

## **SYMONDSBURY PARISH COUNCIL**

### **Response to revised New West Dorset Local Plan Consultation from Symondsburry Parish Council.**

**All of the following comments apply to the Bridport Beaminster and Lyme Regis section Chapters 13-15.**

#### **Chapter 13**

##### **General**

- a) The revisions contain several amendments to both the nature and scope of the plan particularly in respect of the proposed Vearse Farm Development in the parish of Symondsburry and these changes have given rise to concerns in the parishes of Bridport, Allington and Symondsburry. At the Symondsburry Parish Council meeting on the 8<sup>th</sup> October 2013 a total of 39 members of the public signed the register of their attendance in order to voice their many concerns on this subject.
- b) At the Bridport Town Council Special meeting held on 22<sup>nd</sup> October 2013 an estimated 70 members of the community rendered their opinions on the proposed development in similar vein to those at the Symondsburry PC meeting. On one point, that of the Consultation process, it was stated that the first stage was by invitation only and attendees were asked to provide contact details if they wished to participate in the group working process. Five names were quoted of those who had asked to be included but had not been called to participate.
- c) The following responses to the consultation by the Symondsburry Parish Council reflect those views expressed by members of the public at the foregoing meeting.

##### **13.1.3**

“Provision for development to meet the town’s needs” – begs the question ‘does the town need the development of some 760 houses, a school and four hectares of industrial space, on a greenfield site. The demand for housing says we do not, so it is speculative building where a sizeable number of the properties will be sold for buyers to rent or for holiday lettings resulting in a low level of contribution to the housing stock.

This site is a prominent highly visible site in an AONB and in earlier proposals for the site it was not envisaged that it would become an industrial area to include unspecified industry plus DCC social services base and a highways depot.

At this point of time no realistic thought has been given to the infrastructure necessary to cope with the strain of the demands for doctors and medical services, both at the Community Hospital and the Medical Centre, both of which are struggling to cope with the demands placed on the NHS. Bridport is an area of low pay and poor job prospects for its existing needs but there is no provision for job creation or training.

### **13.2.1**

a) Pertaining to the retention of trees and hedgerows, at line 7 the word 'should' be removed and substituted with 'will' be retained. Hedgerows are a feature of the Dorset countryside and need to be preserved

b) Surface water drainage and run off will affect flood levels of the Symene (West Allington and West Road) and there needs to be a clear understanding of the measures being proposed and the control of flooding through to West Bay. Consideration should be given to the introduction of automated river sluices.

### **13.2.2**

a) The proposal for a new school has hitherto been specifically linked to St Marys Primary School. The change to 'local primary school' provision now clearly embraces Symondsburry Primary School. This change is unacceptable since it will influence parental choice and possibly blight admissions until completion.

b) Delivery over 10 or more years has some merit though there is no mention of the split of house types and on this point the New Plan has to be clear on the point that the number of homes built shall include 35% of the total to be affordable, rentable or shared equity homes to standards which ensure low energy costs.

c) Replacement of the Sidney Gale Home is an issue still to be decided and confirmed by the County Council, currently it is under consultation. Indications are that if built it will need to accommodate and increase of 20% in the over 65 age group.

### **13.2.4**

a) NE parts of site for housing in earliest phase calls for early consideration of both flood prevention and heating network. Although this area may be on higher ground road and route planning require public consideration.

b) Use of far NW for "less neighbourly" employment usage impinges on developments of West Road. The site would be overlooked by the residential area there. It would also be highly visible to east bound traffic on the A35. It is intrusive and not acceptable

c) Suggested access to West Road for industrial traffic needs to reconsidered. Turning circles for long lorries would cause delays and congestion.

d) No 1 priority is the Miles Cross junction and the A35 road layouts. MP Mr Oliver Letwin is currently working with local councils, the Highways Agency and the Police to determine the best solutions the A35 problems.

- e) The Miles Cross, West Road junction is a sensitive area insofar as traffic movements are concerned due to its high accident and mortality rate and the information requires further consideration by the public.
- f) Chicane at West Allington must be removed to improve traffic flows.

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- I. Too vague – an open ended plan which does not provide a clear statement of what is intended or will be.
  - II. There is No determination of occupancy to meet LOCAL needs. See latest Government guidelines.
  - III. Main employment area will access and egress on to B3162, with resultant traffic flow affecting West Road residents. The B3162 is considered unsuitable for HGV's over 7.5 tonnes.
  - IV. There is the need to recognise Highways Agency involvement at an early stage as well as a long term planning and affordability on A35. Present economic circumstances will dictate the timescales for any improvements to Miles Cross junction. Increases in traffic volume will affect Quarr Cross, Miles Cross, Eype Junction, Crown Roundabout, East Road which are all currently congested for most of the year but especially during the holiday months.
- V1 Surface water run-off and drainage assessment essential
- V11. Mitigation measures need to be more than 'adequate'.
- V111. For 'should' insert 'will'. The section covered by the generalities of the 'master plan' needs careful consideration and wider public involvement at an early stage. ie NOW.

## **CONCLUSION**

One of the main complaints from the public has been the seeming lack of information made available to the public at large. Those sections of the community who are sufficiently involved to be aware of the district council's consultation plan and their part in it are adequately informed. The failure appears to lie with the lack of publicity accessible to the general public.

It is questionable that too few read the letters page of the local paper, or the minutes of a parish council meeting, or even the official notices of a public consultation. Even more so when they pop in out of the rain and find themselves facing a mass of detail in the form of maps, charts and other incomprehensible jargon that they welcome the first flash of sunlight to enable their escape.

On the other hand there are those who sit back and say there is nothing we can do about it, it's not in our back yard so let them get on with it.

However the fact is that this consultation does reveal more of the plans of the district council than the public consultation did. There is more flesh on the bones so to speak. In fact such is

the nature of the revelations that the parish council, together with a representative cross section of the community, think it sensible that a further public consultation take place, on the subject of the Vearse Farm Development and its effect on the community, before the document is returned for the inspector's scrutiny.

For this reason and those listed above the Symondsbury Parish Council consider that some re-thinking needs to be done before implementation.

dnw/10/13