

Milborne Port Parish Council  
Town Hall  
High Street  
Milborne Port  
Sherborne  
DT9 5DF

3<sup>rd</sup> August 2017

Dear Emma

We would like to begin by thanking Redcliffe Homes for taking the opportunity to discuss with the Planning Committee its proposal for the development of land at the junction of Wheathill Lane and Station Road, Milborne Port. Mr Beaver and Mr Caddy came with a range of documents and plans that we were able to briefly review. Our meeting was attended by 20 members of the public (this is very unusual and was a display of the significant interest in this development) who had a range of questions that they wanted Mr Beaver and Mr Caddy to answer or take back to you for answering.

You should be aware, that there is considerable opposition from village residents to this or any other development as many feel that the village should not grow further, especially since the already approved planning applications take Milborne Port very close to the quota allocated in the local plan and this development will likely exceed this.

This proposed development is, as you are fully aware, going to have a significant impact upon our village. It will directly affect the homes in Bazzleways and indirectly affect the road network surrounding this area, especially North Street joining the High Street (A30). We, the Parish Council, understand that our village is going to have additional development and would rather work closely with developers to produce the best plans for all parties with regard to domestic/commercial builds and road networks which will benefit our village growth. We have included a range of considerations that we would like to discuss with you prior to a planning application being submitted.

- As we hope you are aware, planning has just been granted for a development to take place to the west of our village on land adjacent to Crackmore Garage called Gainsborough. We do hope that you have looked at the development plans so that duplication of buildings does not take place.

1. The appeal is allowed and planning permission is granted for the development of up to 46 residential units (including 35% affordable housing), associated access, parking, landscaping and infrastructure on land west of Gainsborough, Milborne Port, Somerset in accordance with the terms of the application, Ref 16/04237/OUT, dated 28 September 2016, subject to the schedule of conditions attached to this decision.

- The houses in North Street are of an age that, when built, did not accommodate cars. These houses are now occupied by families that have at least two cars and all park in the road. The residents who live in these houses have a range of occupations that mean that cars are parked in the road constantly during the day. This equates to a single lane road which has to be managed with two-way traffic. Additional feed-in traffic from residents merging onto North Street, from the proposed development will only further slow traffic flows down and create congestion that will block the access to the High Street and Glovers Close which houses the village Primary School, home to over 160 children. The increased traffic flows resulting from the development will increase congestion at Glovers Close and increase the risk of injury to children. It might be worth considering exploring the opportunity of exiting the development from more than one main road.
- Milborne Port has two small convenience stores to supply residents with basic commodities and several independent shops that provide a limited range of core commodities. We, on the Council, know that a retail company has been attempting to get planning permission agreed to develop the Gainsborough Arms into a medium sized convenience store but after 18 months of attempting have just withdrawn their application. The results from the Milborne Port Parish Plan questionnaire identified that a proportion of residents wanted a more substantial shopping experience and some are reliant totally on village shops. Residents quoted Dike's Store in Stalbridge as a model for our community. Dike's is an independent retailer and we would always favour an independent option rather than a cooperate organisation.
- Our Primary school is nearing capacity based upon its current physical infrastructure and maybe will go beyond this with current planning approvals. Your development will necessitate funding of new physical infrastructure to prevent the possibility of children having to attend school outside the village.
- Whilst there is also a shortage of housing both nationally and locally and with South Somerset short of its five-year planning numbers, we accept that it is inevitable that developers will be looking to build in Milborne Port. The concentration on housing to the exclusion of commercial and retail building risks, however, the descent of Milborne Port into a pure dormitory village. We do not want that to happen and consideration to the provision of some of these other facilities as noted above should be considered.
- We have been dismayed that in earlier large developments in the village (Cavanna and Bellways developments) have not taken note of the findings and recommendations of our Parish Plan, in particular the concept of Home Zones, homes for life and zero carbon emissions. This has resulted in a less than optimal build environment and increased the resistance to additional developments in the village. We would urge you to consider the recommendations in our Parish Plan, particularly paragraph 4.2.7. This is currently undergoing an update, but the original can be found at <http://www.milborneport.org.uk/images/PDF/Parish%20Plan.pdf>
- With the recently announced government initiative regarding electric cars, any homes built in the future should have the infrastructure to support this. This will require a greatly increased electrical supply connection to each home from the normal 63A to something like 200A
- We note that there are other sites in the village which may be targets for development, some of which owned by the same people as the current site. If you are involved with any of these, it would be beneficial, we believe, to look at this and other sites in a holistic manner and your support in this would be helpful.

We would very much like Redcliffe to consider these points before putting in a planning application. This could be of benefit to you as alterations to planning instructions can be costly. We, as a council, are very approachable and look forward to planning a meeting with you in the very near future.

Yours sincerely

Milborne Port Parish Council