



# Dorset Council Local Plan



## West Moors 2021 Consultation Summary of Responses

January 2023



Dorset  
Council

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## 1. West Moors

### 1.1. Introduction

#### Paragraph 16.1.2

##### Public response

- Objection to stating average residential age being 60+ - wishes for area to remain quiet for older generation.

#### Paragraph 16.1.3

##### East Dorset Environmental Partnership

- Suggested that other nearby employment allocations should be listed.

#### Paragraph 16.1.4

##### East Dorset Environmental Partnership

- Wording is misleading as it appears to indicate that the Moors River System SSSI is part of the Dorset Heaths/Heathland SSSI, SA, SAC, Ramsar which it is not.

##### RSPB

- Paragraph 16.1.4 negative reference to heathlands as a constraint is not helpful.

### 1.2. Vision

#### Amphibian and Reptile Conservation

- Second bullet could include “and will enhance ecological networks”.

#### East Dorset Environmental Partnership

- Vision should comply with national policy and seek to enhance the ecological networks of the area not just set them in aspic.
- Present developed areas of West Moors are well within 5km of the internationally protected heaths and in places within 400m.
- Settlement is contained by an almost continuous Existing Ecological Network comprising heathland, acid grassland, forestry plantation over heath, neutral grassland adjacent to the Moors River system SSSI, and the rivers themselves.
- Would be helpful to include reference to the Castleman Trailway and its role as an ecological corridor, for informal recreation, and as a route eastwards towards employment allocations and towns.

## 1.3. Town centre strategy

### Clemdell Limited

- Having regard to the settlement's current population and the benefit of linking the adjoining draft allocations into the town a more ambitious policy for expanding the Town Centre is required to facilitate the Vision at paragraph 16.2.

### Public response

- Support for town centre plan and employment sites.
- Development strategy for West Moors is sound.
- Decline of banking services in West Moors.
- Kings Road East site is too small to provide a supermarket & parking.
- Would welcome Aldi or Lidl and they would certainly be widely used which would increase the traffic trundling past the Grade II listed buildings in Kings Road East and the need for extra parking.

## 1.4. Development Strategy

### Development need

#### Public response

- Understand the need for more housing & supermarket space.

### Paragraph 16.4.3

#### RSPB

- Paragraph 16.4.3 welcome reference to requirement for SANG provision.

#### Amphibian and Reptile Conservation

- Should include reference to other priority habitats i.e. acid and neutral grasslands.

## 1.5. Land north of Azalea Roundabout (proposed allocation)

### Strategy and scale of development

#### West Moors Parish Council

- Constraints on the site do not leave much of a positive towards any development on it.
- Community cohesion must be part of the vision for this development – concern with distance of the development from the town centre.

#### Savills on behalf of Hallam Land

- With constraints the site is suitable for 180-195 dwellings.

#### Public response

- Proposal is modest and appropriate.
- Plans not viable.
- Will help sustain West Moors without overloading facilities.

- West Moors would benefit from in migration of families.
- Contrary to drive for improved health and wellbeing.
- Negative impacts on farmers using land, objection to loss of agricultural land.
- Development would reduce local land values.

## Biodiversity

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### West Moors Parish Council

- Subject to TPOs on land not covered by floodplain.
- Almost all of this site is covered by a Higher Potential Ecological Network.
- Development would be a contradiction of the Ecological Emergency.

### Natural England

- To ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.

### Dorset Wildlife Trust

- Support the recognition of the sensitive nature of this site and the need to incorporate significant biodiversity mitigation including:
  - a significant wide buffer to the Moors River SSSI in the eastern part of the site
  - a buffer to the West Moors Plantation SNCI to the north-east of the site
  - the provision of Suitable Alternative Natural Green Space
- Needs detailed ecological assessment to inform scope for avoidance/mitigation to protect biodiversity, opportunities for net biodiversity gain on site, and the possible position/design/size of development and the SANG.
- The Moors River SSSI should be amended to Moors River System SSSI.

### East Dorset Environmental Partnership

- Part of site within 400m heathland buffer zone – no residential here.
- Maintain distinctive landscape features – hedgerows and mature trees.
- Bat corridors will need protecting from light pollution.
- Buffer zones for SSSI and SNCI.
- Paragraph 16.4.6 – misleading.
- SUDS required.
- Must comply with the Moors River Restoration Plan.
- Restrict development to areas of what appears to be improved grassland at the SW end of the site.
- additional native local provenance tree and hedgerow planting along the southern boundary to screen the development from the A31 and reduce air and noise pollution.

### Amphibian and Reptile Conservation

- Amend 16.4.7 to read “retention of existing trees, hedgerows and the potential ecological network”.

### Public response

- Objection to development on wildlife/biodiversity/SSSI/natural environment/ forestry/ impacts on plantation grounds.
- SSSI buffers not significant enough.

- Concerns over potential impacts on Ringwood Forest and West Moors Plantation.
- TPOs.
- Too close to Dorset heaths.
- Large trees need plenty of space.
- This area is known for wild animals and birds, deer.
- Re-development would reduce biodiversity and lead to the loss of trees/hedgerows.

## SANG

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### Natural England

- Welcomes the requirement for a SANG, however, further information on the minimum size and location needed. SANG should be mapped.

### Savills on behalf of Hallam Land

- SANG will improve environmental quality.

### Public response

- SANG does not compensate for loss of this land.
- Where is the SANG located?

## Green belt

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### Savills on behalf of Hallam Land

- Within Green Belt background paper should be additional reasons why WMO1 is suitable - e.g. is near to public transport links and is a sustainable option, SANG will improve environmental quality.

### Public response

- Should be retaining and increasing green belt.

## Flooding

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### West Moors Parish Council

- Site not suitable for development – on floodplain which covers a very large part of the site.
- Query how development be of high quality when it is adjacent to a river (floodplain) and a dual carriageway (air pollution).

### Environment Agency

- New flood risk mapping outlines are available for the Crane and Moors catchment and will need to be considered for this site.
- Development should consider potential for contributions towards Natural Flood Management and River Restoration measures upstream to reduce flood risk with climate change to development site and wider area.

### Public response

- Flooding/surface water/runoff concerns on site and in neighbouring area.
- No mention of drainage and flooding.
- Concern with increased flooding as a result of climate change.
- Land level should not be raised to alleviate flooding concerns.
- House insurance could be dictated by the possibility of flooding.

## Traffic/congestion

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### West Moors Parish Council

- Impact on traffic going through the town as well as on the already congested A31, and an adverse impact on air pollution.
- Outside the Transforming Transport Programme (para 7.3.7), so residents would have to use their own transport.

### Public response

- Roads at capacity, congestion will worsen.
- Development will be car reliant.
- Public Transport poor – needs improvements.
- Traffic management measures required including traffic calming, alternative routes, disrupting sight lines and shared surfaces suggested, traffic lights at Azalea Roundabout.
- New residents working at the industrial estate would increase traffic.
- Concern with increased congestion on Station Road.
- There is a need for street parking.

## Active travel/public transport

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### Go South Coast Buses

- Support for the policy.
- Site is close to the X6 service providing hourly connections to Ringwood, Ferndown, Bournemouth and Poole and development can assist with service viability.

### Southwest Transport Network and Rail Future Severnside

- The provisions of a light rail system in Bournemouth Poole and Christchurch would help from Bournemouth and Poole to Corfe Mullen, Wimborne, Ferndown West Moors Verwood St Leonard and St Ives to Ringwood.

### Public response

- Policy does not mention active travel.
- Cycle provision improvements required.
- Roads too narrow for cycle lanes.
- Improved public transport and safe cycling links to Ringwood.
- Public transport in East Dorset has been eroded over time.

## Access/roads

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### Highways England

- Policy and safety implications make it unlikely that a new access for the development onto the SRN will be accepted.

### Public response

- Station Road is too busy.
- West Moors link road not come forward.
- Widen A31 between Ferndown Industrial Estate and Poole.
- Road surfaces already poor locally.
- Neither A31 or residential roads suitable for access.

- Access should only be from A31.
- Objection to access via Southern Avenue.
- Concerns on obstructions to A31 during construction, especially at Azalea roundabout.
- Roads too narrow for cycle lanes.
- Parking is an issue.
- Unlikely that new access for the development onto the SRN will be accepted by Highways England.

## Housing

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### West Moors Parish Council

- Acknowledge the need for extra houses and understand that other towns are accommodating such a need too.

### Public response

- Housing should be mostly affordable.
- Post covid housing should go in town centres.
- Development styles should include bungalows to remain in keeping.
- Two storey houses appropriate near roundabout.
- Flats would increase need for parking.
- Requests start and completion dates for construction.
- Concerned about the use of the phrase "high quality" housing, which is not explained.

## Infrastructure

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### West Moors Parish Council

- Health services infrastructure needs to be provided as the current facilities are already overstretched.
- Leisure infrastructure will need to be addressed to make it work.

### Wessex Water

- No objection.
- Downstream sewerage capacity improvements required.
- Existing sewers on site require protection.
- No surface water connections to foul sewers.

### Public response

- Lack of consideration for infrastructure, no mention of new services.
- Facilities and services including doctors, dentists schools at capacity.
- West Moors village has one GP surgery for the present population which, as acknowledged comprises 50% over 60s. It is located centrally in the village with scant parking & no direct bus service.
- New facilities needed.
- The proposed new development wouldn't have much impact on the shops and other services in West Moors as there are more options in Ferndown nearby.
- Local waste disposal facilities inadequate.



## Over development/character of the area

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### Public response

- Sufficient recent development in area; overdevelopment concerns.
- Urban sprawl - concerns will result in lack of defined centre and loss of community feel.
- Destruction of village feel and detrimental impact on village life.
- Potential to merge with Ferndown.

## Employment

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### Public response

- There aren't significant employment opportunities in the area.

## Green infrastructure

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### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

### Public response

- Green space should be retained.
- Need more recreational land.
- Concern with loss of green spaces as a result of increased access.

## Amenity

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### Public response

- Pollution and noise from development impacting nearby residents but also in general.
- Reduction of quality of life and increased stress.
- Disruption to private views.
- Impacts on Pinehurst Road.
- Development will spoil village feel and friendly atmosphere.

## General comments on Policy WMO1: Land north of Azalea Roundabout

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### East Dorset Environmental Partnership

- Criteria appear to be mis-numbered.
- Should include LUC guidance for the site.

## Criterion III

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### East Dorset Environmental Partnership

- III should be expanded to reflect issues raised.

### RSPB

- Welcome reference to requirement for SANG provision.

### Amphibian and Reptile Conservation

- Amend III to read ‘significant biodiversity enhancement and mitigation including..’ and include ‘buffer and protection of veteran trees, retention and enhancement of wet woodland, grasslands and the potential ecological network’.

### Natural England

- Should avoid impacts on water quality from urban runoff, maintain the sites mature trees and provide a minimum 10% biodiversity net gain.
- Should specify the minimum width of the buffer required against the SNCI (Uddens Plantation).

### Dorset Wildlife Trust

- If the Council is minded to take this forward we would wish amendment to policy to include:
  1. Protection and enhancement of the SSSI and SNCI (suggested text indicated above), and
  2. Protection of any areas of priority habitat, watercourses, trees and hedgerows on site.

### Public response

- Objection to development on wildlife/biodiversity/SSSI/natural environment/ forestry/ impacts on plantation grounds.

## Additional criteria

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### East Dorset Environmental Partnership

- Add a new criterion to be for a wildlife strategy to be agreed by the Council, Natural England, and Environment Agency - delivering net biodiversity gain and ensuring no harm to the Moors River System SSSI.

### Natural England

- An additional clause should be included to require a minimum buffer of 20m to, and appropriate enhancement of, the Moors River System SSSI riparian corridor.

### Amphibian and Reptile Conservation

- Include a new bullet point that says a ‘conservation strategy will be prior agreed by, DCC, NE and EA’.

## 1.6. Omission sites

### Land north of West Moors

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#### Terence O’Rourke on behalf of Somerston

- The site submitted by Somerston performs poorly against the five purposes of the green belt and as such there is no fundamental need for the land to remain in the green belt.
- Housing here would be sustainable - tier 2 but with limited alternative options.
- Site could use the western edge creating an appropriate buffer to the heath.
- Discounted through SHLAA with no justifiable reason.
- All C2 overlooked and discounted from proper consideration.
- Site could have been subject to the phase 1 landscape and heritage assessment.

## 1.7. Comments received regarding planning application for land at Blackfield Farm

### Public response

- Access onto A31 not a good idea, traffic travels fast onto A31 and is dangerous, roundabout junction would be safer.
- Residential roads could not cope being the access.
- Roads are not wide enough for lorries and lots of existing traffic.
- Azalea roundabout is a hazard and additional loading will need careful handling eg light control.
- Concerns over water and drainage issues.
- Proposal is too close to the river.
- Moors river has a very high water table over winter months - this land is needed to take flooding away from the village.
- Cost of significant flood work will have viability impacts.
- Will make surrounding forest more vulnerable to development.
- Environmental issues if not handled appropriately.
- Owe it to later generations to preserve "green lungs" where we can, not concrete them over.
- Need for low cost affordable in the area - will not deliver that.
- Queries definition of 'high quality' housing which is not explained.
- Small village with minimal infrastructure and green space for all to enjoy.
- Requirement for a local play area.
- Paths along Uddens River and Woolslope Farm and West Moors plantation are important paths for wellbeing.
- West Moors parish struggles to maintain village services as it is.
- The impact from these developments will cause upset to a small village.
- Cavalier approach to "small developments".
- Good location for new housing near to schools, shops and bus stop.
- Will create an urban feeling along the A31 and ruin rural views.
- Queries if land at Blackfield Road could be put into the green belt to offset Azalea site.
- Buffer not significant enough to reduce impact of development and its impact on the greenbelt.
- Green belt.
- Significant negative impact on the green belt and separation of WMO and SLSI.
- Development would be more palatable on brownfield sites.
- States that current sites in the locality eg Matchams and St Leonards must meet local needs and don't need to destroy countryside.
- The site should be designated as Green Belt.