

WEST MOORS TOWN COUNCIL

MINUTES of the Virtual **TOWN COUNCIL MEETING** held on Thursday 25th February 2021 via Zoom at 7.30pm.

PRESENT:

Cllr K Wilkes – Chair		
Cllr Mrs R Burke	Cllr A Clarke	Cllr M Hawkes
Cllr Mrs C Holmes	Cllr Mrs N Senior	Cllr D Shortell
Cllr C Way	Cllr A Willats	Cllr Mrs P Yeo

OTHERS PRESENT: Mrs Judi Weedon (Clerk to the Council)
Mrs Amie Fawcett (Assistant to the Clerk)
Dorset Councillor M Dyer
27 Members of the Public

APOLOGIES: Cllr D Green Cllr S Linford

581 QUESTIONS FROM MEMBERS OF THE PUBLIC

3 Residents read out statements relating to the Dorset Council Local Plan consultation and Blackfield Farm. The residents had all previously had sight of WMTC draft response to the Local Plan. The residents were asking WMTC to support them in requesting that Blackfield Farm be placed into the Green Belt.
The statements are attached in Appendix A of these minutes.

A further question asked the Dorset Councillors what their opinions were on the Blackfield and Azalea issues. Cllr Shortell stated that his strong objections to the planning application at Blackfield Farm had not changed and that the land at Azalea Roundabout would be suitable for housing development in the future. Cllr Dyer stated that he could not comment on the Blackfield Farm planning application as he is a member of the Dorset Council Planning Committee but reiterated that both DC Highways and Environment teams have objected to the proposed development on the site. He stated that a site can be put forward in the Local Plan for housing even if the site has constraints upon it.

A further question was asked that if the Blackfield Farm proposed development were to be approved by the planning authority/inspectorate would WMTC be willing to mount a judicial review if the evidence was there to support it.

The Chair of the Council thanked the residents for their representations.

582 TO RECEIVE DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS – LOCALISM ACT 2011 – DISPENSATIONS FROM SECTION 31(4)
None

583 TO APPROVE AND SIGN MINUTES OF THE VIRTUAL TOWN COUNCIL MEETING HELD ON 28th JANUARY 2021.
Having been circulated, the minutes on pages 2617-2625 were agreed and adopted. Minutes to be signed by the chairman at a later date, due to coronavirus restrictions.

584 TO APPROVE, ADOPT AND SIGN COMMITTEE MEETING MINUTES
a. **The Report of the Planning Consultative committee** held on the 4th February 2021 pages 2626-2627 as circulated, was confirmed and adopted. Minutes to be signed at a later date due to coronavirus restrictions.

585 TO RECEIVE CLERKS REPORT
a. Annual Town Meeting: This will be held via Zoom on the 15th April with guest speaker Professor Stephen Fletcher, Professor of Ocean Policy and Economy and Director of Revolution Plastics from Portsmouth University

- b. Trees for residents as per minute number 537 re Woodland Trust: This organisation has been the victim of a cyber-attack and their shop is currently closed, so no trees can be purchased at this time, there is no indication when they will reopen.
- c. Work to clear the BMX track has begun.
- d. Skatepark Funding: this matter is ongoing with various applications submitted.
- e. Good Citizen award: nominations are now open with a closing date of the 5th April; the winners will be announced at the Annual Town meeting. Last year's winner Moya Botterill has now been presented with her trophy (not presented earlier due to Covid)
- f. In line with Government guidance all Council managed sports facilities will reopen on the March 29th

586 ACCOUNTS FOR PAYMENT

It was

RESOLVED that the accounts for payment be approved as attached on page 2631 of these minutes. (Cllr's Hawkes and Yeo to authorise the electronic payments)

Voting: unanimous.

587 DORSET COUNCIL LOCAL PLAN CONSULTATION

Members having previously discussed the Local Plan consultation and formulated a draft reply considered the information presented from local residents. Members discussed each item and changes to the draft document were implemented.

The major change being the separation of the issues relating to Green Belt and Blackfield Farm and the proposed land allocation for housing at the Azalea Roundabout. In the draft response these items had been linked with the land at Blackfield Farm being suggested as being included in the Green Belt to offset any loss of Green Belt by the proposed allocation at Azalea Roundabout. After debate members agreed that these two items should not be linked and that the land at Blackfield Farm should be returned to the Green Belt.

As part of the debate members discussed many matters, including planning matters and whether such decisions should be delegated to an officer or decided by planning committee, Green Belt issues, electric vehicle charging points as well as retail space being converted to residential space.

After considered debate it was

RESOLVED that the response to the Dorset Council Local Plan Consultation be approved and submitted to Dorset Council.

Voting: unanimous

(final amendments to be made after the meeting and emailed to all members for approval before submission to Dorset Council)

A copy of the Local Plan Consultation response is attached to these minutes in Appendix B

588 TREE PLANTING

Cllr Mrs C Holmes requested that members consider planting trees for the Woodland Trust for Schools and Communities on the site of the old BMX track. Planting would involve young people and various groups from West Moors, with volunteers encouraged to 'Adopt a Tree'.

After discussion it was

RESOLVED that the Council create a small new woodland on the site of the old BMX track using free saplings from the Woodland Trust. The community to be encouraged to become involved and help with the planting and maintaining.

Voting: unanimous

It was noted that will only commence when the Woodland Trust services return to normal and COVID-19 restrictions allow.

589 DORSET COUNCILLOR REPORT

Cllr's Shortell and Dyer written report contained information on the Climate and Ecological Emergency, the Dorset Council Budget 2021/22, conversation with the Government Advocate for Dorset. A copy of the written report is available from the Council Office.

572 INFORMATION FROM MEMBERS

- a) Cllr Mrs C Holmes reported on her attendance at a DAPTC Planning webinar.
- b) Cllr Mrs R Burke reported that the cars at Uplands Road had been removed and that tyres have been fly tipped at the end of Abbey Road
- c) Cllr Mrs P Yeo reported that she had attended some sessions at the SLCC Practitioners Conference after being invited by the Clerk. She found the CCLA webinar very informative.
- d) Cllr C Way reported that he was due to attend the DAPTC area meeting.

590 CORRESPONDENCE

Email from Corfe Mullen Town Council regarding the Dorset Local Plan. Members noted the contents, and the items in the email will be discussed at the March Council meeting.

The Chair declared the meeting closed at 21.09 hrs

The next virtual meeting of the Town Council will be held on 25th March 2021 at 19.30hrs

SIGNED DATE
Chair

Payments made/authorised in between meetings			
Payment method	Invoice amount	Invoice date	Details
EB 26.02	£3,114.20	16.02.21	Staff Salaries – Month 11
Total	£3,114.20		
Payment list dated 25.02.21			
Payment method	Invoice amount	Invoice date	Details
EB	£78.00	28.01.21	DAPTC – Neighbourhood Planning tips on 21.01.21 for Cllr's Yeo, Way, Wilkes
EB	£43.20	01.02.21	Vision ICT - 2 hosted email accounts - April 2021 - March 2022
EB	£2.93	01.02.21	XCS - Photocopier usage 23.11.20 to 03.01.21
EB	£171.00	02.02.21	Dorset Council – January dog warden patrols
EB	£1,544.11	31.01.21	Terrafirma - Grounds and Cemetery maintenance for January 2021
EB	£97.50	31.01.21	Terrafirma – various allotment work
EB	£106.80	03.02.21	PTS Compliance – PAT testing at pavilion and office
EB	£30.00	03.02.21	PTS Compliance – PAT certification
EB	£474.00	10.02.21	New Forest Signs – Replacement Noticeboard at Pinehurst Road
EB	£60.00	11.02.21	Aquacare – Legionella testing for February
EB	£238.68	12.02.21	Classicfire – Annual fire extinguisher maintenance
EB	£1,000.31	16.02.21	HM Revenue and Customs – Tax and NI – Month 11
EB	£1,095.98	16.02.21	Dorset Council Pension Fund – Month 11 - Pension Contributions
EB	£0.47	05.02.21	Bournemouth Water Business – Water charges for Cemetery 18.08.20 to 04.02.21
EB	£38.00	07.01.21	Hendersons Opticians – VDU eye test for Amie Fawcett
EB	£16.17	09.02.21	Bournemouth Water business – Water charges for Petwyn standpipe 21.08.20 to 08.02.21
EB	£34.33	09.02.21	Bournemouth Water business – Water and sewage charges for Council office 11.08.20 to 08.02.21
EB	£446.39	12.02.21	Bournemouth Water business – Water and sewage charges for Pavilion/FF 07.08.20 to 11.02.21
Total	£5,477.87		
Direct Debit and Debit Card payments			
Payment method	Invoice amount	Invoice date	Details
DD 01.03	£420.00	29.01.21	BNP – Photocopier lease 28.02.21 to 29.05.21
DD 12.02	£8.40	09.02.21	Sage – Payroll software February
DD 25.02	£73.98	01.02.21	1 st Connect - office line rental, call charge & broadband – FEB
DD 21.02	£67.45	06.02.21	Opus Energy – Electricity charges, Council Office
DD 21.02	£83.84	06.02.21	Opus Energy – Electricity charges, Pavilion
DD 21.02	£2.90	08.02.21	Opus Energy – Electricity charges, Floodlights
DC 01.02	£222.00	01.02.21	Ultimate One Ltd – Fencing for badger work in the cemetery
Total	£878.57		

Appendix A **Statement 1**

Statement of:

Mr David Brenchley
[REDACTED]

West Moors Local Plan Consultation

24 February 2021

Dear Councillors

In November 2010. Over 90 residents attended a council meeting. During which it explained BF & Castleman Trailway (CT) were to be reclassified Urban Land in the EDDC Local Plan (EDDC preferred policy KS4).

The WMPC voted to have BF & CT designated as Green Belt in the Local Plan (item 10/259 of the WMPC minutes 25th November 2010).

That decision was communicated to EDDC by the Parish Clerk and supported by West Moors residents. Specifically, policy KS6, not KS4, should be adopted. Policy KS6 would designate BF & CT as Green Belt in accordance with the democratically derived policy of WMPC.

EDDC failed to include the Parish Councils decision in the published responses to the Core Strategy. The voice of WMPC was simply ignored!

90+ residents submitted their own objections to KS4, and supported policy KS6. The number of objections to KS4 was incredibly significant when compared to other responses.

Objections were based upon, Access, Ecology, Flooding, Noise, Pollution and Road Safety. The same objections now validated by professional and cogent reports commissioned by, and at significant expense to, the residents of West Moors.

EDDC stated an ecological survey of the site should be carried out before a decision was made on the future of BF. No survey was conducted, and despite the objections, EDDC included BF in the Urban area.

I attended the Core strategy Inspectors meeting for 2 days. I was the only representative from West Moors there. When I challenged EDDC's decision, to designate CT as Green Belt, but to continue with BF as urban, my arguments were countered by EDDC Planning Officer Lynda King.

She misled the meeting and inspector by stating that BF was of low ecological value. That statement was untrue then and now. The Darwin Ecology and Ecology Solutions reports clearly displace Lynda King's opinion, an opinion I do not believe, she was qualified to give.

EDDC also failed to inform the inspector that previous inspectors stated BF "must not be developed until the Station Road / The Avenue road junction is improved". Neither was the inspector told policy VM7, improvement of this junction, had been removed from the Local Plan.

Quite simply, BF was undemocratically included in the Urban Area without proper assessment. That suitability has now been assessed through various reports and the overwhelming conclusion is. The site is not suitable for development (see HLF Planning Local Development Plan Consultation Response 3rd February 2021).

Therefore, I ask WMTC to uphold the existing policy (item 10/259), that BF is designated Green Belt.

This should be a standalone policy, not one contingent on any other policy or development.

That in not to say I do not support the council's reasoning and offsetting policy for BF when considered against the development of the Azalea site, I do.

I ask that WMTC remind Dorset Council, that this reclassification has been reached by democratic process of 9 years standing. This policy should not be a suggestion but a requirement of a democratic process. To do otherwise is a failure of democracy.

Azalea site

I note the council's comments regarding the development of the Azalea site. Whilst I agree with those comments, I urge the council to back up their opinions with factual evidence by way of professional reports addressing those issues. Otherwise, West Moors will have the same problem at the Azalea site as it now has with BF. Unsuitable development forced upon us.

Signed

A black rectangular redaction box covering the signature of David Brenchley.

David Brenchley LLB Inst.PA.

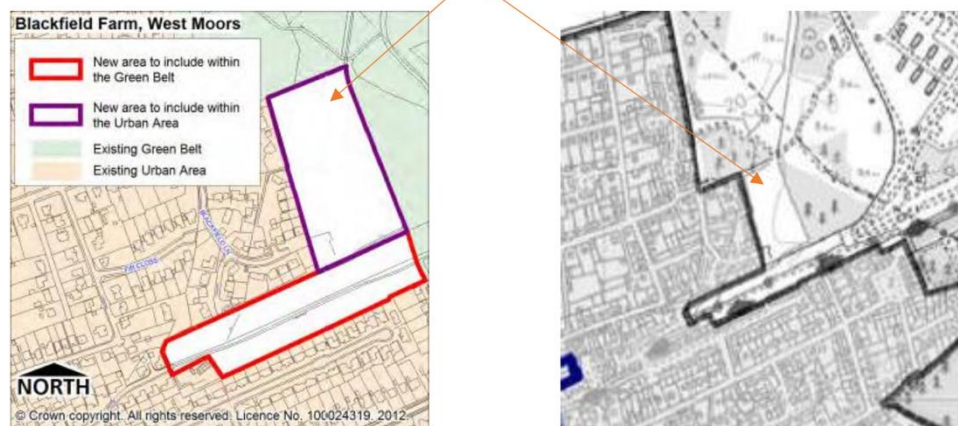
Statement 2

Feedback on the Draft Dorset Council Local Plan for WMTc Meeting 25/02/2021

Blackfield Farm, Blackfield Lane, West Moors

The 2014 Core Strategy brought the land at Blackfield Farm into the urban area thereby suggesting it could be developed. It is noted the draft Local Plan now shows the land outside of the settlement boundary (as illustrated below). This is a positive step, but some text within the plan is needed to clarify the change and confirm the land's classification.

Blackfield Farm as illustrated in the two documents



Christchurch & East Dorset Core Strategy, 2014 (Draft) Dorset Council Local Plan, 2021

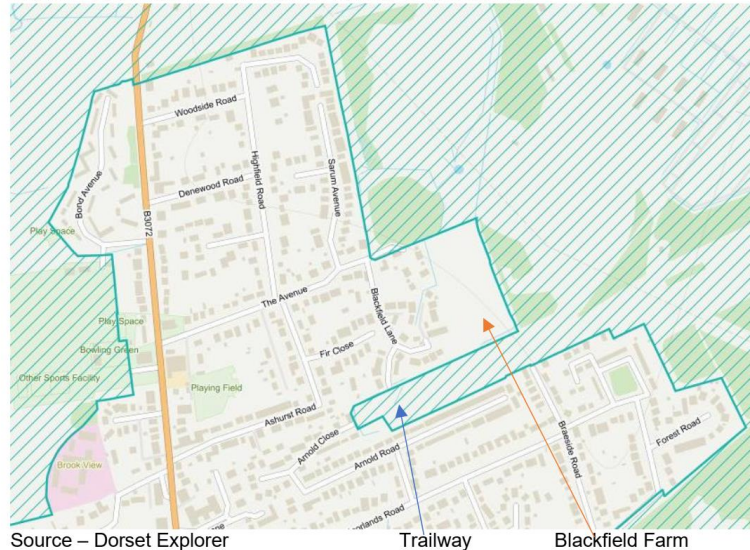
As identified following the submission of recent planning applications for Blackfield Farm, this land is not suitable for development. (i) There is a long standing highway safety concern with accessing this land, and (ii) the land is important at county level due to the number of acid grassland species present and the wealth of protected species and assemblage of nationally rare invertebrates that are dependent on this habitat. With the land regressing to its natural heathland state Dorset Council needs to assess the site for a local plan policy relating to environmental protection.

It is also an anomaly that this land isn't included with the South East Dorset greenbelt and Dorset Council need to address this through the local plan process. The greenbelt boundary wraps tightly around West Moors apart from the Blackfield Farm site – see illustration from Dorset Explorer below.

As noted at paragraph 133 of the guidance notes to accompany the National Planning Policy Framework (NPPF) *'the fundamental aim of Green Belt policy is to prevent urban sprawl'*. Looking at the current green belt boundary I would also suggest the linear strip of land (following the Castleman Trailway) being within green belt is somewhat arbitrary without the adjacent Blackfield Farm site. Both sites need to be included in order to form a more natural continuance of the openness and link to the long-standing green belt land around West Moors.

Care needs to be taken by West Moors Town Council in suggesting Blackfield Farm should be included in the greenbelt to counter the loss of greenbelt land at Azalea Roundabout. Whilst the potential loss of greenbelt land around West Moors to development (such the land by Azalea Roundabout) ought to be mitigated by the inclusion of additional greenbelt land elsewhere – Blackfield Farm warrants inclusion in the greenbelt on its own merits.

South East Dorset Greenbelt Around West Moors



Source – Dorset Explorer

Trailway

Blackfield Farm

170 Houses on land north of Azalea Roundabout

- Building this number of new homes will place pressure on existing services, particularly with the already stretched doctor surgery, as well as pressure on the already busy highway infrastructure.
- The parcel of land is close to the Moors River and part of it is within a flood zone (having a greater probably of 1 in 100 of annual flooding), it would seem most unwise to develop it for housing.

Thank you for your attention.

Ruth Povey MRTPI (Member of the Royal Town Planning Institute)

Statement 3

Kevin Ellard

At the end of the WMTC responses to the Local Plan Consultation Questions, the Council makes a suggestion (and not a request) that if the Azalea roundabout site is approved for development, then the Blackfield Farm site be designated as Green Belt to compensate for the loss of Green Belt at Azalea. (The DC Local Plan recognises that [if the development goes ahead] there will be the need to provide Suitable Alternative Natural Green Space and significant biodiversity mitigation.)

However in Schedule 16, WMTC makes a very strong argument for why the land north of Azalea roundabout should *not* be developed (i.e. floodplain, TPOs, Ecological Network).

- a. Should the addition of Blackfield Farm to the Green Belt be a stand-alone recommendation and not a condition on the approval of the development of the Azalea site? (It could help mitigate the loss of Green Belt anywhere within Dorset.)
- b. Would the Town Council consider making a clear statement that as far as WMTC is concerned, Blackfield Farm should be Green Belt for all of the reasons highlighted in the report submitted to DC Planning Policy Team our behalf by HLF and that this is adopted as Town Policy from now on.

Appendix B**WEST MOORS TOWN COUNCIL RESPONSES**Submitted via email to planningpolicy@dorsetcouncil.gov.uk on 04.03.2021**Local Plan Consultation Questions****Section 2 – Development Strategy**

<p>Q: Vision and strategic priorities?</p> <p>1: Do you have any comments on the Vision and Strategic Priorities?</p> <p>Concern over the balance of housing being introduced (30,000) against employment jobs being created (21,000).</p> <p>People will use cars to travel to work as bus routes are not sufficient.</p> <p>We predict an influx of people commuting from rural areas to larger towns as the desire not to live in large conurbations will increase due to Covid-19.</p>	Page 18
<p>Q: The housing requirement and the need for employment land in Dorset?</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>Yes</p> <p>Under used retail space where it is demonstrably not required, could be converted to residential to reduce need for new development. However high streets must remain interesting and vibrant and not fragmented by residential units.</p> <p>2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 20
<p>Q: Spatial strategy and settlement hierarchy</p> <p>1: Do the boundaries of the four functional areas reflect how the area's housing markets and economy function?</p> <p>Yes</p> <p>2: Is the distribution of housing between and within the functional areas appropriate? 3: Do you agree with the proposed hierarchy of settlements? 4: Do you agree that there is a need to amend the green belt to enable development?</p> <p>Not if it results in lots of unconnected green areas: habitat connectivity and delivery of ecological networks are essential.</p>	Page 28

<p>Green Belt could be amended but not reduced and any loss MUST be compensated by new greenbelt designations and the total area must be maintained. See comments at end of document relating to Blackfield Farm.</p> <p>Green Belt land needs to be joined up. It does not work if it is fragmented. Less fragmentation means the land works better as a natural habitat and is able to deliver a much wider range of ecosystem services. Although that was not the purpose of the Green Belt when it was implemented, it is what has happened and many of the Green Belt sites are now important environmentally and ecologically.</p>	
<p>Q: Green belt review</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Appears that the policy is trying to determine need, instead of need determining policy.</p> <p>If Green Belt is to be used for development, it must have minimal adverse environmental impact.</p> <p>Any loss of Green Belt MUST be compensated by new Green Belt designations.</p> <p>Losing green belt does not help the environment so attention must be paid that it is environmentally friendly and the impact to the environment is kept to the minimum.</p> <p>As advised in NPPG (https://www.gov.uk/guidance/green-belt) any loss of green belt should ensure delivery of:</p> <ul style="list-style-type: none"> • new or enhanced <u>green infrastructure</u>; • woodland planting: (please note this must be right tree right place and not destroy existing good grassland habitat) • landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal)' • <u>improvements to biodiversity</u>, habitat connectivity and natural capital. • new or enhanced walking and cycle routes; and • improved access to new, enhanced or existing recreational and playing field provision. <p>See comments at end of document relating to Blackfield Farm Green Belt.</p>	Page 29
<p>Q: Growth in the south eastern Dorset functional area</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>Yes</p> <p>2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 32

<p>Houses built outside of the functional area have an impact on services such as doctors and recreation. More thought to infrastructure is required. Amenities need to grow to incorporate the additional population.</p> <p>Roads are often overlooked and the increase in traffic creates an increase in air pollution.</p> <p>Growth in employment sites/needs has an impact on the local community, with increased traffic/pollution etc.</p> <p>Greater partnership working with the NHS, Clinical Commissioner Group is required to ensure services are not overloaded.</p>	
<p>Q: Growth in the central Dorset functional area</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Lack of infrastructure to support this.</p>	Page 33
<p>Q: Growth in the northern Dorset functional area</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Lack of infrastructure to support this.</p>	Page 34
<p>Q: Growth in the western Dorset functional area</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Lack of infrastructure to support this.</p> <p>Need to agree on limiting second home developments in coastal towns and villages.</p>	Page 35
<p>Q: Development at villages with development boundaries in rural Dorset</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 37
<p>Q: Development outside local plan and neighbourhood plan development boundaries in rural Dorset</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording?</p>	Page 39

3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?	
<p>Q: Reuse of buildings outside settlement boundaries</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 43
<p>Q: Meeting the housing need</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Housing is needed for local people, who are priced out of the market. Dorset needs to retain the younger population to ensure its prosperity in the future.</p>	Page 51
<p>Q: Meeting the employment need</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 55
<p>Q: Neighbourhood Planning</p> <p>1: Do you have any comments on the approach to establishing housing targets for Neighbourhood Plans?</p>	Page 58

Section 3 – The Environment and Climate Change

<p>Q: Climate change</p> <p>1: What else could the local plan do to mitigate climate change and help people adapt to its effects?</p> <p>Prevent unnecessary travel. Prevent the loss of retail units, which once lost destroys town centres and increase travel.</p> <p>Protect local shops in town and village centres. Mitigate for the loss of Post Office and bank branches in small villages and towns.</p> <p>Green spaces need to be joined up not isolated pockets and this can be facilitated by extending the Green Belt.</p> <p>Support Town/Parish Councils through grants for renewable energy sources. Allow town and parishes to access the procurement power of larger groups.</p> <p>All new homes must have renewable energy sources installed such as heat source pumps (eliminate gas boilers) and be insulated effectively (regardless of cost). Older properties need assistance to upgrade to make them more environmentally friendly, so grants/funding should be made available and reliable technical support.</p>	Page 60
--	------------

<p>Q: Green infrastructure: Strategic approach</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Any loss of Green Belt MUST be compensated by new Green Belt designations.</p> <p>Financial compensation due to the loss of environmentally significant land does not seem appropriate as it appears to undo the good intentions of this plan.</p>	Page 64
<p>Q: Habitats and species</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 76
<p>Q: Biodiversity and net gain</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Net gain – should be both measurable, permanent and maintained.</p> <p>Too often developer provides basic gains with no revenue to maintain SANGs often initially OK but suffer from excessive use and poor maintenance due to lack of funding.</p>	Page 80
<p>Q: Landscape</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording?</p> <p>Loss of environmentally significant land cannot be offset by financial compensations.</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Landscaping within developments/SANGS etc is not generally followed up with a maintenance program. These areas must be monitored and maintained in perpetuity to deliver enhancement of biodiversity and ecosystem services generally.</p>	Page 84
<p>Q: Heritage assets</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 95
<p>Q: Geodiversity</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording?</p>	Page 97

3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?	
<p>Q: Achieving high quality design</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>New developments must have housing with a low carbon footprint and be “future-proofed” to adapt to and address climate change.</p>	Page 101
<p>Q: Landscape and townscape context</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 104
<p>Q: Achieving high levels of environmental performance</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Agreed - the Planning Authority need to consider the workload on building inspectors and planning with these extra developments as efficiency gains over many years have seen their numbers diminished and we are seeing that over worked building inspectors can miss vital aspects.</p>	Page 106
<p>Q: Shop fronts and advertisements</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 108
<p>Q: Amenity</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 111
<p>Q: Pollution control</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 113
<p>Q: Flood risk</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve?</p> <p>2: Do you agree with the suggested wording?</p> <p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>The water table has risen in many areas including West Moors and there is flooding where there did not used to be. This</p>	Page 119

<p>could be a result of climate change, but it needs to be considered.</p>	
<p>Q: Sustainable drainage systems (SUDs) 1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Agreed – this has some impact on West Moors as over the years it is felt that the water table has risen in this area as additional areas now flood that previously did not suffer with flooding.</p>	Page 124
<p>Q: Land instability 1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 127
<p>Q: New built development in Coastal Change Management Areas 1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 130
<p>Q: Coastal erosion 1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 132

Section 4 – Housing

<p>Q: Housing mix 1. Do you agree that major residential development sites should provide at least 20% of the homes as accessible and adaptable homes to meet the needs of the elderly and less mobile?</p> <p>This is a realistic percentage. Developers should not be allowed to deviate from this percentage.</p>	Page 135
<p>Q: Affordable housing 1: Do you agree that affordable housing should be delivered by developments at different rates across Dorset? 2: Do you agree with the suggested tenure split?</p> <p>Yes: Housing in parts of Dorset is not affordable even with schemes such as shared ownership. More needs to be done to ensure homes are affordable for the younger generation.</p>	Page 142
<p>Q: Affordable housing exception sites 1: Do you agree with the suggested approach and what it is trying to achieve?</p>	Page 144

<p>Yes</p> <p>2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	
<p>Q: Community care hubs</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Essential that health care provision meets the needs of new housing development and no assumptions are made about the adequacy of existing provision for an aging population.</p>	Page 146
<p>Q: Specialist purpose built accommodation</p> <p>1: Do you agree that specialist purpose built accommodation as extra care should provide affordable housing? 2: Are there any practical limitations to this approach? 3: Are there other approaches that could be taken to deliver for those who cannot afford to pay market rates?</p>	Page 148
<p>Q: Housing for complex dementia and nursing care</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Should only be built if there is a local identified need and staff availability.</p> <p>Health care provision needs to be considered to ensure it is sufficient to accommodate additional pressure from care homes.</p>	Page 149
<p>Q: Self build and custom build housing</p> <p>1: Do you think the council should identify sites for self / custom build housing? 2: Can you suggest any additional sites which could be allocated for this purpose?</p>	Page 151
<p>Q: Second homes</p> <p>1: What approach do you think the Council should explore to address the pockets of high second home ownership?</p>	Page 154
<p>Q: Isolated homes in the countryside</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 156
<p>Q: Occupational dwellings</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 160

<p>Q: Other residential development outside development boundaries</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Problems with single houses being demolished and two or more properties being built on same site, so what is the reasoning behind the blanket statement of not developing on or extending garden space?</p>	Page 165
<p>Q: The requirement for traveller sites</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 167
<p>Q: Gypsy, Traveller and Travelling Showpeople site allocations</p> <p>1: Do you have any comments on the proposed site allocations for Gypsies, Travellers and Travelling showpeople?</p>	Page 170
<p>Q: Sites for Gypsy, Traveller and Travelling Showpeople</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Sites need regular monitoring.</p>	Page 172

Section 5 – Economy

<p>Q: Protection of key employment sites</p> <p>1: Should any sites be added or removed from the list of Key Employment Sites in Appendix 6?</p>	Page 182
<p>Q: Protection of other employment sites</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 186
<p>Q: Town Centre hierarchy</p> <p>1: Do you agree with the classification of the centres in the proposed hierarchy?</p> <p>Yes – need to support local provision to ensure District criteria achieved – no Bank in West Moors.</p> <p>2: Are there any additional centres that should be included?</p>	Page 192
<p>Q: Town centre impact assessments</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording?</p>	Page 194

<p>3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>WMTC interpret this as support for our Library.</p>	
<p>Q: Management of centres, primary shopping areas and markets</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Town/villages commercial centres need to be protected from residential development, to ensure the continued commercial viability of smaller town centres.</p>	Page 197
<p>Q: Supporting vibrant and attractive tourism</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 203
<p>Q: Loss of tourism accommodation</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 204
<p>Q: Caravan and camping sites</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 207
<p>Q: New agricultural buildings</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 209
<p>Q: Diversification of land based rural businesses</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 211
<p>Q: Equestrian development</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 216

Section 6 – Community Infrastructure

<p>Q: Making sure new development makes suitable provision for community infrastructure</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Developers must be required to work in partnership with the local service providers; NHS (doctors, dentists), School provision. Surgeries are already at capacity.</p> <p>Demographics of local area must be considered with new developments to ensure that every section of the community has sufficient and adequate community infrastructure provision.</p>	Page 223
<p>Q: New or improved local community buildings and structures</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 226
<p>Q: Retention of community buildings and structures</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>The plan needs to show vision for the versatility of the modern library. It is not just for reading books. The variety of services it provides is priceless.</p>	Page 229
<p>Q: Recreation, sports facilities and open space</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 235
<p>Q: Hot food takeaway</p> <p>1: Should the council look to restrict hot food takeaways around areas where children and young people congregate?</p>	Page 236
<p>Q: The provision of education and training facilities</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>Library provision must be fit for 21st Century.</p>	Page 238
<p>Q: Creating a safe, efficient and low carbon transport network</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 240

<p>Q: Parking standards in new development</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p> <p>No real vision for car share schemes or a joined-up transport system which needs to be facilitated within the parking strategy.</p> <p>Not enough parking space per house is provided especially in more rural settlements so this leads to on road parking, need to be more realistic.</p> <p>Age and disability discrimination needs to be avoided. Not everyone can utilise the cycle paths and walking routes.</p> <p>A more balanced approach/vision is required.</p>	Page 242
<p>Q: Provision of infrastructure for electric and other low emission vehicles</p> <p>1: Do you agree with this proposal?</p> <p>Every new house should have an electric charging point installed during the building stage, as well as sufficient public charging points.</p>	Page 244
<p>Q: Low carbon and renewable energy development</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 246
<p>Q: Wind energy</p> <p>1: The locations identified as opportunities for larger scale wind developments are shown on Figure 6.5 and Figure 6.6. Do you support the principle of allocating any of the areas for wind turbines? 2: Are there any planning issues that would need to be resolved to enable community backing to be secured?</p>	Page 247
<p>Q: Small scale wind energy development</p> <p>1: Do you agree with the suggested approach and what it is trying to achieve? 2: Do you agree with the suggested wording? 3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?</p>	Page 251
<p>Q: The provision of utilities service infrastructure</p> <p>1: The plan requires the provision of full fibre broadband connections to each home on major development sites. Do you agree with this proposal?</p> <p>Yes: More people working from home on multiple devices has highlighted that broadband in many places is not fit for purpose.</p>	Page 253

Chapter 7 – South Eastern Dorset Functional Area – INCLUDES WEST MOORS

<p>Q: Green Belt 1. Do you agree that there is a need to amend the green belt to enable development?</p> <p>Amend not reduce the Green Belt.</p> <p>Significant Green Belt would be sacrificed to enable the development at Azalea Roundabout.</p> <p>Any loss of Green Belt needs to be offset by the inclusion of additional Green Belt elsewhere, thereby offsetting some of the loss and reducing the impact the loss of Green Belt has on the environment and biodiversity.</p> <p>See comments relating to land at Blackfield Farm at the end of this document.</p>	Page 7
<p>Sections 8 to 15 and 17 to 21 are specific to other Towns/Parishes in the South Eastern Dorset Area</p>	
<p><u>Section 16 – West Moors specific</u></p>	Page 83
<p>Q: Land North of Azalea Roundabout 1: Do you agree with the allocation of this site?</p> <p>In principle, West Moors Town Council acknowledge the need for extra houses and understand that other towns are accommodating such a need too.</p> <p>However, the floodplain (although a planning concern later), TPOs and biodiversity associated with this location does not leave much of a positive towards any development on it.</p> <p>The Local Plan itself says that “the Moors River and its floodplain is nationally important for its wildlife interest”. Extracts from the Dorset Explorer mapping system show the floodplains cover a very large part of the site, with a Tree Preservation Order on land not covered by floodplain. Almost all of this site is covered by a Higher Potential Ecological Network. To cover this area with houses would be a contradiction of the Ecological Emergency declared by Dorset Council.</p> <p>Community cohesion must be part of the vision for this development. How will they be part of the Community with the distance they are from the centre of the town.</p> <p>Historically, the residents of St. Leonards Farm Park have expressed their dismay at their feelings of detachment from West Moors and how they felt isolated. How would a significant new development not far from them, avoid this?</p>	Page 85

In conclusion WMTC acknowledge the need for additional housing but feel that the suggested site at Azalea is unsuitable for the reasons mentioned above.

2: Is there anything not covered within the policy that should be considered in relation to the site?

How can the development be of high quality when it is adjacent to a river (floodplain) and a dual carriageway (air pollution)?

3: Are there any community infrastructure needs within the area that should be considered?

Leisure infrastructure will need to be addressed to make it work.

It is outside the Transforming Transport Programme (para 7.3.7), so residents would have to use their own transport. This will impact on traffic going through the town as well as on the already congested A31, as well as having an adverse impact on air pollution.

Health services infrastructure needs to be provided as the current facilities are already overstretched.

General Comments regarding Green Belt Blackfield Farm, West Moors

In November 2010 during the East Dorset Core Strategy Consultation, West Moors responded by stating that Blackfield Farm site should be in the Green Belt (this was option KS6). When the next phase of the consultation was published there was no reference to the fact that West Moors had opposed the option to include Blackfield Farm in the urban area and has requested that it be included in the Green Belt. At the time (May 2012) we wrote to the then East Dorset District Council expressing our dismay that as a statutory consultee our concerns and comments had been ignored. We further responded to the Core Strategy Pre-Submission Consultation, reiterating that Blackfield Farm be included in the Green Belt. These comments were not taken into consideration and the area was included in the urban area in the final document.

A planning application for this site is currently under consideration. As part of the planning process many reports have been commissioned by local residents, one of which highlights the ecological and environmental importance of this site, which is adjacent to protected heathland and in close proximity to SSSI's. A letter from HLF Planning Ltd has been submitted to DC as part of this consultation process. WMTC feel strongly that this area of land is significantly important to the environment and biodiversity locally and its loss to the environment would be immeasurable.

We understand that now a planning application is in the process we must await the outcome, but WMTC requests that if this application is refused (either by the Planning Authority or on appeal) that the land be designated as Green Belt as a matter of urgency, in order to protect it for the future.

Other General Comments

We note East Dorset Environment Partnership will be submitting a report in response to the Local Plan consultation and WMTC support all matters relating to West Moors in the EDEP report.