

Executive Summary

The preparation of the Milton Abbas NDP has been informed throughout by a comprehensive programme of community engagement over the last three years. The following have been the major consultation exercises:

- Initial scoping consultation June/July 2016 which received 35 questionnaire responses. The results were presented 24 August 2016 in a village meeting attended by over 50 people, who voted enthusiastically and by overwhelming majority to support the progression of the NDP
- Phase 2 Consultation July-August 2018 outlining early policy and development site ideas, which generated 140 responses, the results of which were presented to a village meeting of over 60 people
- Call for Sites process September-October 2018, which generated suggestions for 15 development sites in the parish
- Options consultation for policy ideas and development sites held in February 2019, from which 72 completed questionnaires were received
- Green Spaces and Important Views consultation May-June 2019 from which 28 completed questionnaires were received
- Pre-submission consultation over a 6 week period 8th July to 19th August 2019. A total of 36 survey responses from local residents / organisations, two responses from agents representing landowners, and 7 responses from statutory consultees, such as Dorset Council, Natural England and Wessex Water.

The major consultation phases above have been supported throughout the last three years with community engagement and project updates via the following:

- Regular articles and reports in The Bulletin, a monthly magazine available for free to everyone in the parish and delivered to over 90% of households
- Ongoing updates and posting of NDP minutes via the NDP website at www.miltonabbaspc.org.uk/ndp
- Regular updates at Parish Council (PC) meetings where the NDP has been a standing agenda item and regularly discussed in the Open Forum section of the meeting
- Publication of updates in PC minutes
- Facebook messaging for key events
- Village drop-in sessions (e.g. 34 people attended the drop-in sessions in February 2019)
- General village meetings (e.g. an NDP information desk held 18 May 2018)
- Replying to correspondence via ndp@miltonabbaspc.org.uk
- Personal visits and discussions by the team with people who have raised specific NDP issues
- Posters and information at the recognised distribution points in the community (The Post Office, The Surgery and the Steeptonbill farm shop).

All of the above consultation and community engagement activities have closely informed the key priorities in our draft NDP:

- Conserving the parish's unique heritage
- Protecting and enhancing community assets
- Integrating development sympathetically within the existing infrastructure
- Maintaining a sustainable community

It is notable that all of the key priorities above are long-standing and have been consistently represented in previous legacy documents e.g: Milton Abbas Village Appraisal 1996; Milton Abbas Conservation Area Appraisal January 2001; Milton Abbas Consultation Findings 2001; Milton Abbas Parish Plan 2003; and Milton Abbas Conservation Area Appraisal March 2014.

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Introduction

The purpose of this document is to demonstrate that the Milton Abbas NDP has been developed on the basis of wide and thorough community engagement throughout the NDP process. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.*

This document has two parts. The first part summarises the six major consultation exercises that have been completed during the NDP process, addressing the four regulatory requirements listed above.

The second part of the document provides details of the many communications channels that have been used to raise awareness of the consultation exercises and which have been used more generally throughout the NDP process to keep the community informed and engaged.

PART 1: NDP CONSULTATIONS

Phase 1: Vision consultation (2016)


Background

The first consultation with the parish was completed in May 2016 and included four deliberately open-ended questions to gather spontaneous responses about the community's vision for the future.

Community engagement

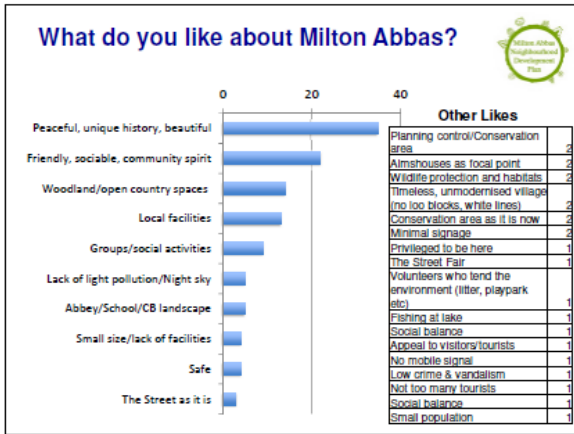
Details about the consultation were a main feature in the April 2016 issue of the Bulletin. Additionally, awareness of the consultation was raised through Facebook, Elliegrams (local email circulation), posters and information packs distributed via the Reading Rooms, Church, Post Office, Surgery, Farm Shop and online via www.miltonabbaspc.org.uk/ndp.

A questionnaire was produced for this stage, as shown below:

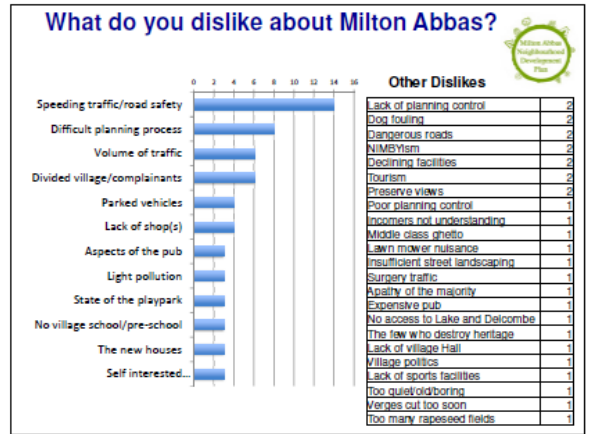
	Milton Abbas Neighbourhood Development Plan YOUR VISION
What is your vision for Milton Abbas?	
Milton Abbas is in the early stages of a Neighbourhood Development Plan. Please see the NDP Fact Sheet for further details of what the NDP is all about.	
This document is for you to inform the Working Party of what you feel is important and tell us about your long term vision for the village. We want to understand what you think about all aspects of the village and therefore ask that you take a few moments to complete the following questions and use any additional pages you feel necessary to further explain the things that matter to you.	
Your answers and suggestions are extremely valuable.	
Many thanks.	
Your Name:	Date:
<input type="text"/>	<input type="text"/>
What do you like about Milton Abbas?	
<input type="text"/>	
What do you dislike about Milton Abbas?	
<input type="text"/>	
What are the pressures affecting Milton Abbas now and in the future?	
<input type="text"/>	
What needs to change?	
<input type="text"/>	
Any Other View/Information	
<input type="text"/>	
Would you like to have a fuller conversation on the above with someone from the NDP working party – if so please include your contact details below.	
<input type="text"/>	
WEBSITE: www.miltonabbaspc.org.uk	If you would like to speak to a member
PLEASE RETURN YOUR COMPLETED FORM TO:	of the NDP Working Party please call
58 Milton Abbas or email ndp@miltonabbaspc.org.uk	01258 88 21 62 to arrange a conversation

Survey results

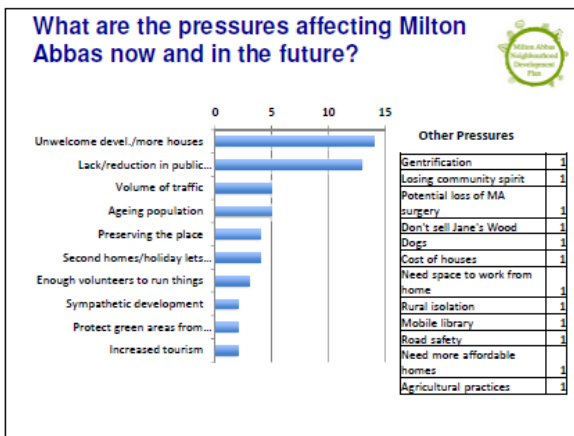
29 people (representing 11% of households) responded to the survey. The main findings of the survey are included in the four graphs below, which show the number of respondents mentioning each issue. The results were presented on 24th August 2016 to a well advertised event in the Reading rooms attended by over fifty people.



12



14



Key findings and action taken

The results clearly identified the strong degree to which residents value, and wish to preserve, the unique landscape and heritage assets of the parish, which has been reflected in subsequent policy development within the plan.

Phase 2: Issues and options consultation (2018)

Background

Following the Phase 1 consultation above, the leader of the NDP group, who had driven much of the early impetus to the plan, left the area and the NDP lost momentum. However, in July 2018 there was renewed NDP interest and the group re-launched the NDP at a well-advertised open village meeting in the church on 23 July, attended by over 60 people. Soon afterwards the questionnaire in Appendix 2 was launched.



Community engagement

In addition to being announced at the 23 July meeting, the questionnaire was marketed via the website, posters, Facebook, the Bulletin and Elliegram (local email circulation). Additionally, questionnaires were door-dropped to the whole parish.

Survey results

140 people responded to the survey. Full survey results are available on the Parish Council website [[link](#)], which were presented in St James’s Church on 2nd September at 3pm to a well-advertised event attended by over 60 people.

The main findings of the survey are included in the graphs below.



? BUILDING NEW HOMES IN MILTON ABBAS ?
NEIGHBOURHOOD DEVELOPMENT PLAN WORKING GROUP
OPEN MEETING
MONDAY 23rd JULY 7.30pm
St JAMES CHURCH

EVERYONE who lives in the parish is invited to come to the meeting and help to shape *our* Neighbourhood Development Plan so that as a community we can have some influence over the future of *our* village—how many new houses, what type, and where.

! YOUR VIEWS ARE IMPORTANT !

As many people in the parish are aware, there has been much recent discussion about the possibility of future development in Milton Abbas. This has spurred on the Neighbourhood Development Plan Working Group to gather the community’s collective view on the best way forward.

**100 new homes in the field across the road from Catherines Well?
 200 more cars and bikes using local roads?
 300 extra residents...**

Come and have your say.

Methodology

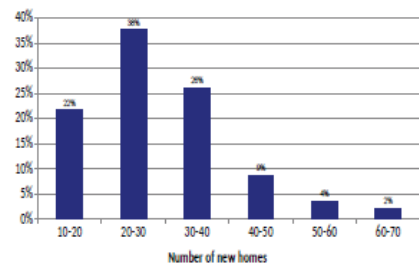
- 140 completed questionnaires received
- Checked for validity
- Anonymised for GDPR purposes
- All responses coded and entered into ‘buckets’
- Peer review & validation of data
- Report findings



Your view on the appropriate number of new homes in the parish



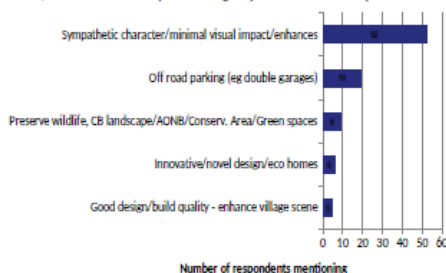
Q1: What is your view on the appropriate number of new homes within Milton Abbas Parish boundary from now to 2031?



Appropriate design and style



Q3: What is the most important thing for you that a new development should consider?



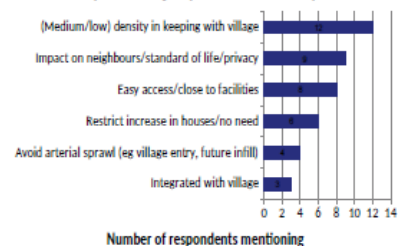
OTHER MENTIONS

Traditional Dorset style	1
Effects on village Street	2
Landscaping with trees/green spaces - wellbeing	2

Housing location and density



Q3: What is the most important thing for you that a new development should consider?



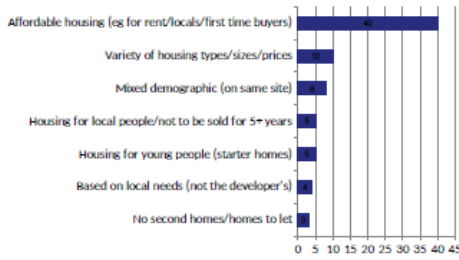
OTHER MENTIONS

Good planning	1
Limit to 70 new residents	1
Reasonable/good garden sizes	2
Consistent scale with local facilities	2

Appropriate housing type



Q3: What is the most important thing for you that a new development should consider?



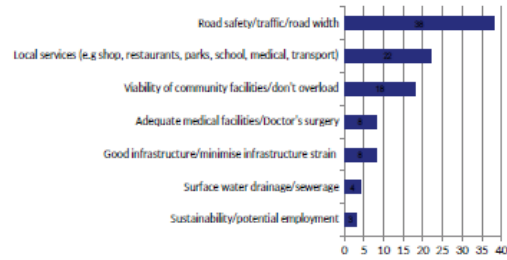
OTHER MENTIONS

Other Mentions	Number of respondents mentioning
Shared ownership instead of council rented	1
Social housing	1
Housing/activities for older people	2
Check what local demand for housing exists	2
Luxury houses not needed/justified	2

Supporting services and infrastructure



Q3: What is the most important thing for you that a new development should consider?



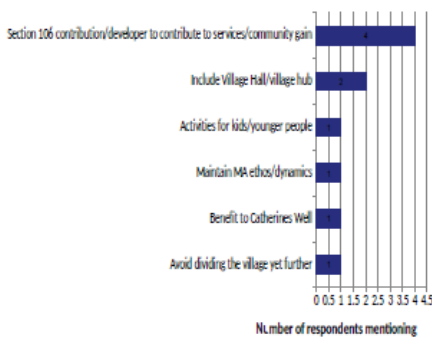
OTHER MENTIONS

Other Mentions	Number of respondents mentioning
Mobile phone connection	1
Support existing business + employment	2

Community aspirations



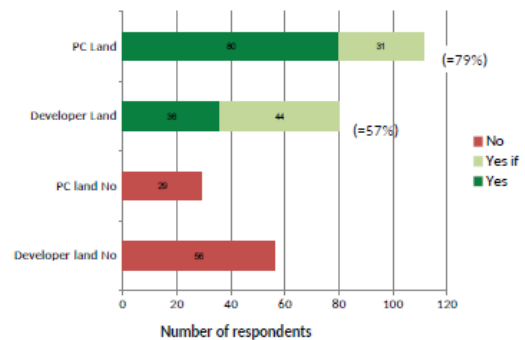
Q3: What is the most important thing for you that a new development should consider?



Your views on the Parish Council land and the developer's land



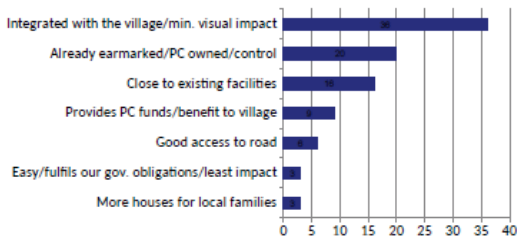
Q2a: Do you think either of the sites shown in blue are good locations for development?



Reason for saying 'Yes' to development of the Parish Council land



Q2a: PC land yes (base 80)



OTHER MENTIONS

Other Mentions	Number of respondents
Need price range for houses	1
Rebuild surgery, then contain expansion	1
Allotments can be relocated	1
Minimal impact on Conservation Area	1
Should have happened already	1
Low concentration of housing	2

Reason for saying 'No' to development of the Parish Council land



Q2a: PC land no (base 29)



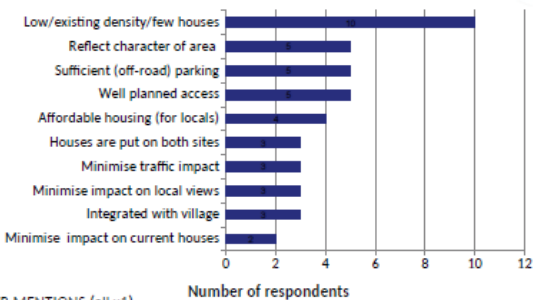
OTHER MENTIONS

Other Mentions	Number of respondents
Needed for Street Fair parking	1
PC purchased land not to be developed	1
More commuter traffic will affect village street	1

Reason for saying 'Yes if' to development of the Parish Council land



Q2a: PC land Yes if (base 31)



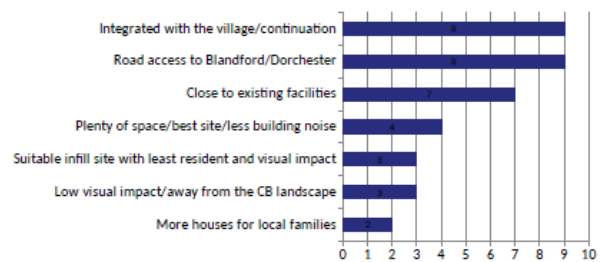
OTHER MENTIONS (all x1)

Consider other sites to spread impact; Opportunity for local control; Opportunity to develop surgery; Lighting - not too prominent; If Developer land not selected; Quality energy efficient local design & materials; Allotments protected; Small close like Damer's Close; Only a few houses with a green; Includes 20%+ affordable for under 35s; Abuts on to present development; It helps restrict development to existing roads; Sufficient infrastructure put in place; Social housing only; Developed for community benefit+additional land

Reason for saying 'Yes' to Developer land



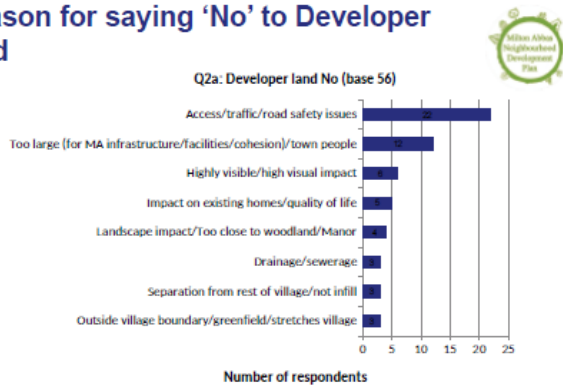
Q2a: Developer land Yes (base 36)



OTHER MENTIONS

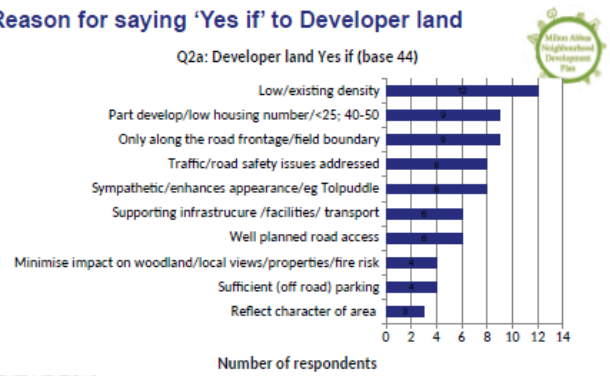
Other Mentions	Number of respondents
Houses needed	1
Need more families to sustain village	1

Reason for saying 'No' to Developer land



OTHER MENTIONS
X1: Residents crossing road to surgery; Visitor approach via housing estate; Too much disruption; No services - unnecessary luxury homes; Loss of agricultural land; Protect hedgerow; More commuter traffic will affect village street; Too close to my house;
X2: Negative environmental impact; Enough building already in this area

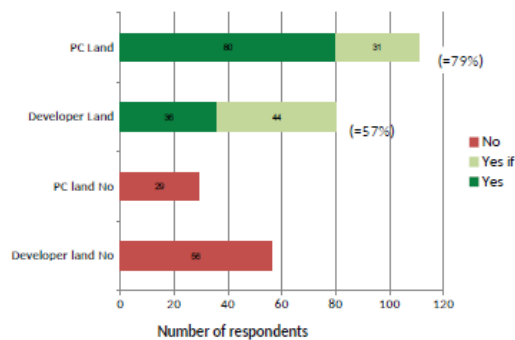
Reason for saying 'Yes if' to Developer land



OTHER MENTIONS
X1: Houses not too near to road; Quality energy efficient local design & materials; Limit building up to 2030, Sufficient affordable housing=shared ownership homes; Mix of starter homes and bungalows; Trees and shrubs planted each end; Include first time buyer properties; Time limit on planning permission; It helps restrict development to existing roads; Minimise impact on current houses.
X2: Environment/hedges protected; The PC land is rejected/develop PC land first; Minimise traffic impact; Houses are put on both sites; Abuts on to present development; Includes (20%+) affordable (for under 35s)

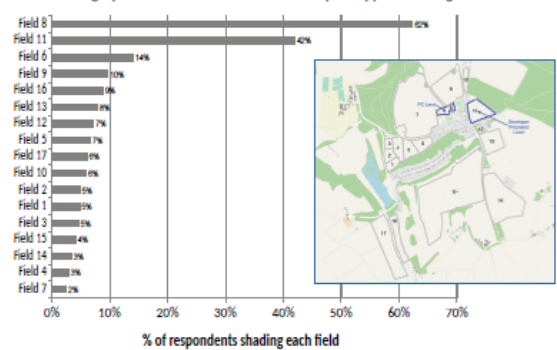
Your views on the Parish Council land and the developer's land

Q2a: Do you think either of the sites shown in blue are good locations for development?



Where you support building new homes

Q2b: Shade within the grey and blue field boundaries where you support building new homes



Key findings and action taken

The results clearly identified that:

- there is widespread community acceptance of the need for new development, but that this should be limited to 30 new homes or less
- new development should be of sympathetic character and cause minimal visual impact
- low density in keeping with existing densities should be maintained
- affordable housing should be a key feature in new development
- issues relating to traffic and road safety are most important
- of the two main potential development sites put forward in the questionnaire, there was a clear preference for developing the parish-owned land versus the other option. However several other potential development sites were also suggested by survey respondents.

The above evidence base was used by the NDP group to form the draft policies that were put forward in the Phase 4 Options consultation (see section below).

The survey results also clearly indicated the need for a formal call for sites process, which is summarised in the next section.

Phase 3: Call for sites consultation (2018)

Background

It was clear from the Phase 2 Consultation above that the NDP required a full Call for Sites process to be completed, which could then be subject to a site assessment process to check potential constraints before making an decision on the options for development.

Community engagement

The call for sites was launched at the feedback meeting in early September, and ran to 5 October. Responses were sent to Parkwood DT11 0AZ.

A drop-in session was also held on Wednesday 12th September between 7.00 and 8.00pm in St James Church, where members of the Steering Group were present to answer questions (alternative arrangements could be made on request by contacting a named member of the group) you may have.

A survey form was made available online and at the drop-in event.

MILTON ABBAS CALL FOR SITES APPLICATION			
Contact Info			
Name			
Phone Number			
E-mail			
Preferred method of contact	<input type="checkbox"/> Phone	<input type="checkbox"/> E-mail	<input type="checkbox"/> In person
<p><small>Privacy Notice: This information is collected for legitimate interest. Information provided will be kept on record by the Milton Abbas Neighbourhood Development Plan Working Group for the period of developing the neighbourhood plan and only be used for the purpose of contacting you about the details of this site. This information will not be shared with third parties unless permission given. If you have any concerns about the use of your data please contact us at pdp@miltonabbaspc.org.uk</small></p> <p><small><input type="checkbox"/> Please tick if give permission for Milton Abbas Parish Council Neighbourhood Development Group to share the information on this form, including contact details, with consultants working on the neighbourhood plan and North Dorset District Council for the purpose of assessing and evaluating this application</small></p>			
Signed			
Name			
Date			
Location & Size			
Map Outline Provided	Y/N		
Request for support with this	Y/N		
Site Ha (if known):			
Proposal			
Proposed Land for: (Tick all that apply)	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Community Use
No. of residential properties or area for proposed land type			
Any information of the type of homes ie. Local ties or % affordable			
Access			
How would the land be accessed?			
Site Promotion (optional)			
Why is this a good site? Text to be used to promote your site to residents (Max 200 words)			
Further Info			
Any further information?			

Survey results

Some 16 sites were submitted for assessment as shown in the following list:

Name	Size (ha)
Site 1: Land at Delcombe Farm 1	0.03
Site 2: Land at Delcombe Farm 2	0.01
Site 3: Land at Greenhill Down	0.02
Site 4: Land at Langham Farm 1	0.85
Site 5: Land at Langham Farm 2	1.14
Site 6: Land at Catherines Well 1	1.00
Site 7: Land at Catherines Well 2	3.45
Site 8: Land at Catherines Well 3	0.08
Site 9: Land at Hoggen Down	0.01
Site 10: Land at Windmill Clump	1.06
Site 11: Land north of The Street	0.16
Site 12: Land at Catherines Well 4	3.57
Site 13: Land at Steeptonbill Farm	1.00
Site 14: Land at Fishmore Hill Farm	0.43
Site 15: Land at Long Close Farm	0.05
Site 16: Land at Milton Mills	0.11

Key findings and action taken

Details of the sites submitted were forwarded to AECOM who had been commissioned to undertake an independent site assessment for the Milton Abbas Neighbourhood Plan on behalf of the Milton Abbas Neighbourhood Plan Steering Group.

Phase 4: Local community facility providers consultation (2018)

Background

As part of the evidence gathering for the plan it was also considered prudent to check with local service providers whether (a) they would benefit from an increase in the local population and (b) whether they had any particular needs that should be taken into account in allocating sites for development.

Community engagement

During October / November 2018 direct contact was made with local service providers (but using a standard template provided by Dorset Planning Consultant which was left with them and collected in early November).

Survey results

Some 3 responses were received; from Milton Abbas Surgery, The Hambro Arms and Steeptonbill Farm Shop. Both the pub and farm shop responded that they would benefit from an increase in the local population, and the surgery noted that they were contractually required to provide services in their practice area and therefore would adapt if necessary. All three facilities were looking to improve their facilities on the existing sites, and were not looking to relocate. Only the pub noted that they had difficulty recruiting staff that may be due to a lack of affordable housing locally.

Key findings and action taken

The survey responses, whilst limited, indicated that there were no obvious issues that would result from an increase in population, and that their needs could be accommodated within their existing sites (and therefore need not be considered in relation to future site allocations).

Phase 5: Preferred options consultation (2019)

Background

Informed by the comprehensive feedback received from the Phase 2 consultation in July 2018, the NDP spent several months discussing how the community's aspirations should be expressed in the draft vision, objectives and policies for the NDP, which are summarised as follows:

VISION STATEMENT

Milton Abbas is one of England's most famous parishes, featuring a Capability Brown landscape and steeped in history. In repeated surveys over recent years the community has reaffirmed its vision to conserve the parish's unique heritage for current and future generations whilst maintaining a vibrant, sustainable and cohesive community.

OBJECTIVES

Objective 1: Integrated Housing Location & Density

That any new development is fully integrated with existing development and mirrors the low density of housing that is a defining feature throughout the parish currently.

Objective 2: Appropriate Housing Type

That a mix of dwelling type is included in any new development in order to meet the needs of local people and to support the aim of maintaining a sustainable community for the long term.

Objective 3: In Keeping Design Style

That any new development is aesthetically sympathetic to the parish's heritage assets and environment.

Objective 4: Supporting Service and Infrastructure

That any new development enhances the local infrastructure, or as a minimum, does not compromise current local infrastructure.

Objective 5: Protects and Enhances Community Aspirations

Local features that are important to the community are protected in policy and that any development helps to enhance cohesiveness and sustainability in the local community.

POLICY IDEAS

1. Density
2. Housing Numbers
3. Pattern and Street Scape
4. Building Design
5. Parking
6. Local housing
7. Dark skies

The *full* text of these drafts was included in the questionnaire for the Preferred Options Consultation that was conducted in February 2019 [\[link\]](#). Survey respondents were asked to comment on whether each element was either 'Good Work', 'Okay with changes', or 'Think again'.

The Options Consultation also included comprehensive background on the site selection process for the NDP, which explained the results of the independent AECOM report on the 16 sites put forward from the Call for Sites process. Survey respondents were invited to comment on the Green/Amber/Red AECOM assessments for each of the sites and also the degree to which each of the seven Amber and Green sites were rated on a five point scale from 'highly suitable' to 'highly unsuitable'.

Community engagement

The questionnaire was widely marketed via the Parish Council website [\[link\]](#), posters, Facebook, the Bulletin and Elliegrams (local email circulation). Additionally, questionnaires were door-dropped to the whole parish.

The consultation ran to Friday 1 March and paper copies could be returned to the Surgery, the Post Office or Steeptonbill Farm shop. Additional Questionnaires were made available at these locations, and online at



SITES & POLICIES: CONSULTATION

Which ones do you support?

The Milton Abbas
NEIGHBOURHOOD DEVELOPMENT PLAN GROUP

is holding two

DROP-IN SESSIONS

on

SATURDAY 9th February 10am-1pm
WEDNESDAY 13th February 5.30-8.30pm

in the

READING ROOMS

This is your chance to see which SITES have made it onto the shortlist of potential sites, to read the DRAFT POLICIES, and to give us your opinion.
All the documentation we have produced so far will be available online from 9th February.

- ◆ In the summer you gave us your views about future development in Milton Abbas.
- ◆ Land owners then put forward potential sites in and around the village.
- ◆ A Housing Needs assessment has been completed.
- ◆ The independent assessors have completed their review and prepared a list of potential sites.
- ◆ Now it is time for you to look at these potential sites and the draft policies.

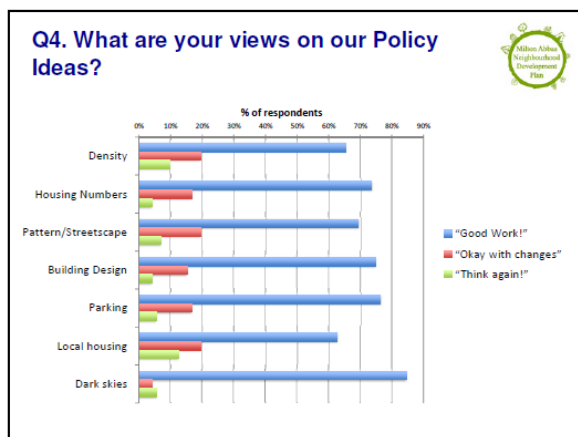
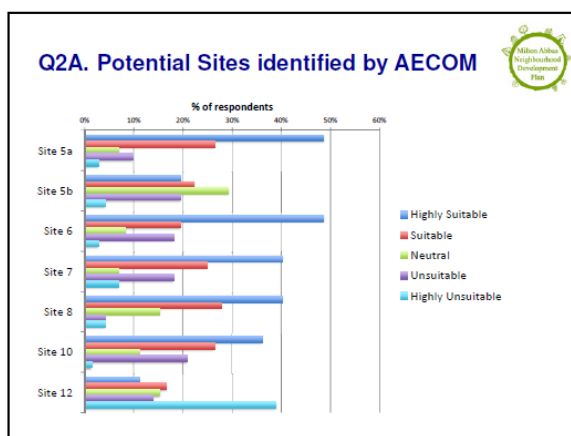
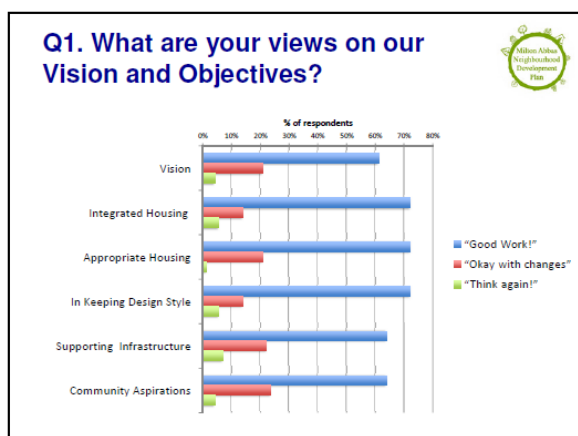
Take a look and give us *your* view...

www.miltonabbaspc.org.uk/ndp. A contact person was provided if anyone required any assistance in completing the questionnaire.

Two consultation sessions in the Reading Rooms Saturday 9th Feb 10am – 1pm and Wednesday 13th Feb 5:30pm – 8:30pm.

Survey results

72 people responded to the survey. Full survey results are available from the Parish Council website [\[link\]](#). The key charts are shown below.



Key findings and action taken

The main findings of the Preferred Options Consultation were that the ideas put forward in the draft vision, objectives and policies were strongly supported. The consultation highlighted a number of concerns about the need to protect the landscape and open spaces around the parish (and therefore triggered a Phase 5 consultation on local green spaces and important views).

The consultation also provided clear evidence of the sites that were, from local resident's perspective, their preferred locations for future development and this fed into the site allocation process.

Respondents were invited to add specific points in respect of the vision, objectives and policies and these were all reviewed and considered, and where appropriate used to modify the final draft NDP that was then consulted on in the pre-submission consultation.

Phase 6: Green Spaces and Important Views consultation (2019)

Background

A further consultation specific to green spaces and important views was completed during May/June 2019. Two consultation documents were produced by the NDP group, one describing nine ideas for Green Spaces, including rationale and photographs for each one. A similar document was produced for nine suggested Important Views. These documents were made available online on the Parish Council website [[Link to green spaces document](#)] [[Link important views document](#)].

Community engagement

The consultation was advertised through the Bulletin, Facebook, website, posters and via an information board in St James's Church. The consultation ran for 3 weeks from late May to 10 June 2019.

The questionnaire for the consultation simply asked respondents whether they agreed with the suggested views and green spaces and if not which ones should be excluded. Additionally, respondents were invited to suggest additional views and green spaces.

Milton Abbas NDP update – protecting our Green Spaces and Important Views

We are all still working hard to progress your Neighbourhood Development Plan, which is now being discussed with the Parish Council in draft form. We want to include protection for our Green Spaces and Important Views in the plan. To do this, we need to demonstrate community support for our proposals, and to this end we would be very grateful if you would review our ideas on Green Spaces and Important Views which can be found on our website: <http://www.miltonabbaspc.org.uk/ndp>

The same information is also available on an information board in St James's Church.

When you have looked at the recommended Green Spaces and Important Views assessments, please take a moment to answer these short questions:

Green Spaces

1. Do you agree the suggested Green Spaces are important? **Yes/No**

1a If you answer 'No' – please circle any Green Spaces you consider should be taken off the list:

1 2 3 4 5 6 7 8 9

2. Do you wish to propose any additional Green Spaces? **Yes/No**

2a If 'yes' – please explain what Green Space/s should be added to the list and why (please also supply a photograph and map location for each space)

Important Views

3. Do you agree the suggested views are important? **Yes/No**

3a If you answer 'No' – please circle any you think should be taken off the list:

1 2 3 4 5 6 7 8 9

4. Do you wish to propose any additional important views? **Yes/No**

4a If 'yes' – please describe the view/s that should be added to the list, and why (please also supply a photograph and map location of where you took the picture from for each space).

Other

5. Do you have any additional comments on the proposed views and green spaces?

Name:Postcode

Please reply to the above questions by **10th June** either by e-mailing ndp@miltonabbaspc.org.uk or by completing this form and placing it in the **RED BOX** at the information board in the church.

Survey results

28 people responded to the survey. All 28 respondents agreed that the nine suggested Green Spaces were important. Three people suggested that two additional Green Spaces be added, one of which was the entire Capability Brown landscape and the other was for the Lake surroundings.

26 of the 28 respondents agreed with the suggested list of the Important Views, with two people stating that all of the Views should be removed from the list. Nine respondents made suggestions for additional Views to be added to the list.

Full survey results were published via a link from the Parish Council website [[link](#)].

Key findings and action taken

The consultation confirmed the importance of the green spaces and views identified. The NDP group considered carefully all the suggestions made for additional Green Spaces and Important Views against the criteria that are generally advised in constructing NDPs. As a result, 5 additional Views were added to the list of Important Views included in the NDP pre-submission consultation document (total=14). Similarly, one Green Space was also added to the same document (total=10).

Phase 7: Pre-submission consultation (2019)

Background

Following the Green Spaces and Important Views consultation above, the NDP group made further changes to their working draft of the NDP, and worked with the Parish Council to ensure their agreement of the plan.

The consultation of the pre-submission plan is the only phase of consultation specifically prescribed in the legislation. The legislation requires that the publicity is undertaken in a way that is likely to bring to the attention of people who live work or carry on business in the area, and includes details of:

- a) the pre-submission draft plan,
- b) when and where it can be inspected,
- c) how to make representations, and
- d) the deadline for making representations – not less than 6 weeks from when the draft is first publicised.

It also requires that the statutory bodies whose interests the Parish Council consider may be affected by the proposals in your plan are consulted, and that a copy of the plan is also sent to the Local Planning Authority.

Community engagement

The pre-submission consultation ran for six weeks 8 July – 18 August 2019.

Prior to the pre-submission consultation, a notice about its imminent launch was included in The Bulletin, which was circulated to households at the beginning of July. This was followed up by another feature in the Bulletin, also distributed to all households at the beginning of August, which included a full-page reminding people of the importance of engaging with the NDP and details of how to do so. Additionally, the pre-submission consultation was marketed to the community via Facebook, the website, Elliegrams (local email circulation) and posters at key village locations. All of these channels were used to communicate the following:

- The availability of the plan and supporting documents on the Parish Council website: www.miltonabbaspc.org.uk/ndp and via printed copies on display in St James's Church, the Hambro Arms and Milton Abbas Surgery.

- How to make representations about the plan (or supporting material)
 - by email to: ndp@miltonabbaspc.org.uk
 - in writing: and placed in the red box in St James’s Church
 - by post to: c/o 37 Catherines Well, Milton Abbas DT11 0AT
- The availability of support to access copies of all materials via a phone number
- the times and locations of the four drop-in sessions, which were held as follows:
 - Tuesday 16th July 10am-3pm St James’s Church
 - Thursday 1st August 7pm-10pm Hambro Arms
 - Saturday 10th August 10am-3pm Reading Rooms
 - Tuesday 13th August 10am-3pm St James’s Church

The following statutory consultees were also contacted via email at the start of the consultation:

Local Councils Consultees	Responded
– Dorset Council	✓
– Cheselbourne PC	
– Dewlish PC	
– Hilton PC	
– Ibberton PC	
– Milborne St Andrew PC	
– Winterborne Clenstone PC	
– Winterborne Houghton PC	
– Winterborne Whitechurch PC	
– Woolland PC	
 Other Statutory Consultees	
– Natural England	✓
– Dorset AONB team	✓
– Environment Agency	
– Historic England	✓
– Highways England	✓
– Scottish and Southern Energy	
– Southern Gas Network	
– Wessex Water	✓
– NHS Dorset Clinical Commissioning Group	
– Sports England	✓

36 survey responses were returned in the pre-submission consultation, all of which were identifiable as local residents apart from one person from outside the parish who claimed to have an interest in the plan area and one survey form submitted anonymously by someone claiming to be a local resident. All of the surveys were submitted on behalf of individuals, apart from one survey submitted on behalf of an organisation in the parish (Tea Clipper Tea Rooms). Two of the respondents were also landowners of sites considered in the plan (sites 8 and 12). Written landowner responses were also received from: Terence O’Rourke on behalf of Gleeson Strategic Land (Gleeson) who have a land interest in the area (site 7), and a late response from Pure Town Planning on behalf of an un-named client with a land interest in the area (not previously considered).

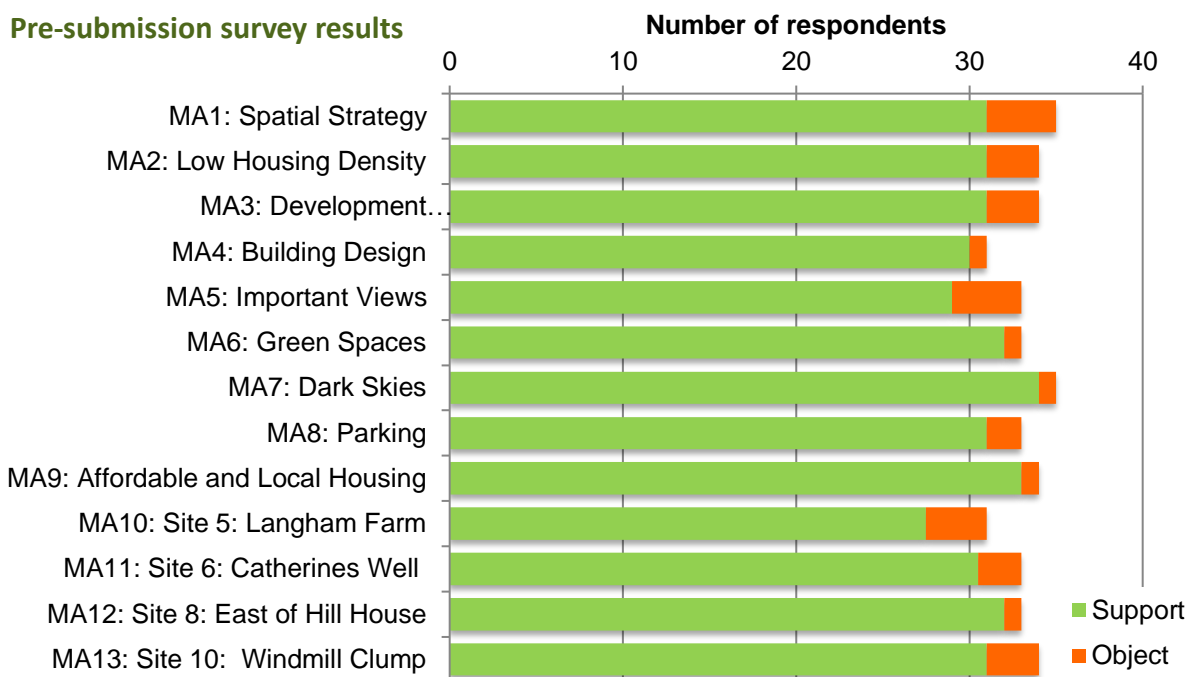
Following the close of the consultation a further landowner (Sovereign Housing Association) was identified whose landholding included a small part of site 6. Contact was made with Sovereign to ascertain that they had no objection to the site allocation and they were also provided with an

opportunity to comment on the plan and supporting documents. They confirmed by email (dated 06/12/19) that “Sovereign have no objection to the Parish Council identifying a site owned jointly by the Parish Council and Sovereign for the allocation of Housing within the Draft Plan” and that “Sovereign would want to be involved in the development of this land and be the provider of Affordable Housing on the site.” This has therefore been reflected in the submission draft of the plan and their response has been included in the following table.

In addition, in reviewing the responses received it was also noted that, other than Dorset Council, landowners of Local Greenspaces had not responded to the consultation, and some of these may not have received the publicity material. As such direct contact was made with those landowners not resident in the parish, to check that they had no comments to make. As a result, further responses were received (including one verbal response) and these too have been included in the following table.

Survey results

Using all 36 completed survey forms, the following are the “top line” results for policies MA1-MA13 included in the draft plan.



Respondents were given the opportunity to comment on each policy area regardless of whether they supported, objected or just wanted to comment only. These comments are summarised in the section below. Although the vast majority of comments below have been made by a single person only, they have all been reviewed and carefully considered for appropriate response. The following summarises the key points raised and suggested way forward.

Key findings and action taken

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
General	Little work in area	8	Employment is a factor considered within the Housing Needs Assessment. If there was more local employment there would be an even higher number of houses required.
General	The surgery could to with a better/bigger building	11	The Surgery was consulted in the preparation of the plan, answered the questionnaire that was used to inform the Housing Needs Assessment, and the business manager confirmed that an extension or new building is not within their current plans.
General	No development-surgery at capacity	11	
General	Hope NDP will be taken into account	13	Noted
General	Change text p2 para2 to include Tea Clipper	26	Agreed. <i>Include Tea Clipper and expand on other facilities in text</i>
General	Houses for newcomers	27	The Housing Needs Assessment includes an assessment of need taking into account a wide range of factors, and has been used to inform the plan.
General	Hard work much appreciated, excellent doc	28	Thank you!
General	More detail required for MA unique selling point	28	Agree <i>Add further text within the background section (reference Milton Abbas history group website).</i>
General	Do not want any houses	32a	Development in Milton Abbas is required by national and local government policies. National policy makes clear that Neighbourhood plans should not promote less development than set out in the strategic policies for the area. The adopted Local Plan's strategy includes Milton Abbas as a 'larger village' identified as the focus for growth to meet local needs outside of the four main towns. The purpose of the NDP is to meet this need in a positive way that is appreciative of our unique landscape, heritage and distinctive rural features, in a managed way. Without a plan, there is

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			greater scope for speculative, development over which local residents will have less control.
General	Will look hideous and ruin peaceful, quiet village	32a	The purpose of the NDP is to involve the community to avoid this situation, including specify where development is best located and design guidance.
General / SEA	<p>Parts of Milton Abbas parish fall within an orange zone where there is a medium risk of foul sewer inundation. Wessex Water requested that within such zones they are consulted on planning applications of 10 dwellings (or 1 ha of commercial) or more proposing to connect to the sewer network.</p> <p>One of our main areas of concern relates to the disposal of surface water from development sites. We continue to work with developers to make certain that the most appropriate Sustainable Drainage Systems (SuDS) are proposed and approved as part of the development management process. Surface water should not be disposed of to the foul sewer network as this can increase sewer flood risk.</p>	Wessex Water	Whilst the response was mainly directed at providing clarity in the Strategic Environmental Assessment, it is referred to in relation to the site specific allocations within the NDP.
General	Standard response (no specific issues highlighted in relation to the plan's contents)	Sport England	Noted
General	Natural England does not have any specific comments on this draft neighbourhood plan.	Natural England	Noted
General	Satisfied that the plan's proposed policies are unlikely to result in development which would adversely affect the SRN and therefore have no comments to make.	Highways England	Noted
General	There clearly looks to have been a thorough and well intentioned approach to cover the relevant heritage issues which may well be consistent with our guidance and be able to demonstrate	Heritage England	Noted – Dorset Council have been consulted and have not raised any heritage-related issues in terms of the site allocations.

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	conformity with planning policy for the protection and enhancement of the historic environment. Given this we do not propose to seek further empirical evidence to satisfy this requirement but as a simple expedient would suggest that written confirmation be obtained from the heritage team at Dorset Council that the Plan and the policies in question are deemed acceptable to them. This can then form part of the formal evidence base and to which we would then be happy to defer. Otherwise, we have no additional comments to offer other than to congratulate your community on its progress to date and to wish it well in the making of its Plan.		
General	Maps need to be clearer – use OS base, have scale bars, north arrows and appropriate OS copyright notices and any symbols clearly labelled or described in a legend.	Dorset Council	Agreed <i>Updated maps to be produced and included in the plan.</i>
General	Late submission of a small plot of land (south of New Close Cottages) for consideration as an allocation for a small housing development within the Neighbourhood Plan.	Pure Town Planning	The site lies outside the current settlement boundary, and was not put forward in time to be included in the site assessment and consultation stages. Given the late stage in the plan's preparation it would not be appropriate to include this site without further assessment and consultation, which would considerably delay the plan's adoption. It could, however, be considered through a future review of the plan, or brought forward in the meantime as an affordable housing rural exception site.
Introduction	Para 1.6 rephrase 1st sentence to "Milton Abbas is situated in the former district of North Dorset." 2nd sentence: Policy 2 is the "Core Spatial Strategy".	Dorset Council	Agreed <i>Amend text as suggested.</i>

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA1	Table 1 - including 2/3 affordable – suggest use 65% so that it is consistent with Policy MA11 and less ambiguous	Dorset Council	Agreed <i>Amend text as suggested.</i>
MA1	Support the section in Policy MA1 that recommends adhering to the Nitrogen Reduction in Poole Harbour SPD.	Dorset Council	Support noted
MA1	The submitted version of the Plan should include a map clearly illustrating how the settlement boundary will be amended	Dorset Council	The appropriate location to show the updated settlement boundary is Figure 2 <i>Amend Figure 2 to show amended settlement boundary to include the site allocations immediately adjoining the existing settlement boundary. Amend last sentence of 6.12 to reference that the only change to the boundary is to include sites 5 and 6, as shown on Figure 2.</i>
	Add settlement boundary to Fig.1	33	
MA1	The number of homes should be more substantially increased (to 74 homes) to enable the delivery of more affordable homes	Terence O'Rourke	This level of development is not justified by the housing needs assessment. The site allocations will provide at 10 affordable homes (plus a financial contribution) which will more than meet the existing identified need. Further affordable homes may still be brought forward as rural exceptions sites or through a future review of the plan.
MA1	Site 7 promoted by Gleeson offers the best opportunity to maximise affordable homes with a mix of tenures including 40% affordable, and to provide contributions to local infrastructure. We consider site 7 has been disregarded without clear evidence to justify this. If the site is 'too large' then part of the site could be considered.	Terence O'Rourke	A smaller site area was considered – the AECOM report advises on part of the site as having potential, and the SEA refers to the fact that “The development of the entire area of site 7 would constitute major development in the AONB and could also significantly change the character of the existing village, and therefore only part of the site fronting onto the road should be considered for development in order to avoid significant harm (and has been assessed on this basis).”
MA1	plot 4 better choice than 10	2	Within the draft the site selection process is referenced within 6.5 – 6.7 and further details are within Appendix A.
	sites selected not the most ideal; why not site 7?	8	
	address reasons for site exclusions (site 7)	25	

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	plan does not explain why sites were dropped	25	<p>The site selection assessment process was managed to ensure any conflicts of interest within the working group were avoided. All sites were independently assessed by a leading consultancy firm AECOM.</p> <p>The option survey completed in March 2019 include a check whether any rejected sites should be reconsidered. For example, there were two requests to reconsider site 4. The appraisal of site 4 was re-checked and included clear reasons for the site's rejection relating to strong landscape and heritage concerns.</p> <p>Based on the comments received it would appear that it may be useful to provide further information within the main body of the report about the sites that were assessed and how the site allocations were chosen (and the main reasons why alternatives were rejected).</p> <p><i>Provide a summary list all the sites considered and reasons for their inclusion / exclusion within the main body of the report.</i></p>
	Site 12 should not be excluded because of view	27	
	site 7 not truthfully considered	28	
	5,8,10 not only sites suitable	28	
	plan does not state where housing not wanted	20	
	address Site 7 issues	35	
MA1	objection due to Catherines Well development	11	<p>Objections to specific sites were considered during the February 2019 survey, and subject to sustainability appraisals through the SEA process. It is notable that all sites had some degree of objection (site 5 was the most popular and site 6 the second most popular site overall).</p>
MA1	should not use farming land for development	8	<p>The use of farmland was considered in the AECOM site selection criteria with the use of regional land classification maps from Natural England. This particular criterion was not selected as a key SEA objective given that the farmland is mainly Grade 3 (moderate) quality across the parish (and the land requirement would not result in the loss of large areas of productive farmland).</p>

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA2. Low Housing Density	The NDP housing density policy, alongside a desire to deliver a number of bungalows, may be resulting in a greater spread of development than is necessary and generating a target for future density that is below what can be observed within parts of the village close to sites 5 and 6.	Dorset AONB Partnership	Whilst some areas of the village may be higher density, as explained in 6.18 these tend to be incongruous and out of keeping with the areas that have developed at the more typical, lower, densities. As such it would not be appropriate to use these as an acceptable precedent.
MA2	The requirements for density are too prescriptive and should both be deleted. Reliance should instead be placed on a case-by-case assessment of schemes against the overall policy objectives and the supporting material.	Terence O'Rourke	Supporting evidence on densities is provided in the background papers. Without a density policy it is likely that those areas of higher density, whilst incongruous and out of keeping with the general character of the village, would be used to justify similar densities which would continue the piecemeal erosion of the village's unique character. However the use of 13 and 15 dph is accepted as potentially confusing and it would be clearer and reasonable to use the higher figure of 15 dph, and to also make clear that density within a site may vary provided that as a whole the overall density is not greater than 15 dph. <i>Amend policy to support variable densities of houses across the whole site, and clarify that the policy relates to the full site considered as a whole, including roads, car parking area and any open space.</i>
MA2	increase density for affordable & bungalows	2	
MA2	more 'aggregate' approach	25	
MA2	stick to 13/hectare	28	
MA2	Rationale for blanket low density approach unacceptable	35	
MA2	houses/hectare should be more than 13/15	2	
MA3. Pattern of development and street scape	The policy is clearly complementary to the conservation and enhancement of the Dorset AONB	Dorset AONB Partnership	Support noted
MA3	Parking needs addressing	11	Parking is included but may be more evident if moved forward in the plan <i>Move parking policy forward to be in front of this policy.</i>
MA3	support apart from [d: There should be no back-garden development that would be overbearing on the principal buildings that form the street	29,30	The main requirement here was to ensure the scale of development is in-keeping with the street scape, given the local topography. It may be that it is not clear what

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	scape or that would significantly affect the massing of, and open space between, buildings]		minor changes (such as extensions) could still be acceptable. <i>Clarify in the supporting text the type of development that would still be acceptable – eg rear extensions of outbuildings that do not dwarf the main building, and sideways extensions that do not close views through from the street. Between buildings.</i>
MA4. Building Design	The policy is clearly complementary to the conservation and enhancement of the Dorset AONB	Dorset AONB Partnership	Support noted
MA4	could make stronger statements on sympathetic design, examples of suitable/unsuitable	25	There is such a mixture of houses and examples in Milton Abbas. There were also differing opinions from the consultation on what was good design. We have specified that the materials used should help a new development to fit harmoniously with its surroundings. This may vary across sites.
MA4	non-specific policy could mean another development like Damer's Close (e.g, materials, colours)	35	
MA4	heritage of high quality design? 60s/70s council houses	2	Agreed. <i>Remove 'high quality design' text within policy MA4.</i>
MA4	in keeping	11	We have specified 'to fit harmoniously with its surroundings' - this is intended to adequately cover 'in keeping'
MA4	Amend to reflect parking needs	33	Parking policy is included (and has been moved ahead of this policy).
MA4	include maximum storey height	35	Agreed that further guidance is appropriate given that storey heights can be excessive – for example, the tall houses of Damer Close with an overall height at approx 8.2m appear overly tall (compared to surrounding development) especially given their elevated position. <i>Amend policy to reference the ridge height of properties within the Milton Abbas Settlement boundary and in the immediate area of the planned development. Include</i>

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<i>further guidance in supporting text referencing Damers Close (and possibly other) examples.</i>
MA5. Important Views	The policy is clearly complementary to the conservation and enhancement of the Dorset AONB	Dorset AONB Partnership	Support noted
MA5	already lost already lost views, more dev.=more lost	11	Whilst significant views have been lost in the past, the NDP provides an opportunity to ensure that that views which are valued by residents are recognised. Whilst development within Milton Abbas will inevitable impact on some views our most important views are highlighted and protected.
MA5	include views from outside village boundary	25	The views include those outside the built-up area of the village. It is not possible to safeguard views outside of the parish (as this would be outside our NDP area).
MA5	View 5: track is private property not PRow View 6: path is private property not PRow, access only to 'owners' of Jane's Wood ie PC	27	The location and photograph for View 5 has been updated to ensure it is an area to which the public have access – this is the permissive footpath that is subject to an application and resolution to be added to the definitive rights of way map. There is a permissive footpath to Jane's Wood and the Parish Council have confirmed that it is their understanding of the deeds that all villagers have access to the path from which View 6 is shown. This can be detailed in the views assessment (as supporting evidence).
MA5	2&3 historically important, should be 360deg all CB landscape should be protected view	28	It is noted that 9 respondents to the 'Green spaces and views survey' requested further sites within the registered park and gardens. There are a large number of significant views within this landscape and 1-4 provide only a small sample but are considered to be those most notable to local residents. The Abbey grounds and Capability Brown landscape already enjoy significant protection as Grade 1 listed building and Registered Park & Garden, Conservation

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			Area and Scheduled Monument within an AONB. Milton Abbey School has informed the NDP they have no current development plans. <i>Add supporting text to clarify the above.</i>
MA5	missed a view from hill to SW looking towards views 5&6	35	Whilst the view from Fishmore Hill was judged to be a pleasant rural outlook, it is similar to many other views across the area (that are not included). There are no important or significant features of special significance identified to justify its addition to the list.
MA5	Typo 'Wight' no explanation of reasons	33	Agreed <i>Correct typo and reference views assessment.</i>
MA6. Local Green Spaces	The policy is clearly complementary to the conservation and enhancement of the Dorset AONB	Dorset AONB Partnership	Support noted
MA6	Whilst Sovereign have no intention of developing the open land in the southern part of Catherines Well, we are unable to agree to its designation as Local Green Space as this puts a restriction on the land effectively fettering our asset, which can cause issues with our funders and our funding position in terms of charging.	Sovereign Housing Association	Whilst it is accepted that there is no current intention by the landowner to develop the land, this position may change and/or the land sold. The landowner has not suggested that the site does not fit the LGS criteria, and it is not otherwise protected (the AONB status does not provide the same degree of protection), and therefore the LGS should remain.
MA6	Verbal response: the paddocks are already very well protected by the Historic Park and association with the Abbey; concerned that rights of access could be imposed on what is private land with no public access.	Wayne Little (representing landowner)	Whilst the LGS would not convey any public right of access, it is accepted that this site is part of the Scheduled Monument (which related to the Deserted town of Milton Abbas) which provides a reasonably high degree of protection, as well as having Conservation Area status (although the site's importance does not appear to be specifically noted in the most recent appraisal). It will also be given protection by proposed Important Views Policy (specifically View 10). On this basis it is considered that the LGS can be removed. <i>Delete LGS 10 (Lakeside Paddocks)</i>

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA6	Support designation of the sports field - it is of clear recreational value. The existing sports pavilion and changing-room facilities may need to be redeveloped in the future, based on the existing footprint, with a building for sporting/ social use.	David French (Trustee)	Support noted. Redevelopment on the existing building's footprint would be likely to be acceptable based on the policy wording, as it would not harm the enjoyment of the space or undermine its importance.
MA6	Do not preclude dev. of pavilion/village hall	33	This could be considered as a 'very special circumstance' – although if such a building were proposed and it would harm the enjoyment of these spaces or undermine their importance, it is likely to require justification that such a use could not readily be accommodate on an alternative site which is not so valued.
MA6	Why is field opp. bus stop not included?	9	This field does not to meet the LGS criteria of being 'demonstrably special and holds a particular local significance' and is also potentially too extensive in size.
MA6	Already losing green spaces around housing	11	This underlines the need for Green Space designations for special areas we wish to keep.
MA6	Include statement re importance of AONB	30	Reference to the AONB is included throughout the plan including within the spatial strategy, the policy pattern of development and street scape dark skies and for site 5
MA6	Support except for MATCHPATCH 4	32b	Noted – however the evidence suggests that the community gardens are valued and meet the LGS criteria.
MA7. Dark Skies	The policy is clearly complementary to the conservation and enhancement of the Dorset AONB	Dorset AONB Partnership	Support noted
MA7	no street lighting (in whole village)	2,33	Agree that the text could be improved upon and that the policy could be clearer that street lighting is not supported. However it is important to recognise that there may be justification for other forms of lighting (eg for security) in which case it is still appropriate to

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>keep any impacts to a minimum. Fontmell Magna NP provides an appropriate example.</p> <p><i>Include further text to support dark skies. Amend last two sentences to read: "The use of street lighting will not be supported. External lighting schemes will not be supported unless absolutely necessary for health and safety reasons, in which case they should be designed to meet or exceed the level of protection appropriate to environmental zone 1 (as defined by the Institute of Lighting Professionals)."</i></p>
MA8. Parking	Recent neighbourhood plan examinations in North Dorset that have not allowed neighbourhood plans to adopt parking standards that deviate from the County standard	Dorset Council	<p>Noted – however in those circumstances the parking standards were more prescriptive and both locations were better served by public transport. A parking policy was however were accepted in the case of Hazelbury Bryan (which similarly has little in the way of public transport) worded as "Development should include sufficient off-road parking to meet anticipated need (with new dwellings normally being required to provide a minimum of 2 car parking spaces within their grounds and adequate turning to allow forward entry onto the road)." The policy does provide some flexibility (which could potentially allow deviation in the case of two 1 bed dwellings)</p>
MA8	It would be highly unreasonable for two 1 bed dwellings to have to provide 5 parking spaces	Terence O'Rourke	
MA8	Weak	25	
MA8	Parking in Catherines Well is terrible	12	This is shown as a problem area on the map
MA8	One red circle in wrong place	25,33	<p>Agreed</p> <p><i>Reposition circle to west side of Blandford Road at entrance to Catherine's Well.</i></p>
MA8	Document numbering. 6.50 +avoid parking on pavements	33	<p>Numbering will be checked in final proof.</p> <p><i>Add reference to supporting text "and to hopefully reduce problems that arise from people parking their cars on pavements or verges when there is insufficient provision for their needs"</i></p>

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA8	Buses take children to school at Whitechurch	8	Agreed - there are bus services to provide access to both primary and secondary schools. <i>Reference to Blandford removed to simply reference "to and from school".</i>
MA9. Affordable and Local Housing	Clarify "Restrictions" mean a legal restriction such as Section 106. Consider whether the requirement to offer 50% of AH to a CLT is overly restrictive. Consider amending to "... should be offered in the first instance to be controlled by a Community Land Trust (if one exists)...."	Dorset Council	The restrictions are intended to refer to a S106 or similar mechanism. Agree that it would be appropriate to provide flexibility if a CLT has not yet been established or is not in a position to take control of the affordable housing. Because this is a matter related to planning conditions / S106 agreements it is appropriate to be included in the policy. Furthermore there are examples of other examined NPs which include reference to CLT delivery of housing in their policies – eg Bradwell NP and Winslow NDP
MA9	The organisation which the affordable homes are offered to is not a land use policy, and does not meet the basic conditions.	Terence O'Rourke	
MA9	The requirement for bungalows should be on a case by case basis.	Terence O'Rourke	Survey results and the Housing Need Assessment indicate there is a demand and requirement for bungalows. It is also clear from the example of the almshouses in the Street that these need not be out of place in terms of design.
MA9	Building for older people not needed, no supporting infrastructure	3	
MA9	More affordable homes/ more bungalows needed	11	Support noted – we do not have clear evidence to justify a higher requirement.
MA9	Support housing for elders	28	
MA9	Who will run Trust	33	A Community Land Trust is a not-for-profit community-based organisation run by volunteers for the benefit of the community. Its membership would be open to local people living and working in the community to join.
MA10: Site 5: Land at Langham Farm	I have some concerns regarding site 5 - increasing the number of homes within site 6 may result in lower impacts on the AONB due to the relatively good relationship of this site with the existing settlement and the existing landscape framework.	Dorset AONB Partnership	Consideration has been given to the various comments received in relation to this site. The site was initially assessed by AECOM and their findings on the various site options subject to consultation in the February 2019 survey. Both the AECOM assessment and local opinion on the

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA10	Consider specifying where the site access should be (to minimise hedgerow loss), internal road layout, orientation of dwellings etc. AH requirement should be 2.4 dwellings (40% of 6).	Dorset Council	<p>acceptability of the site identified it as a favourable option.</p> <p>Whilst it is accepted that it extends the village boundary, it would be possible to limit this by configuring the development to run east to west with a single 'gateway' development broadly opposite the existing entrance to No's 1 and 2 New Close Cottages.</p> <p>In this way, the development would not need to extend far along the road and a greater extent of the roadside hedgerow could be retained. This would reflect the settlement pattern of roads running in a westerly direction from the main Blandford Road. A buffer would be required to the existing hedgerow.</p> <p>Given that the field is slightly elevated above the road further guidance would be appropriate in terms of the scale of development in this location, as well as landscaping, to ensure that the development does not appear overly tall.</p> <p>The pedestrian link to the surgery and play park is considered to provide a safe and attractive form of access into the village and the nearest facilities.</p> <p>Whilst the site could be extended to accommodate further housing, a higher number of note required by the housing need assessment and would have a greater visual impact.</p> <p>Drainage matters are detailed within the supporting text and policy.</p> <p>Agree that the AH requirement should be more clearly specified.</p> <p><i>Amend policy and to read as follows (and reconfigure area as shown on the map and update supporting text accordingly):</i></p>
MA10	There is no footpath connecting to the village facilities. The proposed footpath is unattractive and indirect. The allocation should be deleted.	Terence O'Rourke	
MA10	Should have more than 6	2	
MA10	Not a natural site / height diff. between road and field	7	
MA10	Water run-off	8	
MA10	Prime arable, use low fertility land first	27	
MA10	Object because it extends village boundary	31	
MA10	Access should be from C road, not just Damer Cl	33	

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p><i>Development of up to 6 dwellings will be supported, with at least 40% provided as affordable housing (or an equivalent financial contribution).</i></p> <p><i>There should be a single point of access from the main Blandford road, with the line of development to run in a westerly direction away from the Blandford Road (and allowing for the potential to link into Catherines Well to the south)</i></p> <p><i>The existing roadside hedgerow should be retained as far as practical, with its removal limited to that required to provide the necessary visual splays (with replacement planting set back from the verge the created verge).</i></p> <p><i>A soft landscape planting scheme will be required along the northern and western sides to soften the visual impact of development in views from the bridleway (E15/1) and provide an overall biodiversity enhancement</i></p> <p><i>As a minimum, an all-weather public footpath should link from the access road into Site 6 / the community gardens to enable public access through the site to the GP Surgery and Playpark</i></p> <p><i>The ridge height of the properties (as measured AOD) should not significantly exceed that of Nos 1 and 2 New Close Cottages and Stonecroft.</i></p> <p><i>A detailed flood risk assessment will be required to ensure the new properties are not at risk from surface-water run-off from the adjoining fields, and that the development does not increase flood-risk from run-off from the site or contribute to groundwater inundation of sewers.</i></p>
MA10	Why is this preferable to 7	28	The reasons are outlined in the further details on site selection.

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA11. Site 6: Land West of the Allotments	Visitor parking spaces – who are these intended for, visitors of the surgery? If so, can access be taken from the surgery and/or a pedestrian link created?	Dorset Council	The spaces are intended to be publicly available so that they can be used by people using the surgery, community garden plots or the play park. Site 6 and the road alongside the surgery are all owned by the PC so there can be access from here. <i>Update supporting text to clarify this.</i>
MA11	Increasing the number of homes within site 6 may result in lower impacts on the AONB due to the relatively good relationship of this site with the existing settlement and the existing landscape framework.	Dorset AONB Partnership	Agreed. The site measures 1ha so could accommodate up to 15 dwellings (in addition to the landscaping and parking) within the density guidelines. <i>Amend policy to read “up to 15 dwellings”</i>
MA11	Could increase density	25	
MA11	Should have more than 12	2	
MA11	With the area identified for development and complying with the maximum density of Policy MA2 Low Housing Density of 15 dwellings per hectare it is not clear 12 homes can be delivered here	Terence O'Rourke	At 1ha, up to 15 dwellings would be policy compliant.
MA11	Registered Park & Garden - Milton Abbas?	3	It is not within but it is impacted by the Registered Park and Gardens of Milton Abbey (not to be confused with the Milton Abbas Conservation Area). This can be shown on the map for clarification <i>Annotate map to clarify.</i>
MA11	Site is almost an amenity	7	It is recognised it is used as an amenity for dog walkers. The footpath across the site will be retained but it may be re-routed through the site depending on the detailed layout – the key point being that it should provide an attractive route through the site linking with the countryside. <i>Amend policy to read “The public bridleway crossing the site should be retained (either on its existing or an alternative alignment) and landscaped...”</i>
MA11	Reroute bridleway round edge of site	33	
MA11	Parking / further traffic	7	

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
MA11	Lower Catherines Well road already unsafe and busy	11	Additional parking area is provided. There are a number of potential access points ie via Damer Close, via Catherines Well by the surgery or potentially through site 5. These options can be more clearly specified in the supporting text. <i>Clarify alternative access options within the description</i>
MA11	Access not just from Damer Cl	33	
MA11	No objection to the allocation of housing on their site. Sovereign would want to be involved in the development of this land and be the provider of Affordable Housing on the site.	Sovereign Housing Association	Noted <i>Update plan to clarify shared landownership and the potential involvement of Sovereign Housing Association in the development as the provider of Affordable Housing on the site</i>
MA12. Site 8: Land East of Hill House Bungalows	Clarify what is meant by “encroach” in this context	Dorset Council	The existing buildings are generally set back from the track by at least 5m, which helps maintain the rural character of the track (which is also a bridleway). It is also noted that the Highways Authority have separately raised concerns in relation to the substandard visibility splay onto the C31 Blandford Road in relation to a recent application. It would therefore seem appropriate to also make reference to the need for an adequate visibility splay taking into account actual traffic speeds and flows in this location. <i>Amend text to refer to bridleway (not public footpath) and general rural character with buildings set back by at least 5m. Amend policy to read “...and leave a minimum 5m gap to the track” Include policy criteria and supporting text regarding adequate visibility splay.</i>
MA12	Would any developer only want to build 1 house?	8	This was specified by the landowner.
MA12	Would not spoil views	11	Noted
MA12	Include picture	33	Agree <i>Add photo for consistency</i>
MA13. Site 10: Land at	Site 10 is relatively detached from the village, notwithstanding the presence of a building on	Dorset AONB Partnership	

Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
Windmill Clump	the site, it would be very difficult to support the proposed introduction of a visitor centre and three dwellings. The need for a new visitor centre in the village is not well evidenced and the peripheral location of the site and the relatively steep footway/path connections between the site and the village would not appear to facilitate easy access for all. The proposal would not conserve and enhance the Dorset AONB.		Consideration has been given to the various comments received in relation to this site, both in support and against. The landowner was approached for additional information in regard to the project's feasibility, but confirmed at this time such information had not been prepared, and as such he considered it appropriate to withdraw the site, but may look to pursue it through a future review of the plan.
MA13	It is not clear that the visitor centre is deliverable / realistic, and therefore this policy could result in a solely residential scheme in this location.	Dorset Council	The reduction of 3 houses in terms of the housing supply is not considered to be significant given that additional capacity is proposed in site 6, and that a relatively cautious approach has been taken in estimating the potential supply through conversions.
MA13	The footpath link to the centre of the village is steep, and therefore this presents accessibility issues. There is no certainty the visitor centre can be delivered.	Terence O'Rourke	<i>Delete policy and supporting text (including updating Table 1).</i>
MA13	Do not need a visitor centre	8	
MA13	Connection to this area	11	
MA13	Support Heritage Centre, not café	26	
MA13	Object because it extends village boundary	31	
MA13	Visitor centre a great idea	28	
MA13	Car parking not mentioned	33	
Glossary	May be helpful to clarify source of Affordable Housing definition (NPPF)	Dorset Council	Agreed <i>Include reference to the source of the definition (NPPF)</i>
Other	Access, surgery, schools, crime, traffic etc	32a	
Other	Traffic safety Catherines Well and local roads	11	Traffic management was an issue raised by a large number of residents and is detailed within section 7.
Other	Traffic, more accidents	8	However this issue is outside the scope of the NDP
Other	Village already divided don't make it worse	8	The NDP hopes it will not divide the village further and has a good mix from both areas of the village on the steering group. Responses from questionnaires have come from a good spread across the parish.

PART 2: MILTON ABBAS NDP COMMUNICATION CHANNELS

The Bulletin

Over the last four years The Bulletin, distributed monthly by hand to all households in the parish, has been a mainstay of NDP communication and community engagement. Since 2015 there have been numerous NDP updates in various formats. Three sample communications are included below and Pdf files of all these articles listed are available on request.

Bulletin Edition	Page number	Length	Content
Sep 2015	Page 2	Full page	Explanation of NDPs Outline approach for Milton Abbas (MA) Call for community engagement
Oct 2015	Page 2	Half column in parish meeting feature	Successful MA designation NDP funding Call for NDP group volunteers
Nov 2015	Page 2	Quarter column in parish meeting feature	Progress update
Dec 2015	Page 2	Para. in parish meeting feature	Progress update
Feb 2016	Page 2	Para. in parish meeting feature	Progress update
April 2016	Front page	Full page feature	Importance of the NDP, upcoming consultation, introducing the NDP webpages on the PC website. Signposting of Vision survey online or via hard copies available in the Post Office, Farm Shop and Surgery
May 2016	Page 2	Para. in parish meeting feature	Reminder re completing the Vision survey
July 2016	Page 2	Half column in parish meeting feature	Importance of engaging with survey: Information packs located at the Reading Rooms, Hambro Arms, Post Office, Farm Shop, Surgery and St James' Church, supplementing information available on the website. NDP funding update
Aug 2016	Page 2	Para. in parish meeting feature	Progress update Village meeting to discuss Vision survey feedback announced for 24th August
Aug 2016	Page 4	Quarter page feature	Community invitation to attend 24th August Village meeting
Sep 2016	Page 3	Two thirds of a page	Report on the Village meeting with contact details for further information

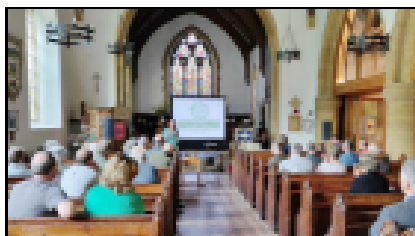
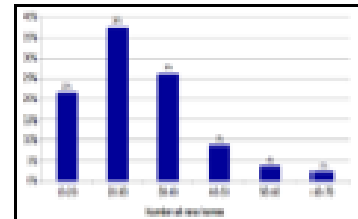
Oct 2016	Page 2	Para. in parish meeting feature	Informal call for sites in relation to District Council's land review
Dec 2016	Page 2	Para. in parish meeting feature	Project update
Feb 2018	Page 2	Para. in parish meeting feature	Project update and call for volunteers to revive the NDP
Aug 2018	Front page	¾ page feature	Relaunch of the NDP at village meeting Details of new survey Call for volunteers
Sep 2018	Front page	Full page feature	Project update Note of thanks to 140 survey respondents Details of scheduled presentation of survey results
Oct 2018	Page 2	Para. in parish meeting feature	Project update 5 Oct deadline re Call for sites
Oct 2018	Page 4	Full page feature	Report on 2 nd September survey results 5 policy areas announced Signposting of NDP information Details for landowners re call for sites
Nov 2018	Page 2	section in parish meeting feature	15 sites put forward for assessment Update on Housing Needs Assessment (HNA) and project funding
Dec 2018	Page 2	2 paras in parish meeting feature	Report re Terence O'Rourke Consultation event
Feb 2019	Page 2	Para. in parish meeting feature	Update on AECOM site assessment, HNA and Environmental Assessment
Feb 2019	Page 4	1/3 page feature	Launch announcement for February 2019 consultation with diary dates for drop-in sessions
Mar 2019	Front page	Full page feature	Encouragement to engage with the NDP with examples of the materials available
Mar 2019	Page 2	Para. in parish meeting feature	Project update
April 2019	Page 5	½ page feature	NDP update
May 2019	Page 2	Para. in parish meeting feature	Project mention
June 2019	Front page	Full page poster feature	Comprehensive details of Green Spaces and Important Views consultation
July 2019	Page 3	1/5 page	Advance warning of the imminent NDP pre-submission consultation
Aug 2019	Page 4	5/6 page poster feature	Comprehensive details of pre-submission consultation

Neighbourhood Development Plan

Thank you for the brilliant feedback into our community Neighbourhood Development Plan

There is wide recognition for need a neighbourhood development plan. It is wonderful to be supported constructively by the community so we can create a NDP that provides us with influence on how we wish our parish to grow. Thank you to the 140 respondents to the questionnaire. We are clearly an interested, concerned and engaged community. The question was 'what is your view on the appropriate number of new homes'

These questionnaire forms were checked for validity, redacted of personal data then analysed to draw out as much information as possible.



The Neighbourhood Development Plan group held a public meeting in St James' Church on 2nd September to share feedback from the community consultation questionnaire.

The information will now be used to direct the focus of the plan and alongside an evidence based approach will inform the policies which will go into it for five key working areas. These areas are listed with the most popular requests.

1. Housing location & density - density housing in keeping with rest of village
2. Appropriate design style - sympathetic character/minimal visual impact/enhances, off road parking
3. Appropriate housing type - affordable housing (eg for rent/locals/first time buyers)
4. Supporting service and infrastructure - road safety/traffic/road width
5. Community aspirations - Section 106 contribution/developer to contribute to services/community gain

More information, including all the slides from the presentation, can be found on the NDP page of the Parish Council website: www.miltonabbaspc.org.uk/ndp, you can also find a copy at Steeptonbill farm shop.

Further potential sites have come forward during our community consultation. It is also important to realise that potential land which is not put forward at this stage may not be considered for allocation during the period of the Plan ie 2011 – 2031. We wish to ensure that the plan is inclusive and explores all options so we are running a call for any development sites. The location and density group will not be selecting the sites, but managing this process alongside independent expert constants. We expect further consultation with the village if multiple site options for development are available to ensure we have a cohesive community lead plan.

Landowners we need to hear from you!

This is a call to all landowners in the parish, however large or small the area of land may be, who have an interest in promoting their land for development over the period from now until 2031.

It is important that you submit your sites as part of the Neighbourhood Plan process. An allocation in the finalised Plan will establish the principle of development of the land in question for that particular area of land. Landowners should bear in mind that any such allocation will still require appropriate planning consent.

If you are a landowner please visit the Milton Abbas Parish Council website at www.miltonabbaspc.org.uk/ndp/sites or alternatively contact Michael Moorsom on 01258 881438, or by email to moorsom@keysworth.co.uk for more information.

We require all submissions to be made in writing by 5th October 2018.

It is understood that any response to this 'Call for sites' is provisional and does not automatically bind a landowner to make any such provisions.

This issue has been generously sponsored by
Milton Abbas Street Fair

The Milton Abbas Parish Newsletter June 2019
incorporating *What's On* - pages 6 & 7



CONSULTATION:
GREEN SPACES
and **IMPORTANT VIEWS**

Do you agree with our suggestions?

The Milton Abbas
NEIGHBOURHOOD DEVELOPMENT PLAN GROUP

Is holding a THREE WEEK CONSULTATION to assess your support for the suggested GREEN SPACES and IMPORTANT VIEWS to be Included In the Plan.

18th MAY-10th JUNE

in St James's Church and via the Parish Council website:

www.miltonabbaspc.org.uk/ndp

We are all still working hard to progress your Neighbourhood Development Plan, which is now being discussed with the Parish Council in draft form. We want to include protection for our Green Spaces and Important Views in the plan. To do this we need to demonstrate community support for our proposals, and to this end we would be very grateful if you would review our Green Spaces and Important Views assessments, which can be found on our website: www.miltonabbaspc.org.uk/ndp or in St James's Church, and then complete a short questionnaire to show either that you agree with our suggestions, or to put forward your own suggestions and amendments.



Take a look
and give us
your opinion

Copy and picture from
Michael Moorsom

MILTON ABBAS WOMENS GROUP - Anthea Batrick

We were unable to have the talk about Agatha Christie this month but at the last minute were pleased to welcome Margaret Wellspring who spoke to us on Our Birds of Florida. She and her Husband have been birding for 25 years and went to Florida for a birding holiday in 2016. She showed us slides of some beautiful coloured birds including a Wood Stork, Ring Bill Gull, Florida Scrub Jay, and some Skimmers. Our next meeting on Tuesday 13th we will be having our summer picnic on the lawn outside of the Reading Room hopefully it will be fine! We will start at the earlier time of 5.00pm and please bring a plate of food to share and your own wine. Soft drinks will be available. Hope to see you.



CONSULTATION: NEIGHBOURHOOD DEVELOPMENT PLAN

The Milton Abbas NEIGHBOURHOOD DEVELOPMENT PLAN

is ready for inspection!

The MA NDP group is holding a SIX WEEK PUBLIC CONSULTATION

8th JULY-19th AUGUST

The Plan and supporting documents are available on the Parish Council website: www.miltonabbaspc.org.uk/ndp and printed copies are on display in St James's Church. The Plan is also available to view in the Hambro Arms and Milton Abbas Surgery. If you need support to access a copy please call Jacqui: 01258 881647

You are also invited to our drop-in sessions where all residents will have the opportunity to meet members of the steering group, ask questions and suggest any changes.

Tuesday 16 th July	10am-3pm	St James's Church
Thursday 1 st August	7pm-10pm	Hambro Arms
Saturday 10 th August	10am-3pm	Reading Rooms
Tuesday 13 th August	10am-3pm	St James's Church

Representations about the plan (or supporting material) should be made by 19th AUGUST

by email to: ndp@miltonabbaspc.org.uk

in writing: and placed in the red box in St James's Church

by post to: c/o 37 Catherine's Well, Milton Abbas DT11 0AT

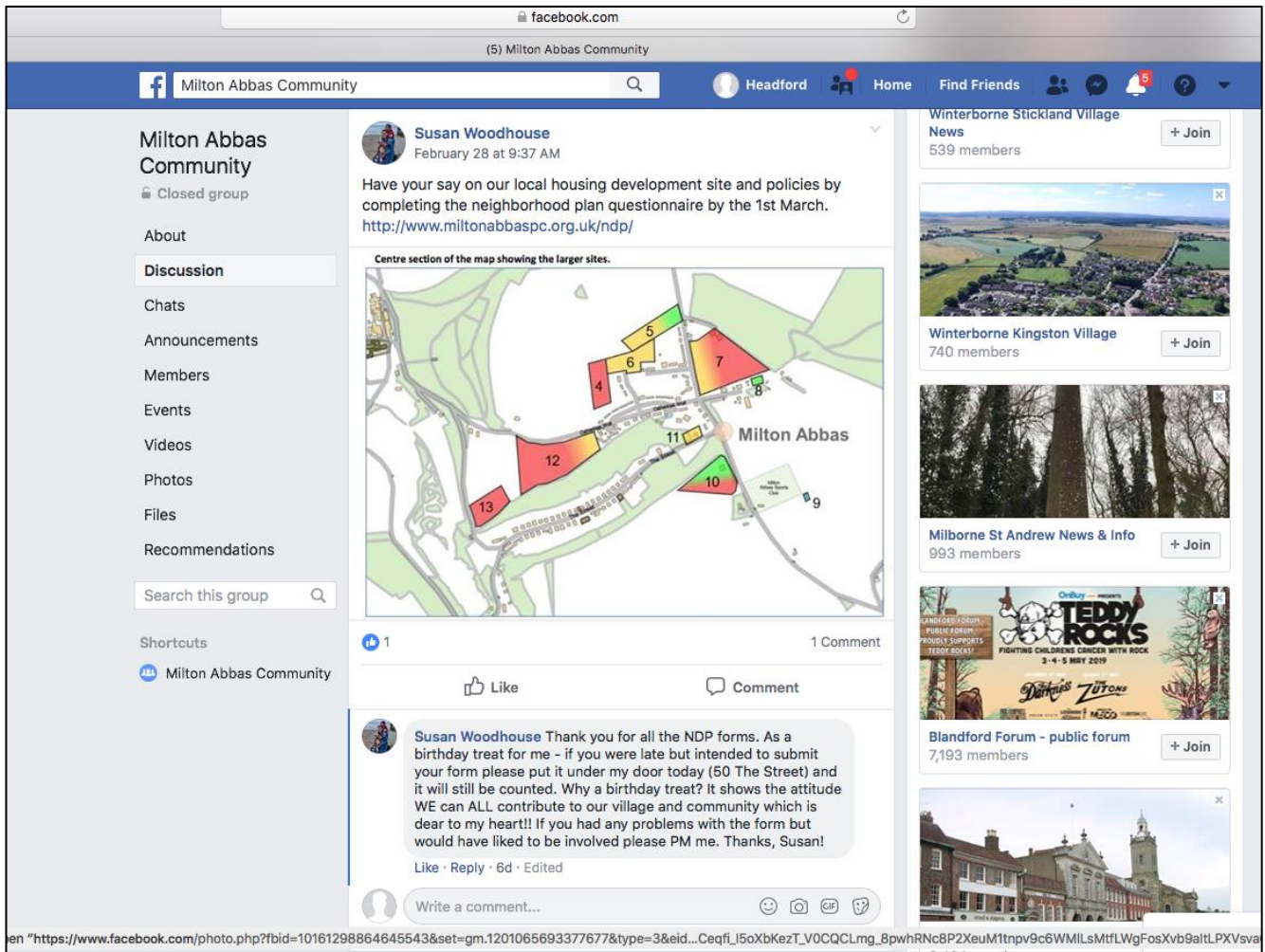
Please include your full name and postcode with your comments so that we can show that we have avoided double counting and reached a broad spectrum of the local population. This data will be kept securely, will not be given to any third parties, and will be destroyed once the NDP has been finalised.

We have listened to your ideas and views, gathered evidence and commissioned independent reports. The results of all these consultations and reports have directly informed the policies in the Neighbourhood Development Plan.

Take a look and review *your* plan

Facebook

The Milton Abbas Community on Facebook has steadily increased its membership over the last three years and as of August 2019 had 677 members. Two examples of posts are included below.



Village Meetings

Several village meetings have been held during the NDP process, pictures from some of the events included below:



Parish Council minutes and open forum

As with any Parish Council, all people in the community have been free to attend the Milton Abbas parish meetings, which have been particularly useful to the NDP group because each PC meeting starts with an open-forum where questions and observations have occasionally been made about the NDP. Additionally, the NDP has been a standing agenda item in the more formal part of PC meetings.

The published minutes of PC meetings have included details of the NDP as it has progressed and these have frequently been reiterated to the community on a more informal basis via the monthly feature in The Bulletin which includes an update on the main points covered in each PC meeting.

Website

The NDP website ndp@miltonabbaspc.org.uk has been an active part of the project's community engagement and has included project updates, NDP news features, appeals for community engagement, advertising the main consultations, as well as background information and publication of survey results.

'Elliegrams'

In addition to Facebook, Milton Abbas is fortunate to have a more traditional form of social media in the form of the Elliegram, which is an informal mechanism for distributing information through a locally held email list, run by a village resident.

Non-digital engagement

Throughout the NDP process, efforts have been made to engage the digitally excluded by hand delivering materials throughout the parish, either via The Bulletin or via door drops to every household for the major consultation surveys. Additionally, personal contact with the NDP group has been encouraged (e.g. via advertised contact phone numbers of team members willing to discuss any queries, and encouraging people to attend drop-in sessions etc). This has proved useful in engaging people who might not otherwise have been able to participate – for example during the August 2019 consultation, arrangements were made for a copy of the pre-submission draft to be given to a person unfortunately in hospital.

Posters

Although a small parish, Milton Abbas has several focal points where people meet. These higher footfall locations include the Post Office, the Steeptonbill Farm Shop, The Hambro Arms, the Surgery, the Church and the Reading Rooms. For the major consultations, these venues have very kindly helped by allowing information boards to be installed and posters to be displayed, some examples of which is included below.



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It is important that you submit your sites as part of the Neighbourhood Plan process. An allocation in the finalised Plan will establish the principle of development of the land in question for that particular use (subject to normal planning requirements). Landowners should bear in mind that any potential land which is not put forward at this stage may not be considered for allocation during the period of the Plan ie 2011 - 2031.

If you are a landowner please visit the Milton Abbas Parish Council website at www.miltonabbaspc.org.uk/ndp/sites

or alternatively contact Michael Moorsom on 01258 881438, or by email to moorsom@keysworth.co.uk for more information.

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