

Response to Main Issues for Examination from West Parley Parish Council

This document represents West Parley Parish Council's written response to Matter 12 of the examination hearings in support of WPPC's previous representations through the consultation process.

Questions addressed

- 1 Does the CS state clearly how and when the strategic allocations are expected to come forward?
- 2 Does the CS make it clear where the responsibility lies for the preparation of masterplans / development briefs?
- 4 Does the CS include a robust monitoring framework (consider document SD30)?

Summary

	1	2	4
Test of Soundness	Not effective	Not effective	Not effective
Suggested Modification	Not applicable	The Council should clearly state within all the policies for strategic allocations, particularly policies FWP6 and FWP7, who will prepare the planning guidance documents to accompany the development.	Monitoring the delivery of the link roads, SANGs and community facilities should also be included within East Dorset District Councils Annual Monitoring report alongside housing completions.

Matter 12: Implementation and Monitoring

Question 1: Does the CS state clearly how and when the strategic allocations are expected to come forward?

- 1.1 The Parish Council have repeatedly raised their concerns on the deliverability of the strategic allocations at West Parley. FD5 suggests that the allocations at West Parley will come forward at the end of the plan period, although the Council's very recently published Housing Trajectory (FD1) suggests the West of New Road site will be brought forward by 2022-23 with the construction period for FWP6 extending to 2027.
- 1.2 As raised previously in WPPC's response to Matter 5, the Core Strategy does not provide a framework to ensure the developments are delivered together to enable the delivery of extensive infrastructure improvements. WPPC have serious concerns that the cost of the highways improvements have not been fully accounted for in the Core Strategy evidence gathering process. This causes the Parish Council to doubt how and when the strategic allocations will come forward. The implication for West Parley and Parley Cross is unimaginable if one allocation is completed or both allocations are built up to 49% and no link roads are provided. This coupled with the additional traffic expected to arise from the Bournemouth Airport expansion means that an uncoordinated approach to FWP6 and 7 will exacerbate the existing highway congestion and air pollution problems at Parley Cross.
- 1.3 WPPC consider that whilst the housing trajectory (FD1) has now been published this does not provide an estimation of when the associated road infrastructure may be delivered. This document was also published after the Core Strategy was submitted for examination showing that the Core Strategy policies have not been **justified** by supporting evidence on the implementation of housing allocations. Given that the transport improvements at Parley Cross must be delivered simultaneously in order to achieve the benefits outlined by the Core Strategy, WPPC consider that the implementation and monitoring are not **effective**.

Suggested Modification

- 1.4 WPPC are unable to suggest a modification to the plan to make it sound as it has no basis for assessing how and when the proposed allocations will come forward. Therefore, WPPC request that the plan either be withdrawn or found unsound.

Question 2: Does the CS make it clear where the responsibility lies for the preparation of masterplans / development briefs?

- 1.5 The Core Strategy does not clearly identify the parties with the responsibility for producing masterplans or design briefs for the strategic allocations. A considerable amount of work has already been conducted by the Council on masterplanning through ED62 and ED64. This has not provided information about the house types, facilities and design guidance at the strategic sites. Furthermore, given the extreme late nature of the

“retro-fitted” evidence in respect of the Historic Landscape Assessment for Dudsbury Rings it is impossible to have any great expectation that whatever is produced will be sufficiently robust to deal with the protection of this important historic SAM.

Suggested Modification

- 1.6 The Council should clearly state within all the policies for strategic allocations, particularly policies FWP6 and FWP7, who will prepare the planning guidance documents to accompany the development. The policies should also stipulate that community engagement should take place on these documents to allow local people to be involved with the planning of new housing in their community. This would accord with NPPF policy to engage local communities in development proposals.

Question 4: Does the CS include a robust monitoring framework (consider document SD30).

- 1.7 WPPC note from SD30 that the allocations at FWP6 and FWP7 will only be monitored in terms of the number of general market and affordable housing completed per year. The monitoring framework does not include any mention of the monitoring the delivery of the planning benefits associated with the scheme. Paragraph 10.38 of the Core Strategy (SD28) states:

“Policies FWP6 and FWP7 provide the potential to radically change the Parley Crossroads, removing 30% of the traffic movements and enabling significant environmental improvements to the New Road Area.”

- 1.8 Given that the road improvements to Parley Cross are cited by the Council in SD15.8 as the main reason for increasing the number of houses proposed at the allocations in West Parley, WPPC consider that the Council’s monitoring framework should also cover the delivery of the associated features of the development. Monitoring the delivery of the link roads, SANGs and community facilities should also be included within East Dorset District Councils Annual Monitoring report alongside housing completions.

Suggested Modification

- 1.9 Monitoring the delivery of the link roads, SANGs and community facilities should also be included within East Dorset District Councils Annual Monitoring report alongside housing completions.