

## WEST PARLEY PARISH COUNCIL

Response to LDF Core Strategy Proposals in relation to West Parley.

### **FWP 3**

**Green Belt** - This area is within South East Dorset Green Belt and we would not wish to see the boundary altered to accommodate housing at this location.

**Landscape** - This hill site is prominent in the landscape, and any housing on it would be highly visible, especially from the south, east, and from Christchurch Road to the north.

**RoW (FP9)** - FP9 crosses the site and we would wish to retain this footpath with a rural outlook.

**Ancient Monument** - This potential housing site is in very close proximity to the scheduled ancient monument of Castle Rings. Ferndown Guides are located within the Rings and they have concerns about the effects of large scale housing development on their activities.

**Sustainable Location** - Although new health facilities, shops etc. are proposed if all the housing at FWP3 & FWP4 go ahead, no new school is envisaged. In the absence of this facility there would undoubtedly be increased pressure on the existing First School, which will exacerbate the current traffic problems. Public transport is now much reduced in terms of routes and frequency when compared to 10 years ago, despite an increase in local population. Local traffic is also likely to increase as a result of this proposed development. Improvements to Parley Cross (this junction is one of the busiest outside of Bournemouth and Poole) would be a necessity regardless of development.

**Employment** - Expansion of Bournemouth Airport Industrial Zone (North East sector) would have a major impact on local highway network, affecting both long and short journeys.

**Environment** - Semi-rural nature of the site would be affected by major development. SUDS required.

**Conclusion** - Whilst Parish Council is opposed to large scale housing development, there may be scope for limited, low density, single storey housing adjacent Christchurch Road, and incorporating small cul-de-sacs at lower end of the hill, where they would not be so noticeable.

### **FWP 4**

Whilst not in favour of development on this rural site, if a new neighbourhood centre can be created, together with shops and small offices, **the Parish Council would be willing to accept the proposal**; a proviso being that development comprises a proportionate element of affordable accommodation (both rented and shared ownership in perpetuity). Expansion of Bournemouth Airport and the introduction of new noise contours may impact on development of this site.