

Our ref: ACR/cd

20<sup>th</sup> January, 2014

North Dorset District Council  
Forward Planning Unit  
Norden  
Salisbury Road  
Blandford Forum  
Dorset DT11 7LL



*Re ND Local Plan 2011-2026  
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Dear Sirs

**Representations in relation to the emerging North Dorset District Council Local Plan**

We act on behalf of Mr & Mrs Tim Frampton who are the owners of Manor Farm, Milborne St Andrew as shown edged red on the attached plan, and on behalf of John Payne and Richard Ferguson (trading as Camelco) who are the owners of the Old Dairy Site, Milborne St Andrew, as shown coloured blue on the attached plan.

We have been asked to make representations on their behalf with regard to the emerging local plan.

We currently understand that the Local Planning Authority's proposal is to remove the defined development boundary from some, if not all, of the villages within the North Dorset District Council area, which we believe would be entirely inappropriate for a village such as Milborne St Andrew which has pubs, shops and other facilities and could properly be termed as sustainable.

Our clients would suggest that a defined development boundary for Milborne St Andrew should be maintained within any emerging Local Plan because sites do become available on the village fringe where development would be the only sensible way forward.

In this regard, the area shown coloured green on the attached plan is a traditional farmyard, which has historically been used for dairy farming. That use has now discontinued and the farm has become an arable holding with a new grain store being constructed at Point A on the enclosed plan. The area edged red is, therefore, redundant (already incorporates a pair of cottages) and would be ideal for a small residential scheme within the defined development boundary of the village if a boundary was to be provided.

With regard to the area edged yellow on the attached plan, this is car parking/settlement pond/open storage which has been left over from the era when Milborne Business Centre (to the north of the A354) was a dairy factory. The area to the north of the A354 has now become a small commercial park and the yellow area which lies adjacent to the Milborne St Andrew playing fields is derelict and redundant. It could appropriately be developed for residential/commercial purposes, providing it was within the defined development boundary of the village.

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We feel, therefore, that proper consideration should be given to providing a defined development boundary for Milborne St Andrew so that the future building of houses within and around the village edge becomes a realistic possibility.

Our view is that if a defined development boundary is not put in place, the temptation for the Local Planning Authority will be refuse future residential development at Milborne St Andrew, which would bad for village dynamics in the longer term.

We would ask that this representation be taken account of as part of the emerging Local Plan review process.

Yc

  
**Andrew C Robinson BSc FRICS FAAV  
For Symonds & Sampson LLP**

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MANOR FARM, MILBORNE ST ANDREW, DORSET

