

18th August 2022

Dear Ms Fay,

COMMENTS OF WEST PARLEY PARISH COUNCIL

APPLICATION - P/RES/2022/03505

Land east of New Road, West Parley

Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping. Vehicular access off Christchurch Road and New Road as approved in the outline planning permission.

BACKGROUND

West Parley Parish Council responded to the outline planning application for the proposed housing development east of New Road (Ref 3/17/3609/OUT) on 23rd February 2018, following a public meeting held on 20th February 2018.

In its comments, the Parish raised strong objections to the development in a number of respects including its scale, and density, impact on local character, air quality and ecology and the impact of traffic from the on the proposed “eastern link road” as well as on the local road network generally.

The Parish has also questioned the re-design of the eastern link road to run through the residential development proposed to the east of New Road, as to whether it will actually function as a link road at all, rather becoming clogged with a mix of local residential and through traffic as well as that associated with the food store.

COMMENTS ON THE RESERVED MATTERS APPLICATION

It is regrettably accepted that the development east of New Road itself now benefits from outline planning consent, despite its obvious impacts upon West Parley.

That said, the Parish also restates its position that it recognises the need for new housing to meet local needs and wishes to play its part in the delivery of housing.

It remains essential however that any housing development is of a type, form and character which reflects the location in which it is sited and is supported by adequate infrastructure improvements capable of meeting its impact. Despite the Parish’s previous objections, many of these issues remain with the current Reserved Matters Application.

SCALE, FORM AND DENSITY OF THE DEVELOPMENT

The current Reserved Matters application represents “phase 1” of the proposed development, a total of 283 dwellings.

The Parish Council previously raised concerns at outline stage regarding the density and scale of development proposed, and these concerns have been confirmed by the current application.

In particular, the application proposes 84 flats, almost one-third of the total dwellings. This creates 3 to 4-storey development in significant parts of the site, and in particular creates a link road which will have a very urban, high-density character (even before the likely traffic issues we discuss below). The street scene plans submitted illustrate the urbanising effect of this type of development:



Urban street scene along both sides of the link road.

Whilst a higher density of dwellings near the existing and new retail units would appear a reasonable approach, the plans show 238 dwellings in phase 1, leaving just 148 in phase 2. The land area of the 2 phases is however of a similar size, therefore, to improve the balance across the site to be more in keeping with the character of the village, a more balanced distribution of dwellings between the 2 sites should be negotiated.

High density flatted development is also proposed along a significant length of the New Road frontage, which will appear incongruous to the bungalow development opposite, as illustrated below.

It is understood that the 3 storey flats are 12 metres and the ‘so called’ 3.5 storey flats are 14 metres. The apartments, even on the opposite side of New Road and Christchurch Road, will therefore dwarf all buildings in the surrounding area and are completely out of character with the village. In addition, the proposal is that the flats run along the ‘relief road’, which will have queuing traffic, which is more in keeping with an inner city than a semi-rural village like West Parley.

The Dorset Council Urban Design Team comment on the design of the architectural design of the dwellings not meeting the design code and the Parish Council fully support their concerns.



It is noted that the reduction of 1 and 2 storey apartments has been highlighted by the Dorset Council Housing Enabling Team and the poor design responded to by the Dorset Council Urban Design Team; the Parish Council fully supports their recommendations.

FUNCTION OF THE “LINK ROAD”

The Parish Council has already raised concerns as to whether the link road is fit for purpose. The detailed design of the residential development appears to confirm these concerns. High density development generally and around the link road in particular is likely to lead to an uncomfortable mix of local residential and through traffic on the link road.

There remain four residential junctions along the link road plus that for the food store. One of these junctions (extract below) is set at a sharp bend in the proposed road as it reaches New Road.



It is noted that all of the apartments have only unallocated parking, based on 1 space per flat. Experience suggests that this is likely to lead to inadequate parking with many residents of flats having more than one car, aside from visitor parking. Provision of apartments is therefore likely to lead to significant pressure for vehicles to park or stop on the link road, impeding through traffic. Equally, the likelihood that the link road will become clogged with local traffic is likely to lead to queuing along its length resulting in poor air quality and noise for both new and existing residents.

OTHER HIGHWAY MATTERS

The secondary and tertiary roads appear extremely narrow and should permit 2 cars to pass freely. They will be expected to accommodate both the overspill of parked cars and to allow free movement of traffic for those living or visiting the estate.

It is noted that Dorset Council Waste Partnership has raised concern over the distance that refuse trucks would have to reverse or the distance operatives would be expected to move wheelie bins during collections; the Parish Council fully supports their concerns. Additionally, if refuse vehicles will struggle on the site, emergency vehicles would suffer the same challenges based on the current design.

It is also noted that Dorset Council Highways Department has raised numerous concerns relating to road widths and footpaths, and the Parish Council fully support this.

PARKING PROVISION

There appears to be insufficient residential parking provision on the site, which would lead to roadside parking.

Whilst parking will not be permitted on the 'link road', it is anticipated that all side roads will become overspill parking facilities instead of adequate parking being included in the design. Numerous concerns have been raised about the poor parking design by the Dorset Council Urban Design Team and the Parish Council fully supports their concerns.

Given the inclusion of the cycle ways and the enormous expenditure by Dorset Council to install Cycle Ways across the county, it is also unclear where storage facilities for cycles are provided across the site.

PROVISION OF ALLOTMENTS

There is a significant need for allotments in West Parley Parish with around 25 people currently on the waiting list which has grown steadily over the past few years.

This development offers a major opportunity to create a lasting legacy in allotment provision, yet, from the detailed layout plan submitted, it appears that just 12 allotment plots are to be provided.

It is self-evident that this provision will not even meet the needs of the existing waiting list let alone anyone who will be living on this development, some who would be residents in flats with no garden or have much smaller gardens that many in West Parley benefit from.

In terms of equality, there should also be a number (say 10%) that are disability friendly (e.g. raised beds). Confirmation of who will install the allotment and to what standards needs more detail (e.g. installation of a water source, fencing etc)

Agreement is also required as to who will oversee the management of these allotments because if it falls to the Parish Council, which is the usual practice, there will obviously be annual management expenditure and staffing expenditure. The Parish Council fully supports the response made by the Dorset Council Natural Environment Team.

Allotments offer a valuable resource, not just for growing of food, but to enable physical and mental wellbeing, and the Parish therefore requests that officers negotiate significantly increased allotment provision – perhaps around 30-35 plots.

PROVISION OF LOCAL FACILITIES

The “red line” plan for the outline application included an area around Parley Cross for the provision of local facilities and services. This area is now excluded from the red line in the Reserved Matters application.

The Parish considers this leads to serious questions as to the developer’s willingness and ability to provide the local facilities promised at the time of the outline application. There is no mention at all in the planning statements submitted with the application on how or when these facilities might be provided.

PLAY AREA PROVISION:

The inclusion of this provision is welcomed, but it is noted that it is at the more southern end of the development rather than being central which requires all those living in phase 1 to traverse the busy ‘link road’.

When the specification is provided there should be provision for DDA compliant apparatus.

Given the density of the estate and the anticipated volume of traffic, the play area should be fenced for children’s safety and all other safety requirements met.

The future management of the play area also needs to be agreed because if it falls to the Parish Council, which is the usual practice, there will obviously be annual maintenance expenditure and staffing expenditure. The Parish Council fully supports the response made by the Dorset Council Natural Environment Team.

PROVISION OF GREENSPACE AND LANDSCAPING

To compound the urbanising character of parts of the proposed development, the Parish also notes a number of elements of the scheme where landscaping and/or open space is being reduced.

In particular, the frontage to New Road and the nearby footpath to Church Lane appears to have less landscaping and more hard surfaced parking. The footpath now appears to have direct access onto New Road but with no obvious crossing identified. A comparison is shown below from the outline indicative scheme to the current application:



Outline



Reserved matters

Similarly, there has been a reduction in the area of landscaping proposed to the east of the development, between the rear of the properties in Church Lane, which will serve to create a more urban view of the development from the Church Lane conservation area and residential properties.



SANG PROVISION

The application needs to clarify how the proposed SANG will be managed and maintained. One consideration is the residents of these houses will pay to either a management company, Dorset Council or the Parish Council. The Parish Council has requested since inception of these proposals in 2017, that it would be keen to take on the management of the SANG along with the associated funding; but more detail would be required.

This approach would also ensure that the site is well managed on behalf of the parish residents. SANG A and B should be considered together for consistency and there is no comment regarding provision for parking on SANG B. This would be required as Church Lane cannot accommodate roadside parking and whilst the SANG is in response to the Land East of New Road Development, it cannot be excluded that other residents will drive to the site.

The Parish Council fully supports the response made by the Dorset Council Natural Environment Team.

ENVIRONMENTAL CREDENTIALS:

Dorset Council has declared a climate emergency and a target to reduce their carbon footprint; they should be enforcing large scale developments such as this to be compliant with their environment policy and have provision of items such as solar panels and air conditioning.

CONSTRUCTION IMPACTS

The outline planning consent for development of the land east of New Road contains two planning conditions of relevance to this application for an access, conditions 3 and 13:

3. No development shall commence until a scheme of phasing of construction for the housing, foodstore, local centre and associated works including SANG hereby approved has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme of phasing unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the housing and commercial development is fully supported by associated development.

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. an airport communication plan for any cranes and tall plant equipment
- ix. proposed radio frequency use by staff site to be agreed with Bournemouth Airport

Reason: This information is required prior to commencement to safeguard the amenity of the locality and to reduce or mitigate the impacts of construction traffic on the surrounding highway network, to prevent the possible deposit of loose material on the adjoining highway and to ensure aircraft safety.

It is clear that these conditions have been imposed in order to protect the amenities of local residents, as well as impacts upon the local road network. They also clearly apply to construction of the food store.

The Parish Council has re-checked the Dorset Council website in respect of this outline application but can find no evidence that a Construction Method Statement, or a construction phasing plan, has been submitted to or agreed with Dorset Council. If such have been submitted, then they should be available for public scrutiny.

Construction impacts are already impacting upon the residents of West Parley. For the current construction of the care home a few metres down the road, we are experiencing 60+ commercial vehicles parking in the Parish Council car park. This is 60% of the parking which we provide for residents in order to use our facilities.

The Care home development is small in comparison to Lidl's, the highways or Bellway development. This cannot be allowed to continue as it deprives the residents use of the facility, they pay council tax to maintain. Not to mention the increased degradation of the car park surface, which the Parish Council and ultimately the residents of West Parley through their Council Tax, will be forced to pay for.

The Parish Council therefore objects to the submission of an application for Reserved Matters for the development store without affording the Parish and residents the chance to scrutinise the required construction management plans required by the outline consent.

It appears therefore that the due process of complying with planning conditions imposed on the outline planning application have not been followed.

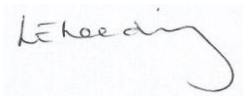
It should be a planning condition that all site vehicles park on site and not in public roads to limit the impact on residents. Land should be dampened, or other mitigation measures imposed to prevent dust clouds impacting the neighbouring community. Therefore, in the absence of a Construction Management Plan, the Parish Council requests that the following matters are required by Dorset Council:

- That all vehicles associated with the construction of the development East of New Road, including the Lidl food store, are to be parked within the boundary of the development site at all times, and not on local roads or other land.
- That measures to reduce off site dust from vehicles, plant, machinery or from works on the site, such as screens or water spraying equipment, is in place prior to any construction starting on site. This to include any works on road improvements.
- That hours of operation for construction activity shall be limited to the following:
 - Monday to Friday: 0730 – 1800 hours
 - Saturday: 0830 – 1700 hours
 - No works to take place on Sundays or Bank/Public Holidays

SUMMARY

Taking these matters into consideration, the Parish Council formally objects to the Reserved Matters planning application for Phase 1 of development east of New Road, due to its unacceptable urbanising effect on the character of West Parley, the likely traffic impacts associated with the link road, reductions in appropriate landscaping at key locations, and inadequate or uncertain provision of allotments and associated facilities and services.

Yours sincerely,



Mrs Linda Leeding
BA (hons); CiLCA
Clerk & RFO to the Council

Email: enquiries@westparley-pc.gov.uk
Tel: 07979 853697