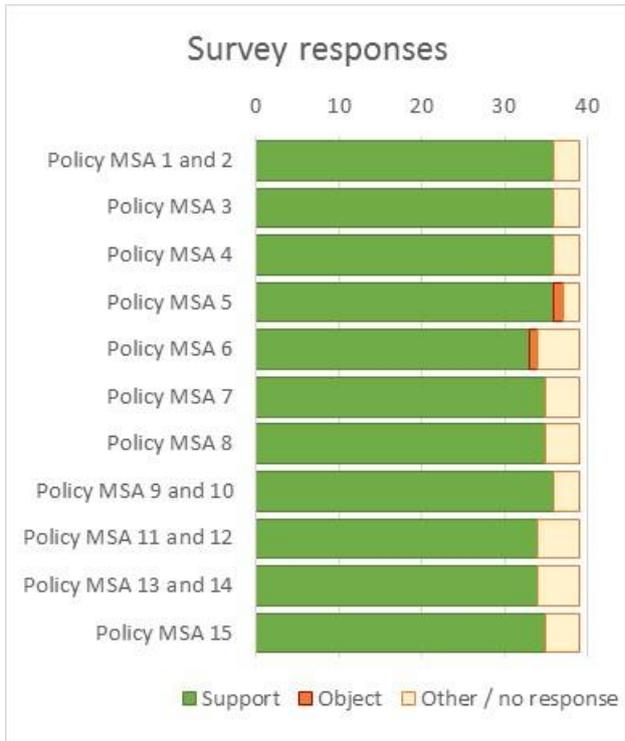
On the final question (please indicate if you support the plan as drafted, generally support the plan but would like to see some minor changes, or do not support the plan / I consider it needs fundamental changes), there were 20 responses in full support, 3 generally supporting and only 1 respondent who considered that fundamental changes were needed (on the basis that any new

development would increase the already difficult and dangerous road safety issues).

The following table summarises the key points raised and suggested way forward.

The main changes to the Neighbourhood Plan policies made as a result of the pre-submission consultation feedback can be summarised as follows:

- Policy MSA3 on employment needs broadened to support the expansion of Deverel Farm complex to accommodate large-scale premises for B1, B2 and B8 type uses and incidental parking and external storage areas, with criteria on landscape impact, the inclusion of measures to avoid potential harm to the groundwater protection zone from potential pollution, and consideration of accessibility and safety measures if warranted, including improvements to pedestrian and cycle routes into the village.
- Policy MSA5 on the Development of the Camelco Site amended to allow the more flexible interim use of the community buildings for B1 employment, and reference made to suitable accessible natural greenspace (SANG) provision (cross-referencing updated policy MSA12)
- Policy MSA12 updated to more closely align with the Local Plan standards, and clearly specify the requirements for a SANG and nutrient mitigation in relation to the European sites. The revised wording in regard to the latter was drafted in conjunction with Natural England.



## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
- Overall	No objections (or plan-specific comments)	Dewlish Parish Council, Environment Agency, SGN, Sport England	Noted – no actions necessary
- Overall	Support plan as drafted	Camelco Ltd (landowner)	Support noted – no actions necessary
- Overall	The Plan would benefit from a management summary of no more than 2 pages of A4 that identifies and provides some clarity to all of the key issues. A flow diagram of the process to adoption would also be useful	R Lock	A summary is provided already on page 1 (entitled ‘What this Plan is all about...’). The diagram on Page 4 will be updated to show the process to the end, with additional paragraphs inserted to explain these later stages and the main issues raised through this consultation.
3.01 – 3.03 Vision and Objectives	Support the plan’s objectives	Wyatt Homes (landowner)	Support noted – no actions necessary
4.02 - 4.04 Policy MSA1	Queries how the projected housing need for the village has been established. The amount of housing proposed in the plan is too low, a higher amount would allow more young people to remain / move to the village. Without this the community will stagnate. Dividing the local plan figure out on a pro-rata basis is not a sound approach to distributing development in the countryside. Milborne St Andrew is one of the more sustainable and larger villages in North Dorset and therefore it is reasonable to expect that it would need to take a higher proportion of the countryside requirement. The plan fails to take into account the uplift in housing requirement dictated by the new housing calculation	N Pye (landowner), R Lock, Wessex Strategic Ltd (landowner), Wyatt Homes (landowner)	The basis for the housing needs calculations is summarised in Table 1, with further background information available in the Housing Needs Review paper. This follows the guidance provided by Housing Needs Assessment at Neighbourhood Plan Level - A toolkit for neighbourhood planners (2015), and is similar to the method used and approved by Examiners in relation to Shillingstone and Fontmell Magna NPs (other North Dorset villages). The plan has the capacity to provide for more than the projected need given the potential for infill development, capacity above 32 dwellings on the site allocation and potential to bring forward rural exception sites for affordable housing and barn conversions. It would also be possible to identify a further site through the review of the

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
	method established in the NPPF. WS suggest that the SHMA 2015 OAN figures if applied pro-rata across the 19 rural settlements would require 52 new homes (21 affordable) in Milborne St Andrew for 2013 to 2033, and the more recent government projections suggest a higher figure still, and propose amending Policy to achieve 4.6dpa (and 2.3 affordable dpa). WH suggest it would be inappropriate for the Neighbourhood Plan to proceed to submission based on housing figures that are in an out of date local plan and are likely to increase significantly by the time the neighbourhood plan has been submitted for examination.		plan before 2033. However the plan also needs to take into account the spatial strategy which focuses the main growth within and adjoining the more sustainable towns. NPPG para 41-009 recognises that although a draft neighbourhood plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development. The Housing Needs Review has considered the uplift potentially generated by the DCLG draft target (Sep17) and the target of 2.8dpa equates to the target that would be generated by this latest projection (whereas using the Local Plan target would have led to a lower target of 2.2dpa). NDDC have not objected to the housing levels proposed. No actions necessary.
4.02 - 4.04 Policy MSA1	More housing would potentially help provide more funding for drainage improvements.	N Pye (landowner)	There is no flood prevention scheme identified as required at the current point in time – but Policy MSA1 would not prohibit this scenario if such a scheme was to emerge as necessary and could be delivered through housing. No actions necessary.
4.02 - 4.04 Policy MSA1	The plan fails to meet its identified affordable housing needs set out in Table 1 – a housing site of 32 dwellings would only deliver 13 affordable homes at 40%, and other sites are likely to fall under the AH requirement threshold.	Wessex Strategic Ltd (landowner)	The current registered need for households with a local connection is for 14 homes. The site allocation potentially could deliver more than 32 dwellings (and therefore fully meet this need), and there is potential to bring forward rural exception sites for affordable housing and to identify

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			a further site through the review of the plan before 2033. No actions necessary.
4.02 - 4.04 Policy MSA1	The plan should prioritise brownfield before greenfield sites.	S Bulley	The main housing growth will be on a brownfield site. No actions necessary.
4.02 - 4.04 Policy MSA2	There is a degree of conflict between the removal of permitted development rights by condition and enabling appropriate adaptations to be made for those limited mobility or requiring an element of care. With the ever increasing rise in the cost of housing this could prevent houses being adapted to suit changing family circumstances such as younger adults choosing to stay at home rather than moving to a more expensive urban environment, or older people being able to remain within the family environment	North Dorset District Council, N Pye (landowner)	The policy is not intended to prohibit any such development, but to ensure that the gradual depletion of the more affordable housing stock can be taken into account. This can be made clearer and the supporting text can also clarify that personal circumstances etc may be looked on favourably.
4.02 - 4.04 Policy MSA2	The prohibition of larger homes is not consistent with the adopted North Dorset Local Plan Policy 7 for 60% of all new development to be of 3 bedrooms or more in size. The most recent SHMA from 2015 requires 16% of new market houses to be 4 bedrooms or more.	Wyatt Homes (landowner)	NDDC have not identified this policy as in conflict. Policy 7 seeks “about 60% of market housing as three or more bedroom properties” and does not give a specific proportion for 4+ bedrooms. The 2015 SHMA is based on an appraisal of all the stock and does not differentiate between the towns and villages, whereas statistically the towns have a lower proportion of larger homes sizes compared to rural areas. Policy MSA2 encourages one, two and three-bedroom open market homes, and does not completely prohibit such larger homes, but requires their inclusion to be justified given that there is no local evidence of need compared to smaller house sizes. No actions necessary.
4.02 - 4.04 Policy MSA2	Larger 3 and 4 bedroom homes can use bedroom space for home office	E Stockley	This is noted in the policy as an option to accommodate for potential future subdivision (e.g. into workspace / studio).

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			No actions necessary.
4.02 - 4.04 Policy MSA2	Stop housing be used as holiday homes	J Hatt, R Harradine	There is not sufficient evidence to suggest that the level of second homes is causing economic or social issues that would merit such a restriction. Vacancy rates are slightly lower than the North Dorset average. No actions necessary.
4.05 - 4.07 Policy MSA3	Suggest 'strategic' is removed or replaced in the policy with a more appropriate term to avoid confusion with the SRN (which locally is the A35 to the south) as the A354 is not part of this network	Highways England	Agreed – reference to be amended to A354
4.05 - 4.07 Policy MSA3	c: suggest a change of wording to 'unacceptable harm' to provide appropriate flexibility.	North Dorset District Council	Agreed – amend 'harm' to 'unacceptable harm'
4.05 - 4.07 Policy MSA3	Support	N Pye (landowner), Wessex Strategic Ltd (landowner)	Support noted – no actions necessary
4.05 - 4.07 Policy MSA3	Having been unable to meet with the owners of Deverel Farm during the plan preparation, the Neighbourhood Plan Group were invited to visit the farm during the consultation. The meeting took place after the consultation closed, but highlighted the following points: (1) The area currently used for employment purposes is larger than shown on the policies map, although there is a degree of flexible use in terms of storage facilities (being used by businesses when not needed for agriculture). (2) The site is well located in relation to the main road, not readily apparent in the wider landscape, and away from nearby residences (other than those associated with the site's operation)	Meeting with Deverel Farm (outside of the consultation period)	Amend Policy MSA3 and supporting text to more clearly differentiate between Deverel Farm and the alternative employment potential, to enable the future expansion of this site for large-scale premises for B1, B2 and B8 type uses, taking into account potential landscape, road safety and groundwater protection issues.

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
	(3) There is clear evidence of ongoing demand for larger premises for B1(b), B1(c), B2 and B8 type uses (for manufacturing and servicing processes), with related storage and minimal / ancillary retail, and this is further need for expansion to meet that demand On this basis, the draft policy MSA3 is potentially too restrictive and should be reconsidered in terms of this site's role in providing for local business needs		
4.08 - 4.27 Policy MSA4	The Sports Club is fully supportive of the policy	Milborne St Andrew Sports Club	Support noted – no actions necessary
4.08 - 4.27 Policy MSA4	Privately owned businesses should not be grouped with community assets such as the village hall as they should not be able to benefit from funding from developers' contributions	N Pye (landowner)	Support noted – no actions necessary
4.08 - 4.27 Policy MSA4 and 4.36 – 4.37 Policy MSA5	Suggest para 4.11 is updated to reflect the current situation on the need for a branch surgery. The amount of new development proposed would not justify the need for a new surgery. WH suggest it would be more appropriate for the Neighbourhood Plan to provide a generic expression of support for the inclusion of such a facility within proposed new developments, provided that it is in a suitable and accessible location to meet the needs of both existing and new residents.	N Pye (landowner), Wessex Strategic Ltd (landowner), Wyatt Homes (landowner) Plus correspondence with Milton Abbas Surgery (outside of the consultation period)	Just prior to the pre-submission consultation the Surgery announced that there is no financial support available to them to support a new surgery premises, and that any capital funding that does become available from the NHS would not be targeted at small, rural General Practices. Further correspondence with Surgery following the close of the consultation also confirmed that the NHS will only let a primary care contract to a provider if they have a 25 year lease on the premises. As none of the doctors are currently keen to take on such a long lease regardless of who the landlord is (as they will be retired before the end of the lease but still liable for its payment) they are instead considering reconfiguring the MSA premises (which they own) to reduce the size of the nurse treatment room, while increasing the waiting area and improving the reception area. Due to the site size, there is no scope to expand the

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			<p>current building.</p> <p>The text should be updated to reflect the most up-to-date information. Given the potential benefits of, and community support for, providing an improved facility, that the current site is in private ownership, and that the lease arrangement could potentially be resolved, the delivery of a community building that could be used for this purpose (and potentially in the short-term be put to another use that could generate funding to be re-invested in the community) would appear to provide a flexible and practical solution. However alternative scenarios of equal community value should not be ruled out, and the policy and supporting text should reflect this.</p>
<p>4.08 - 4.27 Policy MSA4 and 4.36 – 4.37 Policy MSA5</p>	<p>Village Hall would welcome support / contributions if the surgery is no longer feasible. If money were to be made available the Village Hall would benefit from receiving an allocation in order for the Village Hall to be accessible, safe and appropriate for the users and for neighbours, to cover:</p> <p>Kitchen refurbished inc appliances (estimate £20,000)</p> <p>Fencing around the perimeter (estimate £25,000)</p> <p>Lopping and pruning existing trees with removal of dangerous ones (estimate £15,000)</p>	Village Hall	<p>Update para 4.17 to include reference to the kitchen refurbishment requirements, and include reference to improvements to the playing field in Table 8.</p>
<p>4.08 - 4.27 Policy MSA4</p>	<p>The village shop MUST be (enlarge/re-developed) improved if we are to have significant development in the village.</p>	A Johnson	<p>There is potential space on the shop site for a modest expansion if required, however it would not seem reasonable to use the current shop size as a reason to limit further development. No actions necessary.</p>
<p>4.28 Project MSA1</p>	<p>The Sports Club would like the plan to recognise the need to set up a Community Facilities Trust for the</p>	Milborne St Andrew Sports Club	<p>A CLT is not limited to housing but can also cover community facilities, as explained in the text box – no</p>

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
	provision of a combined community facility, which could for example include an enhanced community hall, a medical centre consulting rooms that could be used by any doctors practice and a waiting room that was also a community drop in café / space, as envisaged in 2006 – further information can be elicited through a FB poll (example attached)		actions necessary.
4.28 Project MSA1	Support	N Pye (landowner)	Support noted – no actions necessary
4.36 – 4.37 Policy MSA5	We note Policy MSA5 allocates a brownfield site and makes provision for planting as screening to mitigate any potential for visual impact on the setting of Weatherby Castle. We would encourage liaison with North Dorset District Council conservation team and as necessary the County Archaeologist to endorse the suitability of this, and verify the April 2018 Heritage Assessment which provides underpinning evidence.	Historic England	The Senior Archaeologist at Dorset County Council was contacted and responded that, although unable to ‘endorse’ the planting idea at this stage (as this is one of those matters where details are needed before it is possible to make a clear decision) he could confirm that appropriate planting can indeed lessen the impact of a development on the setting of a heritage asset. A further response was sought from NDDC Conservation team who confirmed that “I am satisfied that Kevin Morris’ Heritage Assessment addresses the likely impact on Weatherby Castle and other heritage assets within the locale. I agree with the findings in the Heritage Assessment”. No further actions identified.
4.36 – 4.37 Policy MSA5	l) - We support the requirement for a BMEP and recommend that the wording is amended to reflect the need for the BMEP to be certified (as in MSA10) and suggest the word “off-set” is replaced to better reflect the hierarchy of avoid>mitigate>compensate for loss of biodiversity. n) Welcome the inclusion of this policy point.	Natural England, Dorset County Council	Support noted. Agree to include reference to certification of BMEP, and replace off-set with reference to mitigation measures that will avoid or reduce adverse impacts to identified species and habitats, and that any adverse impacts that cannot be mitigated will require compensation.
4.36 – 4.37	We welcome the requirement for development	Wessex Water	Support noted – no actions necessary

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
Policy MSA5	proposals to provide a surface water and drainage plan to manage surface water run-off and foul water disposal from the site		
4.36 – 4.37 Policy MSA5	This is an 'out of village site' with poor pedestrian access to facilities such as the village hall. Concerns that locating community facilities on the edge of the village would draw additional vehicle movements.	N Pye (landowner), Wessex Strategic Ltd (landowner), Wyatt Homes (landowner)	The site (as measured from the junction at Lane End) is approximately 470 from the junction with Milton Road, and therefore is relatively easy walking distance of the shop, PO, village hall and current branch surgery. It adjoins the sports field. The only facility which is more distance is the school site at about 870m walking distance, but children living at a similar / greater distance in Homefield / Wetherby Close are known to walk to school. Improvements to the pedestrian routes are planned as part of the site allocation. No actions necessary.
4.36 – 4.37 Policy MSA5	Access to the community woodland is not easy and would clearly not be a benefit to the wider community	N Pye (landowner)	Clarify in the policy that other options for delivering the community woodland (albeit requiring planting) could still be considered
4.36 – 4.37 Policy MSA5	Concerns regarding the site selection process and transparency	N Pye (landowner)	There is no detail provided on the basis for this comment, and the process is clearly documented in the consultation summary. No actions necessary.
4.36 – 4.37 Policy MSA5	Huntley Down is a suitable site for development, and should be included in the Plan in addition to the Camelco site	R Lock	The addition of this site (potentially for in the region of 17 homes) would significantly exceed the identified need and potentially be contrary to the Local Plan strategy. The landowner, who is pursuing this site through a planning application currently, has not proposed any additional community benefits over and above the general strategic requirement for affordable homes that would suggest there are over-riding benefits that would merit this site's inclusion. However this does not rule out the site being considered through a future review of the plan. No actions necessary.

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
4.36 – 4.37 Policy MSA5	In only allocating a single site, the NP does not have sufficient flexibility to meet the strategic housing policies of the development plan. The policy is not viable because of the brownfield nature and scale of requirements, and does not perform well in terms of the sustainability criteria.	Wessex Strategic Ltd (landowner)	Where the level of need is comparatively low, there will always be a tension between the desirability of allocating a range of smaller sites (which provide more flexibility and will potentially be delivered over a longer period, but are less likely to deliver affordable housing and other community benefits) compared to one or two larger sites. The landowner of the site is in full support of the plan and has shown (and publicly indicated) their intention of providing the benefits and have not raised any viability issues. They anticipate submitting a planning application this year. WS has not provided any counter evidence to show the site would not be viable or deliverable. The SEA indicates the site does perform well against the sustainability criteria, and these conclusions have not been queried by the statutory consultees. Consideration was given to identifying a reserve site, but given that the landowners of the other sites have instead decided to push ahead with planning applications to try to gain consent prior to the plan being completed, this did not appear tenable and would only potentially undermine the plan. No actions necessary.
4.36 – 4.37 Policy MSA5	Queries whether there is likely to be sufficient space on the Camelco site to provide effective screening.	Wessex Strategic Ltd (landowner)	The space required will depend on the detailed design, but it is noted that the concept screen to which WS refer also included rear gardens along the southern boundary which could be adjusted in terms of depth and landscaping in addition to the landscape strip. No actions necessary.
4.36 – 4.37 Policy MSA5	Queries whether the creep of lighting will further impact on biodiversity.	Wessex Strategic Ltd (landowner)	The former use of the site was as a car park with high level lighting, as can be seen by the lighting columns that remain. Policy MSA9 references the general lack of light pollution as a landscape attribute to be retained and

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			reinforced, and para 6.3 of the supporting text advises that lighting should be low-level and focused downwards, to minimise unnecessary glare and light spillage. No actions necessary.
4.36 – 4.37 Policy MSA5	Homefield is a more suitable site for development, can accommodate more landscaping and amenity space, and can provide more housing, is closer to the village centre and should be included in the Plan either instead or in addition to the Camelco site. Potential policy wording for site allocation suggested, for at least 75 homes, pre-school, and land reserved for doctor’s surgery.	Wessex Strategic Ltd (landowner)	This option was subject to consultation and considered as an alternative in the SEA. However it did not score as favourably under the SEA, being considered to have more potential for landscape and heritage harm. Although physically closer to the centre, it is a greenfield (and not a brownfield) site, and the proposed concept does not provide any employment benefits. Nor did it engender the same level of community support. No actions necessary.
4.36 – 4.37 Policy MSA5	Consider enlarging the existing school site to accommodate the pre-school, to make it easier for parents with children at both facilities.	E Stockley	Further contact was made with the First School following an initial approach in late June, just before the pre-submission draft consultation, to highlight the possibility of locating the pre-school at the First School site, plus the potential future need to expand classrooms to accommodate an increase pupil intake resulting from the additional homes. A similar option was explored in 2009 (ref 2/2009/0069/PLNG) but despite being approved it is understood that it did not go ahead as there was no funding available at the time, particularly given the nature of the ground works required. Although some discussions have been held between the two organisations, at the current time the comparable benefits and feasibility are not clear, and as such the preferred option remains as the Camelco site. It is noted that the Pre-School have also indicated that they would favour the Homefield option (one of the potential reserve site options). No actions necessary.

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
4.36 – 4.37 Policy MSA5	Support – although recognise that it may be difficult to manage area to rear of Rings and that the local resident's are concerned. If surgery is no longer feasible it may be possible to provide larger outdoor area within the site allocation avoiding need to use woodland area across the road.	Ladybirds	Noted – however the preferred approach is to secure a community building that could be used by the surgery in the longer term or rented out to provide other community benefits. There will be amenity green space provided within the development that would also be available for use without the need to cross the road, and potential access to and use of the Sports Field, although these would options would not be for the exclusive use of the pre-school.
4.36 – 4.37 Policy MSA5	Houses too close to the A354 will suffer from noise pollution – have green space along roadside, access off Lane End	M Johnson	This is a matter that will be considered in the detailed design, but criteria e) does highlight the need to take this issue into consideration. No actions necessary
4.36 – 4.37 Policy MSA5	Concerned current access from Lane End is close to junction and would create traffic problems if retained	P Fornachon	The existing access has been previously used and the NP Group are not aware of any accidents at that time. The policy has not raised an objection from the Highway Authority. No actions necessary
4.38 – 4.40 Policy MSA6	It is short sighted to remove current brownfield sites such as the largely redundant farm buildings above the old dairy at Manor Farm from the settlement boundary	N Pye (landowner)	This site is a working farm but nonetheless was considered as a potential site for development. It was not taken forward as a preferred option. Its removal from the development boundary would not preclude the conversion of the existing buildings under permitted development rights or current policy. No actions necessary
4.38 – 4.40 Policy MSA6	To include area at top of Church Hill, where old cottages were and 'Laundry' house.	A Herridge	This site is was considered as a potential site for development. It was not taken forward as a preferred option. No actions necessary
4.38 – 4.40 Policy MSA6	The site allocation should be included within the settlement boundary to avoid creating unnecessary confusion and conflict with the Local Plan's countryside policies.	North Dorset District Council, N Pye (landowner), E Humphrey	There is no strict requirement in planning policy that site allocations need to be within a defined settlement boundary, and the Local Plan (para 8.192) makes clear the Neighbourhood Plans can either amend the settlement boundary or allocate a specific site for development, which

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			makes clear that the two are not mutually exclusive. The supporting text can be amended to clarify the reason in terms of retaining any green spaces provided within the countryside.
5.06 – 5.07 Policy MSA7	By allowing any primary access on to A354 for any development the road will require widening to allow traffic to turn right safely. This will conflict with the desire to widen footpaths.	N Pye (landowner)	The requirement for a right turn lane has not been suggested by the County Highways Authority as necessary in the site options consultation. No actions necessary
5.06 – 5.07 Policy MSA7	Section a) could include "people with mobility difficulties"	P Shults	Agreed – amend to include.
5.06 – 5.07 Policy MSA7	Consider including proposals for traffic calming on Milton Road	A Johnson, R MacNair, H Thomas, J Thomas	Provide update in the supporting text that, in 2018, a Community Speedwatch Group was established to monitor and hopefully deter speeding within the village along the A354 and Milton Road. The use of a speed indication device to help remind drivers to watch their speed is also being considered. The possible inclusion of additional measures to slow speeds along Milton Road may be considered in the future, once the success of the A354 traffic management measures has been established.
5.06 – 5.07 Project MSA2	Project MSA2 identifies traffic management measures and these could introduce an essentially urban flavour to the rural character of the village and unwittingly cause harm to the character and appearance of the Conservation Area, and run counter to Dorset County Council's Rural Roads Protocol. There is no reference to any consideration of the Conservation Area or the Protocol in the supporting text to the policy or the Concept Masterplan. We note the intention of the Parish Council to pursue the suggested measures with the	Historic England	Agreed – reference to Dorset County Council's Rural Roads Protocol and need to ensure that the preservation and enhancement of the historic character of the village to be added to the supporting text.

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
	Highways Authority and we would therefore recommend that further exercises ensure that the preservation and enhancement of the historic character of the village is prominently factored in to any design review/ratification process.		
5.08 – 5.12 Policy MSA8	The evidence provided in support of local parking standards is noted	North Dorset District Council	Support noted – no actions necessary
5.08 – 5.12 Policy MSA8	The parking requirements do not conform with adopted standards in the district Development Plan which are aligned with Dorset County Council standards (2011). The number of allocated spaces carried forward into the policy are considered to be skewed towards the high end of responses in the data samples rather than reflecting the average response, with no justification for such an approach. The visitor allowances are also high – where allocated spaces are being provided sufficiently, the current standards would not expect more than 0.5 spaces per dwelling. The policy is likely to result in large areas of hard-standing and would promote car use rather than more sustainable modes of transport. The policy should be deleted.	Wyatt Homes (landowner)	The policy has been written because it is clear to residents that the current standards are not effective in this particular village. If the DCC standards are used (which broadly equate to 1 space for 1 and 2 bedroom homes, and 2 spaces for larger homes) as a basis for parking provision, this would mean (statistically) that 30% of the homes would have insufficient parking for their needs. The higher figures would ensure closer to 95% of homes have sufficient parking, although a lower figure could be considered is more unallocated spaces are provided (which are understood to be less saleable). It is simply not the case that ‘more sustainable modes of transport’ are a realistic alternative to local residents given the paucity of provision and distances to the towns and Poole / Bournemouth conurbation (it would have been very impressive had the landowners / developers presenting to the village in November arrived by public transport). However given the smaller sample size on 1 bedroom homes it is considered appropriate to adjust the number of visitor spaces on these dwelling types to 0.5 visitor spaces to more closely align to the other standards.
5.08 – 5.12 Policy MSA8	The policy should not apply to extensions to existing properties	N Pye (landowner)	If the policy was not applied to extensions, it is quite possible that parking spaces could be built on to provide

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			the extension and create the same issues that this policy is trying to avoid. No action is considered necessary in relation to this point, but it is considered appropriate for consistency to clarify that any plot subdivision should ensure that the existing building retains sufficient parking in addition to the new development, in line with these standards.
6.01 – 6.05 Policy MSA9	There is a level of conflict between the reinforcement of farming up to edges of the Bere Stream with biodiversity and flood risk objectives. Consider adding a caveat or additional supporting text clarifying the priority between these objectives	North Dorset District Council	Noted – the description was taken from the NDDC LCA which refers to “Narrow defined stream corridor farmed up to its edges.” And goes on to say “The narrow stream corridor is often lined with willows and alders which follow its course in places. In winter the stream spills out into the narrow flood plain. There are some important groups of trees and copses along some of the steeper parts of the valley sides.” The key point however perhaps is the very rural setting of the stream corridor. Amend c) to read “the Bere Stream corridor, which has a rural character, in places being lined with trees (willows and alders) and in others farmed up to its edges;”
6.01 – 6.05 Policy MSA9	Supports the inclusion of this policy.	N Pye (landowner)	Support noted – no actions necessary
6.06 – 6.10 Policy MSA10	Supports the inclusion of this policy.	Natural England, Dorset County Council	Support noted – no actions necessary
6.11 – 6.15 Policy MSA11	Supports the inclusion of this policy.	Natural England	Support noted – no actions necessary
6.11 – 6.15 Policy MSA11	Suggests that the Local Green Space policy wording more closely reflects that in the NPPF.	North Dorset District Council	Noted – looking at other examiner modifications made, the main change appears to be in terms of making reference to “Other than in very special circumstances”. Insert the above phrase before “no development”.

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
6.11 – 6.15 Policy MSA11	The reasons for designation, and consideration against policy tests for inclusion are not set out in detail, in the absence of further justification some areas may not meet the tests.	North Dorset District Council	Noted – as referenced on the website, the Local Green Spaces report is still being finalised but will be ready for submission.
6.11 – 6.15 Policy MSA11	We are pleased to see that you haven't allocated the School fields as LGS on the plans proposed. Object to the designation of LGS10 as this is highway and is, for all intents and purpose, protected as highway and does not need any other protection.	Dorset County Council	It is understood that it is possible to purchase unused highway land from the highways authority (and arguably the green area within the road is not used for highway purposes) and then submit a section 116 application to stop up the highway (or other relevant powers), which is why the LGS designation remains appropriate for the area of green within the road circuit at Bladen View. No actions necessary
6.11 – 6.15 Policy MSA11	The Sports Club is fully supportive of the policy	Milborne St Andrew Sports Club	Support noted – no actions necessary
6.16 – 6.22 Policy MSA12	Supports the inclusion of this policy.	Natural England	Support noted – no actions necessary
6.16 – 6.22 Policy MSA12	The latest fields in trust guidance should be used. This has different definitions of open space typologies regarding play and informal outdoor areas. The NPG could develop further the types of green spaces defined in the guidance that will be most supported (pocket parks / formal gardens / amenity etc).	North Dorset District Council	FIT quotes 0.25ha of equipped play for 1,000 population (which is the same as 250m <sup>2</sup> per 100). It also quotes 0.8ha of parks / gardens and 0.6ha of amenity green space (which would be the equivalent of 1,400m <sup>2</sup> , plus formal outdoor sports / playing pitches and natural and semi-natural greenspace. The plan and related site allocation at Camelco should be updated to better reflect the FIT standards.
6.16 – 6.22 Policy MSA12	We have some concerns regarding the approach proposed and the Council would like to engage further with the NPG and Natural England on this matter ahead of submission.	North Dorset District Council	A meeting was held with Natural England and revisions have been incorporated to more explicitly detail the measures necessary in terms of SANG requirements (given the potential cumulative impact with existing and potential applications) and nitrogen reductions measures
6.16 – 6.22	The Sports Club is fully supportive of the policy	Milborne St Andrew	Support noted – no actions necessary

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
Policy MSA12		Sports Club	
6.16 – 6.22 Policy MSA12	I find it incredulous that you have gone as far as to suggest that the concerns expressed by myself and other landowners could be overcome.	N Pye (landowner)	The supporting text reflects the current concerns raised, but it is feasible that these could be overcome and/or landownerships change in the lifetime of the plan. The improvement of these routes is set out as an option and not a requirement. No actions necessary
6.16 – 6.22 Policy MSA12	The Nitrogen Reduction SPD does not require new recreational opportunities and therefore is not relevant to this policy. It is not necessary for the Neighbourhood Plan to address this point as it is duplicating protection afforded to Poole Harbour SPA by the North Dorset Local Plan, the NPPF and the Nitrogen Reduction in Poole Harbour SPD.	Wyatt Homes (landowner)	Although the Nitrogen Reduction SPD does not require new recreational opportunities, these do provide potential mitigation if the land is removed from a more nitrogen-intensive use (and therefore is relevant to this policy). Amend c) by adding “if mitigation is to be delivered by switching land from a high-input nitrogen use to a low-input recreational use”
6.23 – 6.25 Project MSA3	We support the intention of the Parish Council to work with the local planning authority to re-appraise the Conservation Area (Project MSA3).	Historic England	Support noted - no actions necessary
6.26 – 6.31 Policy MSA13 and MSA14	We are particularly pleased to note the local vernacular design guidance (Table 10) and associated policies MSA13 & 14.	Historic England	Support noted - no actions necessary
6.26 – 6.31 Policy MSA14	MSA14 is considered to be overly prescriptive, for example the requirements for timber windows & 10m minimum rear garden lengths.	North Dorset District Council, Wyatt Homes (landowner)	The Policy is supported by Historic England. In the matters raised, the word ‘should’ is used and (for example with garden depth) further tests are set out for applications that fall below the standard in order to ensure that the justification for the requirement is considered. Similarly the type of detailing in Table 10 is considered appropriate, but the policy makes clear that a different approach would be allowed if it was clearly justified and the resulting design would not detract from the character of the village. No changes considered necessary.
6.26 – 6.31	Questions regarding housing density should be left to	N Pye (landowner),	The NPPF although promoting high densities in town

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
Policy MSA14	the local planning officer. A number of areas have higher densities than prescribed in the Neighbourhood Plan Policy eg St Andrews View – 38 dph, Fox View - 30 dph, Hopsfield – 28 dph, Coles Lane – 30 dph. A lower density would not result in the efficient use of land.	Wyatt Homes (landowner)	centres and places well served by public transport, recognises that other factors impacting on density will include the desirability of maintaining an area’s prevailing character and setting (including residential gardens), and securing well-designed, attractive and healthy places. The density standards have been based on an appraisal of the village character. A higher density if not prohibited if it can be justified. No changes considered necessary.
6.26 – 6.31 Policy MSA14	Concerns that the term ‘ghetto’ is being used for the affordable housing provision	Richard Lock	This term ghetto is not used in the Neighbourhood Plan. Policy MSA14 refers to affordable housing being designed so as to be indistinguishable from open market homes by its design, materials and siting, and that enclaves of affordable housing should be avoided. The point being that everyone has a right to a decent home and to feel included, and that the affordable housing should therefore not be designed as inferior or separate. This is in line with Local Plan policy Policy 8 that such housing should be ‘indistinguishable’, and ‘pepper potted’ ‘amongst’ the market housing. No changes considered necessary.
7.01 – 7.03 Policy MSA15	The policy wording should more closely reflect that of the NPPF. The policy area includes areas of land which may not be known to be at risk of flooding from any source. It would be useful to clarify (and map) the area the policy covers and confirm the policy area relates only to development within the Parish.	North Dorset District Council	The circumstances within Milborne St Andrew are not usual, and therefore the standard approach to flooding is not likely to be sufficient to avoid increasing flood risk within the village. The Basic Conditions Statement considers this issue in more detail including the fact that the NPPF is expressed as a minimum and does not prohibit a more rigorous approach if justified. A non-standard approach was accepted by the examiner in the case of the Neighbourhood Plan for Fontmell Magna, an area that has significant groundwater related flooding linked with surface water flooding from springs at times of heavy rainfall. The

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
			<p>policy will not be applied to applications outside the Neighbourhood Plan area as this is not within the remit of the Plan.</p> <p>Reference to issues raised by Wessex Water can be added to the supporting text for clarification. It is not possible at the current time to map the area likely to be affected, however March Bridge could be annotated on the Proposals Map.</p>
7.01 – 7.03 Policy MSA15	We welcome the inclusion of the policy identifying that surface water connections should not link to the foul drainage network, and the inclusion of the policy identifying that remedial works will be required to private drainage systems where they are found to be unsound and contributing groundwater ingress into the public sewer system	Wessex Water	Support noted - no actions necessary
7.01 – 7.03 Policy MSA15	Standing advice for Drainage & Flood Risk Policy provided. The specific site policies appear to have had regard to this. It must however be recognised that detailed proposals can only be confirmed through the planning application process.	Dorset County Council	Noted - no actions necessary
SEA	As part of discussions on Policy MSA12 the potential for Habitats Regulations Assessment requirements for the plan may need to be reviewed.	North Dorset District Council	See Basic Conditions Report
SEA	The Blandford Hill site has been shown as ‘impact uncertain’ in respect of its impact on cultural heritage and biodiversity. Wyatt Homes commissioned a Historic Environment Assessment which has been submitted with the current planning application. This serves to demonstrate that the proposed development would not have an impact on	Wyatt Homes (landowner)	See Table 9b of the SEA – it may be that the respondent was looking at the ‘options stage’ assessment table 7 in error. The SEA was based on a review of the HEA submitted with the application. The County Archaeologist has raised concerns in respect of the current application on the basis of need for further archaeological assessment of the site. Comments on the application have yet to be

## CONSULTATION SUMMARY

Para / Policy	Main points raised	Respondent/s	Consideration and Suggested actions
	cultural heritage and this impact should be scored as 'neutral'. The should show a positive impact associated with 'Biodiversity, fauna and flora' in light of the BMP provided with the current planning application. On this basis the site comparisons should be re-assessed.		received from the Conservation team (checked 10/9/18). The site is scored as positive in relation to the biodiversity criteria. No changes considered necessary.
SEA	The Huntley Down site has been shown as 'impact uncertain' in respect of its impact on biodiversity. The scoring should show a positive impact in light of the BMP provided with the current planning application. The site has been shown as 'neutral' in respect of its impact on its safety and accessibility. The site is less than 600 metres by footpath from the A354 and associated village facilities and we therefore consider the site should have scored at least a 'positive impact'. On this basis the site comparisons should be re-assessed.	Wyatt Homes (landowner)	See Table 9b of the SEA – it may be that the respondent was looking at the 'options stage' assessment table 7 in error. The site is scored as positive in relation to the biodiversity criteria in the SEA (although it is noted that the refused application did not appear to deliver the BMP on-site requirements in its proposed layout). The site is also scored positively in terms of safe and accessible. No changes considered necessary.

**APPENDICES**

**Appendix A: Dates, times and information scope of open days**

<b>Type</b>	<b>Date</b>	<b>Times</b>	<b>Type of feedback</b>
Initial Open Day 1	17 <sup>th</sup> April 2015	1000 – 1500	Feedback encouraged with pens/post-its/request for views
Initial Open Day 2	21 <sup>st</sup> March 2015	1000 – 1500	As above
School May Fayre presence	11 <sup>th</sup> May 2015	1200 – 1500	Small display to inform about focus
PLACE workshop	5 <sup>th</sup> March 2016	1030 – 1400	Village walkabout in groups of 4, each with one area to comment on as instructed by expert, who produced comprehensive reports
Options consultation – display of all sites (village hall)	10 <sup>th</sup> June 2017	1000 – 1500	All sites displayed with map and photos, plus additional information on other topic areas. Feedback sheet with scores based on the areas identified by the team.
Options consultation – (Pub skittle alley)	11 <sup>th</sup> July 2017	1700 – 2000	Held on request from residents who had been unable to attend the June event. All as above.
Landowner Presentations	25 <sup>th</sup> November 2017	1800 – 2000	Landowner/Representatives presented concept ideas for the four top sites. Feedback sheets with scores relating to presentation and compliance with NP aspirations. Also on PC website with links to NPG facebook page
Traffic/Footpath/Green Spaces/Woodland	4 <sup>th</sup> and 9 <sup>th</sup> June	4 <sup>th</sup> June – 0845-1045 9 <sup>th</sup> June – 1400-1600	Display of maps and explanation with short feedback/comment sheet for completion. (outside Londis and inside Royal Oak). Also on PC website with links to NPG facebook page.
NP Draft Plan and SEA Consultation	4 <sup>th</sup> Aug 18 and 2 <sup>nd</sup> Sept 18	1030 – 1230	Draft Plan, SEA and associated explanations and maps. Paper versions of plan and SEA available in all community areas (Shop, VH, Church etc) Also on PC website with links to NPG facebook page, and opportunity to post to secretary.

**Appendix B: Call for Sites Landowner Form (from SurveyMonkey)**

MILBORNE ST ANDREW NEIGHBOURHOOD PLAN

As we hope you have read, our work on the neighbourhood plan not only has to establish what type of housing or employment (or even play areas and other things) we, as a community, want to see develop over the next 15 years, but also where this could or should happen.

So as well as asking everyone questions about what sort of development and how much we might need, we also need landowners to tell us whether they may want to have some development on their land. This way, we can make sure that the ideas we put into our plan are likely to happen.

So if you own some land in the parish, whether it is a green field site or buildings which could be converted or redeveloped, and would like the neighbourhood plan to allow some sort of development to take place, you should tell us now.

This 'call for sites' will close on Friday 26 February, so please **SUBMIT** your response before that deadline.

1. Your details

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
Town	<input type="text"/>
County	<input type="text"/>
Post Code	<input type="text"/>
Email Address	<input type="text"/>

2. Are you the landowner of the site?

- Yes - sole owner
- Yes - part owner
- No - acting as their agent

If agent please give name of owner, or if part owner please list other owners and say whether they have agreed for you to put the site forward

Appendix C: Options Consultation form

## Milborne St Andrew Neighbourhood Plan Options Consultation Questionnaire June 2017

Thank you for taking the time to attend the consultation event at the village hall, or for reviewing the information packs online, and providing feedback to the working group. Your input through this consultation is really important as it will shape the proposals that are taken forward in the draft plan.

### 1. Preferred Development Sites

Based on your review of the information provided at the consultation event or online, please tell us what you think about the suitability and acceptability of the different sites put forward for development, using the scoring scale of 1 – 5, with 5 being the most suitable. In some cases there may be the possibility to include some form of community benefit on the site (eg land for a new pre-school), subject to the landowner’s agreement. For such sites please give two scores, the first based on just housing, the second based on housing plus some form of community benefit.

Scoring Scale to use	
Highly Suitable / Acceptable	5
Suitable / Acceptable	4
Neutral	3
Unsuitable / Unacceptable	2
Highly Unsuitable / Unacceptable	1
No View – Don’t Know	X

Site reference	Notes	“General” Suitability Score	Score “with” community benefit
1. Land Opposite Milborne Business Centre / Camelco	Land area excludes lagoon (contamination to be checked)		
3b. Land at The Grove, top of Church Hill	Capacity likely to be limited to fewer houses due to poor access		/
3c. Old Allotment Site, Little England	Flood risk area not to be built on		/
3f. Farmyard adjoining Dairy House	Dependent on access via 3g (to north), farm use moved to another area to allow re-use		/
3g. Paddock north of Dairy House	IOWA designation would be removed		/
6. Blandford Hill North (east of Southview)	Area to be limited to strip close to main road creating a new road frontage		
9a Land to rear of Orchard Villa, The Causeway	Availability disputed, however co-owner has said it could be made available		/
9b. Blandford Hill South (northern edge of Homefield)	Area to be limited to strip close to main road creating a new road frontage		
10. Land behind Fox View, Little England	Currently subject to planning application 2/2017/0277/FUL for 7 dwellings		/
12. Land at top of Huntley Down, off Milton Road			/

**CONSULTATION SUMMARY**

**2. Not preferred site options**

Based on your knowledge of the other sites, do you think any of them are much more suitable than the potential development sites listed above and should be reconsidered? If YES, please tick which one/s

<input type="checkbox"/> 2. Kalbarrie	<input type="checkbox"/> 4. Joyce Old Dairy	<input type="checkbox"/> Remainder of site 9b.
<input type="checkbox"/> 3a. Top of Church Hill	<input type="checkbox"/> Remainder of site 6.	<input type="checkbox"/> 11a. Chalkpit Field
<input type="checkbox"/> 3h. Behind Wetherby Close	<input type="checkbox"/> 7. Brooklands	<input type="checkbox"/> 11b. A354 West on left
<input type="checkbox"/> 3i. Old Water Barn	<input type="checkbox"/> 8. land off Dewlish Road	<input type="checkbox"/> 11c. Behind Lynch Close

Please add here any specific points you would like to make about either the potential or rejected sites:

**3. What are your feelings about the emerging ideas for the plan as they stand at the moment? (Please tick one box per line)**

Topic Area	“Think Again!”	“Okay”	“Good Work!”
Housing			
Business & Employment			
Facilities			
Character			
Flooding			
Parking			
Renewables			

Comments on emerging ideas – what have we missed or got wrong?

**4. A possible project that could be taken forward would be to work with local landowners to create a safer network of recreational walking routes to enjoy the countryside.** We would like your opinion on whether you think this would be a good idea, and your ideas for new routes

“Think Again!”                       “Good Idea!”

<p>What existing routes do you particularly use and enjoy?</p>	<p>Describe here any new routes / connections that would be really useful (or mark them on the map at the open day)</p>
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You can either hand the completed form in on the ‘open day’ at the village hall, or alternatively complete and send it to the Neighbourhood Planning Group – c/o **28 Stileham Bank, Milborne St Andrew** or email [npg@milbornestandrew.org.uk](mailto:npg@milbornestandrew.org.uk) - we need your forms returned by no later than **7 July 2017**.

**Appendix D: Landowner Presentation Evening feedback sheet.**

**Landowner Open Evening Feedback: 25th November 2017**

Thank you for attending the Landowner Open evening. We hope you enjoyed the presentations & now feel able to provide the Neighbourhood Plan Group (& the landowners) feedback on their proposals. This feedback is really important to the development of the final plan as it will:

- ✓ Enable the Neighbourhood Plan Group to tailor guidance to best meet the village's needs
- ✓ Enable the Landowners to refine their proposals in line with our preferences
- ✓ Enable the Neighbourhood Plan Group to, based on your feedback, potentially, prioritise the proposed sites further into two (or more) phases of development.

Please "Tick" to confirm that you are a resident within the Parish of Milborne St Andrew (if you are not a local resident, please explain your interest in this consultation in the "ideas or concerns" box on the last page of this form)

Please provide your home Post Code (while the feedback sheets attached will be shared with the relevant developers, this information this will not be shared beyond the Neighbourhood Plan Group).

**Scoring Principles**

**5** - "Very Happy"

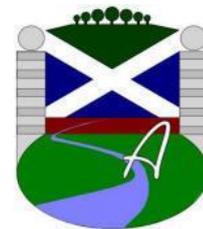
**4** - "Happy"

**3** - "Neutral"

**2** - "Unhappy"

**1** - "Very Unhappy"

Supported by:



***Please return your completed feedback form via the box by the village hall entrance or, if you need more time to complete it, via the envelope at the Shop by Saturday 2nd December***

**1. Milk Factory Car Park (opposite factory) - Camelco**

	Score 1 - 5 (5 "Very Happy")	What I liked about the Proposal...	How the Proposal could be improved...
Housing - Matches view of consultation that smaller, more affordable, houses are needed			
Character of the Village - Could contribute positively to the character of the village & would not create or suffer unduly from disturbance /			

**CONSULTATION SUMMARY**

overlooking			
Business & Employment - Will provide opportunities to work locally			
Parking - More parking than standard, as road widths and public transport insufficient in the village			
Community Benefit - Will support the improvement or continued use of key community facilities			
"Overall" view of the Proposal			

**2. Blandford Hill North**

**3. Blandford Hill South (known as Homefield)**

**4. Huntley Down**

*(same tables as above)*

**General Questions**

<p>The Housing need of the plan area could be met by allocating a site (or sites) that would provide about 30 dwellings. If Milborne St Andrew had the opportunity to get more community benefits by supporting more development within the Parish than this, would you support this, in principle?</p>	<p>Score 1 - 5 (5 "Very Happy")</p>	<p>Comments</p>
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<p>If we were to decide to only take forward two sites at this time (keeping two in reserve), which two would you prefer to be taken forward? (Please Tick Two)</p>	<p>Camelco Carpark</p>	<p>Blandford Hill North</p>	<p>Blandford Hill South</p>	<p>Huntley Down</p>
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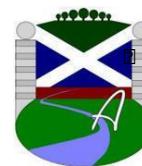
<p>Do you have any other ideas or concerns you would like the Neighbourhood Plan Group or Landowners to consider?</p>	
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## CONSULTATION SUMMARY

The previous phases of consultation with the village resulted in the Neighbourhood Planning Group (NPG) requesting the landowners for the following sites to submit proposals based on only part of the sites they originally submitted for consideration for as potential options for development. In three cases landowners have chosen to submit proposals for your consideration that reflect their original requests as opposed to those requested by the NPG. Based on what you have seen tonight, are you happy for the individual proposals to be taken forward for their whole sites as requested?

Site	Variation of proposal from what was requested by the NPG	Are you happy with the larger scale proposal offered by the Landowner?	
		Yes – larger area is acceptable	No – larger area is unacceptable
<b>Camelco Carpark</b>	The landowner proposal includes the area occupied by old waste water storage lagoon originally excluded by the NPG (an area about 70m x 90m). This lagoon area was excluded from the earlier consultation and NPG's request to the landowner, due to our being unsure about the contamination risk posed by this area. Provided that the landowner can demonstrate satisfactorily that there is no contamination and the area can be safely developed, the NPG can see no reason to continue to exclude this area from the site.		
<b>Blandford Hill South</b>	The landowner proposal includes the entire field between Blandford Hill and Homefield (about 280m x 300m), although the amount of land developed would be subject to further discussions. The earlier consultation and NPG's request to the landowner was based on just the strip of land alongside Blandford Hill (about 60m deep), that would provide a generous single depth plot along the road. The remaining field area was originally excluded by the NPG due to the rising nature and visual impact of the land. The developers have indicated that a larger area would be needed to provide community benefits that could come with a larger scheme.		
<b>Blandford Hill North</b>	The landowner proposal includes the entire field (extending between 140m to 240m back from the road). The earlier consultation and NPG's request to the landowner was based on just the strip of land alongside Blandford Hill (about 60m deep), that would provide a generous single depth plot along the road. The remaining field area was originally excluded by the NPG due to the rising nature and visual impact of the land. The developers have indicated that a larger area would be needed to provide the additional community benefits that they are proposing.		

Appendix E: Traffic/Woodland etc feedback sheet



Neighbourhood Plan Group Consultation Feedback Questionnaire June 2018

Thank you for attending the one of the NPG's consultation events. Your feedback on the draft proposals you have seen today is important as it will determine what is put into the draft Plan we will be bringing to the village for full consultation and, hopefully, approval in the summer.

Please tick one box per row

1. Traffic Management Concept Proposals: Overall	1. Very Unhappy	2.	3. Neutral	4.	5. Very Happy
1a. Ideas to reduce traffic speed coming into Milborne from the west (Dorchester)					
1b. Proposals to improve pedestrian safety around the Pub					
1c. Proposals to improve pedestrian safety around the Square					
1d. Ideas to reduce traffic speed coming into Milborne from the east (Blandford)					
Comments: Have we missed anything in particular, or got anything wrong?					

2. Settlement Boundary Proposals: Overall	1. Very Unhappy	2.	3. Neutral	4.	5. Very Happy
Comments: If you do not agree with these changes, please explain where and why?					

3. Green Spaces Proposals: Overall	1. Very Unhappy	2.	3. Neutral	4.	5. Very Happy
Comments: If you do not agree, please explain what changes you want to see and why?					

4. Design Guidance Proposals: Overall	1. Very Unhappy	2.	3. Neutral	4.	5. Very Happy
Comments: Have we missed anything in particular, or got anything wrong?					

Your home postcode / street:	
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Please return to The Village Shop by no later than 11 June.

Appendix F: Pre-submission feedback sheet

Neighbourhood Plan Pre-Submission Consultation July – Sept 2018

Milborne St Andrew Parish Council

This response form is intended to assist people in responding to the pre-submission consultation. You can choose to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in, but please refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. Please keep your responses as concise as possible.

We also ask that you include your name and address (and organisation if you are responding on their behalf) to help us have a clear audit trail of who responded on what issues, and which also allows us to contact you for further clarification if necessary. We will not publish your email or address. If you are responding as an individual, we do need permission under data protection laws to hold any identifying personal information (i.e. a combination of your name and address / email) for the purposes of finalising this Neighbourhood Plan – so if you do not wish to give your permission please leave your contact details (\* asterisked) blank.

Please make sure you return this form by 3<sup>rd</sup> September to 28 Stileham Bank (DT11 0LE) or email it to [npg@milbornestandrew.org.uk](mailto:npg@milbornestandrew.org.uk).

About you	Your name and contact details	
Organisation (if applicable)		
Name		
*Address		
*Email		
Policy	Your comments on the policies and supporting text	
Policies MSA 1 and 2 (Housing) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 3 (Employment) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 4 (Community) and Project MSA 1 (CLT) <i>Say what should change and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 5 (Camelco Site) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 6 (Settlement Boundary) <i>Say what should change and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 7 (Safer Roads) and Project MSA 2 <i>Say what should change and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Policy MSA 8 (Parking) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	

## CONSULTATION SUMMARY

<p>Policies MSA 9 - 10 (Wildlife and Landscape Character)  <i>Say what should change and why</i></p>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<p>Policies MSA 11 - 12 (Local Green Spaces and Recreation)  <i>Say what should change and why</i></p>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<p>Policies MSA 13 - 14 and Project MSA3 (Design and Conservation)  <i>Say what should change and why</i></p>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<p>Policy MSA 15 (Flood Risk)  <i>If you object say what change should be made and why</i></p>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<p>Please use the space below to add to or make any other comments. Please make clear any changes you think should be made to the plan</p>		
<p>And finally...          Please tick one of the following</p>	<input type="checkbox"/> I support the plan as drafted <input type="checkbox"/> I generally support the plan but would like to see some minor changes <input type="checkbox"/> I do not support the plan / I consider it needs fundamental changes	