



Upmeads  
28 Glenmoor Road  
West Parley  
Ferndown  
Dorset  
BH22 8QF

23<sup>rd</sup> February 2018

Dear Mr Thain

**Planning Application :** 3/17/3610/COU  
**Location:** Land East of Church Lane, West Parley  
(SANG for Core Strategy Policy Site FWP6)

**Proposal:** Change of use of land to a suitable alternative natural greenspace (SANG) and associated works.

For the reasons detailed in the enclosed response, the Parish Council wish to Strongly object to the application as drafted. On Tuesday 20th February an open meeting was held to which parishioners were invited - in excess of 200. The Hall was packed to capacity and we have been asked to request that when the District Council consider the applications, a suitable large venue is held as a considerable number of Parishioners wish to attend and obviously, a few speak in accordance with Council procedure.

The provision of an Area off Church Lane for a SANG is broadly welcomed. This is subject to the developer fulfilling detailed requirements not only as set out in Appendix 5 (Guidelines for the establishment of Suitable Alternative Greenspace) and that part of Policy FWP6 headed Green Infrastructure in the Core Strategy, including a park being provided adjacent to the village centre.

Church Lane is as it sounds, a narrow lane to the saxon village church. There are 48 businesses registered in the lane and traffic flow is far busier than one would expect. The narrow lane does not have pavements for pedestrians to walk safely and vehicles do travel at speed down the lane. Any parking can cause obstructions to the flow of traffic and the lane is frequently used by horse riders.

However, we would request that the developers be legally bound as a Planning Condition, to provide:

1. Any presence of PYLONS AND POWER CABLES is only acceptable for a supervised site. This SANG will be completely unsupervised and therefore its allocation is considered inappropriate.
2. a footpath/cycleway (suitable for walkers, cyclists and horse riders) alongside the SANG in Church Lane that can be upgraded to a bridleway or to run alongside - that links to Footpaths E56/3 and E56/7. It would be desirable if all were thus upgraded to Bridleways. Further, that they fund an Pegasus Crossing on Christchurch Road giving safer access to Barrack Road on the opposite side of the road, this unadopted road is itself a bridleway E56/2 and leads to Parley Common.

Whilst the Council is not expert on the detail of such matters, we understand from the British Horse Society, that a new route may be provided as part of public gain as a condition of new development.

3. Provision of a car parking area on the site - gravel would suffice - so visitors travelling to the area by either car or cycle, be able to park off Church Lane itself, safely.
4. Restricted street lighting in Church Lane. Consideration should be given to improved lighting for pedestrian movement after dark.
5. If gates are to be located at the SANG entrances and exits for pedestrians plus car park into and out of, they have to be correct and “horse friendly” two way gates. Consideration should be given to seeking further advice from the British Horse Society and East Dorset Rights of Way Society.
6. There be clear and appropriate signage to the site from New Road and Christchurch Road and to and from the embryo Stour Valley River Pathway on the Parley side, both to make the public aware of the facilities and for the installation of Horse Rider Signage.
7. It is an aspiration of this Council that all steps be taken as future relevant and appropriate Planning Applications are received for Church Lane, that the potential for linking up the recreational areas, are taken. Linking the River pathway and bridleways both with the SANG and the proposed park adjacent to the village centre and what will be much needed play areas on the proposed Housing site, would enhance the development. In the current plans there appears woeful under provision of play areas. (See the Council’s comment on that application - 3/17/3609/OUT)
8. Detailed Management Plans be prepared for trailways on the SANG and other facilities to maintain and attract bio-diversity to which this Council, the British Horse Society, Parley Walkers Group, Dorset Wildlife Trust as well as EDDC and the developers are Party. This would include the basic provision additionally, of waste/dog bins and benches.
9. We ask that EDDC and its successor body agree to the lease of the SANG or better, the Freehold, be assigned to this Parish Council by way of gift to the Council together with its endowment. This site can thus be pro-actively managed and be complementary to the Recreation Ground, Memorial Hall, Sports and Social Club with associated sports fields and Parley Woods (partial SSSI) which adjoins the SSSI Parley Common, the former constitutes the Parish Council’s Freehold Estate. The Council is most fortunate in having strong links to the West Parley Residents Association, and their well-regarded Volunteers who contribute so much to the maintenance of a clean and litter-free environment and do so much maintenance work in the Village. Hopefully they would embrace the challenge of helping to manage this new area of open space, under the guidance of EDDC Rangers or equivalent, to lessen running costs.
10. As with any open space, they are susceptible to traveller incursions, and preventative measures would need to be installed to prevent this from being possible. Along with fly tipping and anti-social behaviour.
11. The village already experiences commuter parking and holiday parking, to avoid airport parking costs, therefore preventative measures need to be introduced.
12. A condition to be applied so that the land CAN NEVER be used for development.
13. Is there any reason the SANG stops short of the southern boundary? Speculation may be that this is road width for a future highway!
14. The airport’s new management wish to increase passenger numbers from 600,000 to 3 million and being directly under the flightpath, this will increase air pollution and noise pollution, to this recreational facility.

We appreciate the opportunity for our representations to be considered.

Yours sincerely,  
Mrs Linda Leeding

Clerk to West Parley Parish Council