

Appendix One

Draft response to Amethyst Planning

Milborne Port Parish Council.

15th July 2014

Land at Gainsborough/A30 in Milborne Port

The Parish Council received a presentation from Amethyst Planning on behalf of the landowners concerning possible development of the site in Milborne Port at the corner of Gainsborough and the A30 road at the western edge of the village, and considered its response at a meeting of the planning committee meeting on 1st July 2014. There were some six or so members of the public at that meeting, a number of whom commented on the scheme. PC finalised its response at a meeting of the council on 15th July and responds below.

The PC would stress that this response is made based on the information given to it at the presentation and is made without guidance or advice from the Local Planning Authority (LPA). The response is made without prejudicing PC's ability to comment, in any way in the future, on any planning application on the site.

Local Development Framework allocation of dwellings in the parish in the period to 2028 has been taken up, either completed or applications granted, except for some 90 dwellings. A development of this size would use most of the remaining allocation very early in the period and prevent any other residential development in the parish until after 2028.

The site is unrelated to the village and there are other sites within the village development area which would provide a more physically, architecturally and socially integrated development.

The land is part of an organic farm and should be retained as such.

Potential further loss of green land and the avenue of trees on entrance to the village.

There would be an increase in traffic on Gainsborough and at the junction of Gainsborough with the A30 and Goathill Road not to mention the current condition of the roads being unsafe and a potential death trap with poor drainage.

Increased traffic would impact on the Health and Wellbeing of current residents of Gainsborough with the increase in fumes from traffic

Proposed access to the site would be straight on to the road, with no pavement, making it extremely dangerous.

Concern regarding the tree on the plot of land not having a Tree Preservation Order.

There was a sense of unease within the Parish Council and parishioners as to the trustworthiness and truthfulness of the presentation, particularly surrounding the proposed "care home".

For these reasons PC would not, at this time, support the proposed development

However, should an application for this development be submitted the PC would ask LPA to require:

The appropriate amount of social housing

Junction improvements on the A30 and road improvements down Gainsborough

Inclusion of some business/work units. (On or off site)

Provision of play space.

Infrastructure would need to be considered. The Primary school currently is capable of taking an increase in pupils but other services still need improvement.