

## Site 1: Land Opposite Milborne Business Centre / Camelco

### SITE DESCRIPTION

Relatively flat, previously developed (brownfield) site. Large area of tarmac hardstanding with floodlights and waste treatment / lagoon at eastern end, abandoned for 20+ years

Adjoins mix of uses (Sports Club to south and allotments to east, factory premises across A354, residential to west).

### PROPOSED USE

Housing or housing and community (surgery / pre-school) or business use

### ACCESS

Existing Access from Lane End, pavements / footpath along Lane End and A354 into village centre

DCC comments: no highway issues subject to suitable visibility splays being provided for access onto A354 (2.4m by 79.0m) and a 2.0m wide footway along the frontage of the site and a crossing on the A354 to facilitate safe pedestrian movement to the village centre

### ENVIRONMENT AND LOCAL FEATURES

Potentially prominent site, visible from approach from south / Wetherby Castle, although set against existing large buildings of business centre site.

Hedges and occasional trees along site boundaries worthy of retention

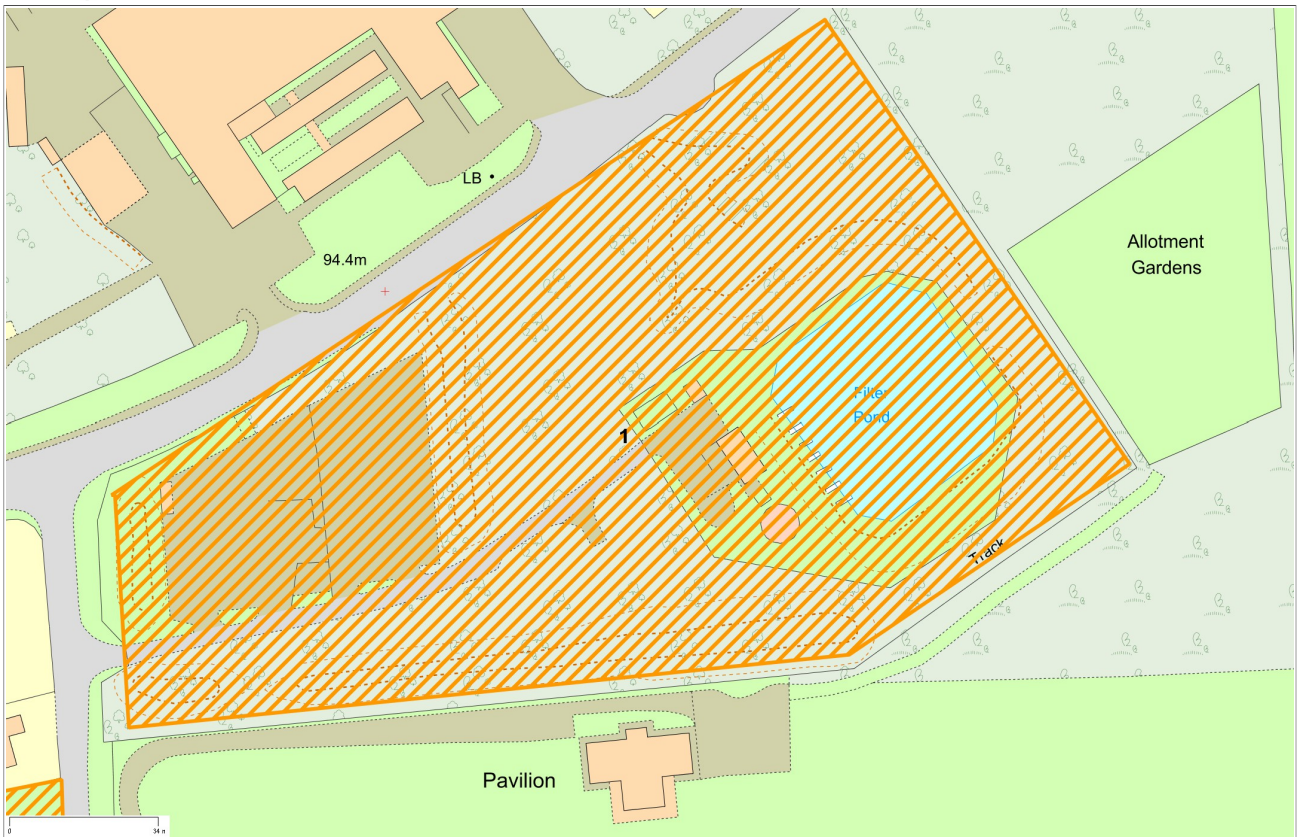
Undisturbed and overgrown areas of land / lagoon may provide habitats for protected species - to be investigated

### OTHER

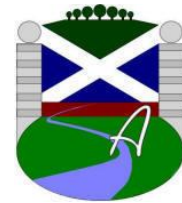
No major constraints noted – lagoon required further investigation but understood to be used for processing food waste (1990s) and more recently surface water from the business centre.

### OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none"><li>• Brownfield site</li><li>• Potential for mixed use</li><li>• Unlikely to contribute to flooding, with retention of lagoon</li><li>• Potential to soften visual impact of business centre</li><li>• Good access to sports facilities / employment</li></ul>	<ul style="list-style-type: none"><li>• Distance / uphill from village centre</li><li>• Visibility due to elevated nature of site</li><li>• Possible noise / disturbance from business centre uses</li></ul>
Proposed mitigation requirements:	
<ul style="list-style-type: none"><li>• Retain and strengthen hedgerows / landscaping, and provide softer transition when viewed from south</li><li>• Ensure suitable highway access provided</li><li>• Retain lagoon as flood reduction measure – check for and if necessary mitigate any remaining contamination</li></ul>	



## CORRESPONDENCE



Supported by Milborne St  
Andrew Parish Council

Mrs Sue Gould

Date: 18<sup>th</sup> April 2017.

Mr R Ferguson  
Camelco Ltd



Dear Mr Ferguson

Ref: Site known as "Factory carpark and lagoon" East of Village on South side of Blandford Hill A354

Further to your submission of land in the 'call for sites', the above site has been identified as appropriate for further consultation, however, it is a very large site, close to other similar large sites, all of which include what are sensitive open areas on the higher land, and together would far exceed the housing need for the village.

1. The working group would therefore like to consult on the possibility of developing just the lower part of these sites (adjacent to the A354), possibly creating a frontage of dwellings, continuing up the hill. We would like your agreement to include this joint proposal in the consultation on June 10th in the Village Hall (10am to 3pm).
2. The lagoon: could you please clarify it's past use, together with any possibility of contamination or remediation that may be required, and whether it is to be included.
3. Being a brownfield site, would you be considering including commercial development as well as housing?

As part of the consultation exercise, we are asking all landowners if they would consider making available at low cost or donating in trust, either a Doctors Practice (size 1500m<sup>2</sup> including parking) or/and a pre-school (building 15mx10m with outside playing area, or a temporary site or 'woodland' site with a smaller 'portacabin' for outdoor activities, any piece of land would be considered).

We would appreciate clarification of all points as soon as possible please, the closing date being the end of April 2017.

Thank you for your anticipation co-operation on these matters, I look forward to hearing from you. However, if you have any queries, please do not hesitate to contact the team.

Kind regards

Sue Gould

Secretary  
MSA Neighbourhood Plan Working Group

**CAMELCO LTD**  
Milborne Business Centre  
Blandford Hill



E-Mail: [sales@camelco.org.uk](mailto:sales@camelco.org.uk)

20<sup>th</sup> April 2017

Mrs Sue Gould



DT11 0LE

Dear Mrs Gould

**Brown Field Site**

Thank you for your emailed letter of 18<sup>th</sup> April on the above matter, which is otherwise described as 'factory car park and lagoon.'

To give you some background, this site has been totally unutilised since we bought it in 1998 as part of our main site. Also it was unutilised for the previous 5 years to that, when this site was unoccupied.

I suspect that the other 'close similar large sites' that you have identified consist of workable farmland.

We understand your description of 'sensitive open areas on the higher land' but we can point out that the background to our brown field site is the large industrial building that already exists on the Milborne Business Centre so any development would not be conspicuous.

We do not wholly understand your point 1 but this should become clearer at the consultation on June 10<sup>th</sup> in the village hall. Perhaps it would be helpful for us to have a brief meeting with whoever will be drafting the proposal, prior to 10<sup>th</sup> June.

On point 2 there is no concern over contamination of the lagoon as it was only ever used for processing food waste. The last time it was known to operate was 24 years ago and so only surface water from Milborne Business Centre has entered the lagoon in the intervening period. Thus, any residue in the lagoon would be biologically harmless, and could be used as fertiliser.

On point 3 we could consider commercial development but mixing commercial and housing is not necessarily desirable and would impact on the item below.

We could consider a doctor's surgery at low cost as part of the development and also a pre school on similar terms could be a possibility, adjacent and with access to the Sports ground.

On the matter of a woodland play area and portakabin we do have a section of woodland which could be made available, but access would need to be discussed.

Kind regards

**Richard Ferguson**  
Director

Company Reg. No. 01016137

Site 1

Dear Mr Ferguson

Further to your letter regarding the Old Factory Car Park, and your request to come to speak to us. We are busy finalising the preparations for the open event, and will look to correspond or meet with landowners further after we have analysed the results. The day is a chance for the residents of the village to look at all the information gathered

about each site, and give us their views on which sites they prefer. There will be further opportunity for more detailed discussions prior to drafting the plan, and further site investigations will be needed for those sites that are to be included in the draft plan.

We have evaluated each site against 7 criteria (based on the questionnaire and research): a working, active village, which is walkable and retains green spaces, without encroaching into the countryside, and creating pleasant places to live. We want to minimise flood risk and try to avoid increasing congestion and on street parking.

Your site, as a result, has been selected for further consultation, it will be represented at the Open Day in the Village Hall on 10<sup>th</sup> June, with an explanation of the decision process, and this result may change if the public disagree with our conclusions.

We hope that this clarifies the current issues, and the position as regards the sites originally put forward. If you need a village map, with associated numbers for each plot, please let us know.

Kind regards

Sue Gould

Secretary

MSA Neighbourhood Plan Working Group



## CAMELCO LTD

Milborne Business Centre  
Blandford Hill

E-Mail. sales@camelco.org.uk

12<sup>th</sup> June 2017

Mrs Sue Gould

DT11 0LE

Dear Sirs

### Neighbourhood Plan – Proposed Housing Sites

We thought your presentation on Saturday 10<sup>th</sup> June was a very thorough display of the housing alternatives for Milborne St. Andrew.

We would like to clarify the matter of the lagoon and sewage treatment plant on our site. Although we understand there would have to be an environmental survey we can assure you, as explained in our previous letter, that there would be no contamination issue. In any case we believe the lagoon to be a safety hazard to children and we will be draining the lagoon, and removing it prior to any development of the site.

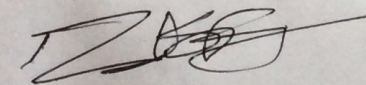
It is not necessary for the surface drainage of our Milborne Business Centre site, as this can be easily diverted.

As a result we do not see the necessity to reduce the amount of development land. This reduction of land would inevitably reduce the amount available for community facilities such as a doctor's surgery and pre school.

We would be grateful if you could advise us when your recommendations are to be presented to the Parish council.

Please do not hesitate to come back to us if further information is required by yourselves.

Kind regards



Richard Ferguson  
Director

**23 June 17**

Mr R Ferguson  
Camelco Ltd

Dear Richard

Thank you for your letter dated 12 June 2017.

We intend to review the results of the current consultation and publish the main findings after the summer recess. We would expect to provide a further update to all landowners at that time. We will have further discussions with the landowners of the sites that, from the results, are likely to be included in the draft plan, in terms of what these sites might deliver and any how any issues that may have been raised in the consultation might be addressed.

The decision as to what sites should be included in the draft plan will ultimately rest with the Parish Council, who will approve the plan for consultation, and we hope to reach this stage around December / January.

Yours sincerely

Sue Gould

Secretary  
MSA NP Working Group