

## PROPOSED HOUSING ALLOCATIONS

**Figure 9** shows the Masterplan for West Parley produced in the East Dorset New Neighbourhoods Final Masterplan Report in January 2012 <sup>(7)</sup>. This does not show a link road running through the area to the west of Ridgeway and the areas of Potential Suitable Alternative Natural Greenspace (SANG) does not extend across the Green Belt on the northern side of New Road. It is assumed that this is the extent of development that the earlier assessment considered.

The Illustrative Master Plans produced for the two parcels of land under consideration at West Parley in the Core Strategy Pre-Submission Consultation Document <sup>(8)</sup> published in April 2012 have been combined to form **Figure 10**. This shows a number of changes to the proposed areas of development shown in the Final Masterplan Report, with the area of development within the western areas being enlarged and the link road added.

The drawing also shows the potential areas of Suitable Alternative Natural Greenspace (SANG) that might be provided as part of the development in order to relieve recreational pressure on the areas of heathland at Parley Common. The nature of these areas is not defined, but it must be assumed that enhanced levels of public access and use are likely to result in some changes to their land-use and character.

The photograph below shows the existing highways layout at Parley cross that currently gives rise to the problems of traffic congestion. The revised proposals are seeking to reduce the pressure on this junction by the inclusion of developer funded roads through the new areas of development. It is evident that these amendments have been added at a late stage in the development of the proposals and have not been subject to the same level of assessment as the other parts of the scheme.



**Figure 9:** Master Plan for West Parley (Jan 2010)<sup>(7)</sup>

### Photograph 3

Looking north west across Parley Crossroads







**Figure 10:  
Proposed Housing Allocations**

West Parley Parish Council  
Christchurch and East Dorset  
Joint Core Strategy



This drawing is an extract from the Core Strategy Pre-Submission Consultation Document (April 2012)<sup>8</sup>





**Figure 11:**  
**Landscape Context**



## LANDSCAPE CONTEXT

The wider landscape context of the area around West Parley is illustrated **Figure 11: Landscape Context**. This shows the principal landscape / habitat corridors and the influence of the existing areas of development on the integrity and function of the Green Belt.

The strategic landscape setting to the settlement is provided by the Stour Valley which runs to the south of Dudsbury Fort, through a gap between the existing areas of development along New Road and Emsbury. Further corridors then extend northwards to link the river with the remaining areas of heathland at Parley Common. These corridors are already constrained by the ribbons of development along Church Lane and Christchurch Road. These areas are currently included as part of the Green Belt.

The mature trees and woodland seen on the skyline in Photograph 4 below defines the edge of the western parcel of land. The new link road shown in the Core Strategy Pre-Submission Consultation Document <sup>(8)</sup> would need to break through this existing positive landscape feature in order to link with New Road. The impacts of this do not appear to have been fully considered by the landscape assessment carried out in the Development Options Report.

The land in the foreground is then identified as a potential SANG. The proposed treatment of this land is not currently defined by the Proposals, but may result in some urbanising features being introduced into the rural landscape, and could result in a further erosion to the rural character of the remaining areas of Green Belt.

The Green Belt Review identified that the separation between settlements is already very marginal in this location, with the gap along New Road reduced to approximately 350m. The edges to the existing areas of development were therefore identified as Key Edges for the long-term function of the Green Belt.

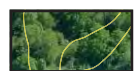
Within the areas designated as the Green Belt, the conservation area around West Parley hamlet and Dudsbury Hillfort make positive contributions to the character and local distinctiveness of the area. The photograph also shows the eastern part of the historic landscape setting to the Hillfort.



**Photograph 4**

This was taken from the New Road bridge over the River Stour, looking north across the floodplain.





**Figure 12:**  
**Site Assessment -**  
**Land West of Ridgeway**





**Photograph 5**

This was taken from the Stour Valley Way public footpath, looking south west across the floodplain. A few large buildings are just evident in summer on the northern edge of Bournemouth, but the vegetation within the floodplain tends to screen views of the urban edge. An increased level of visibility across the gap is likely in winter.

**Photograph 6**

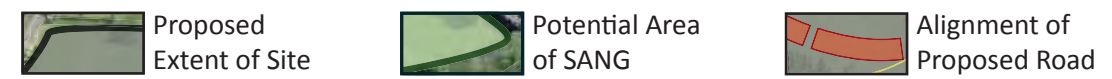
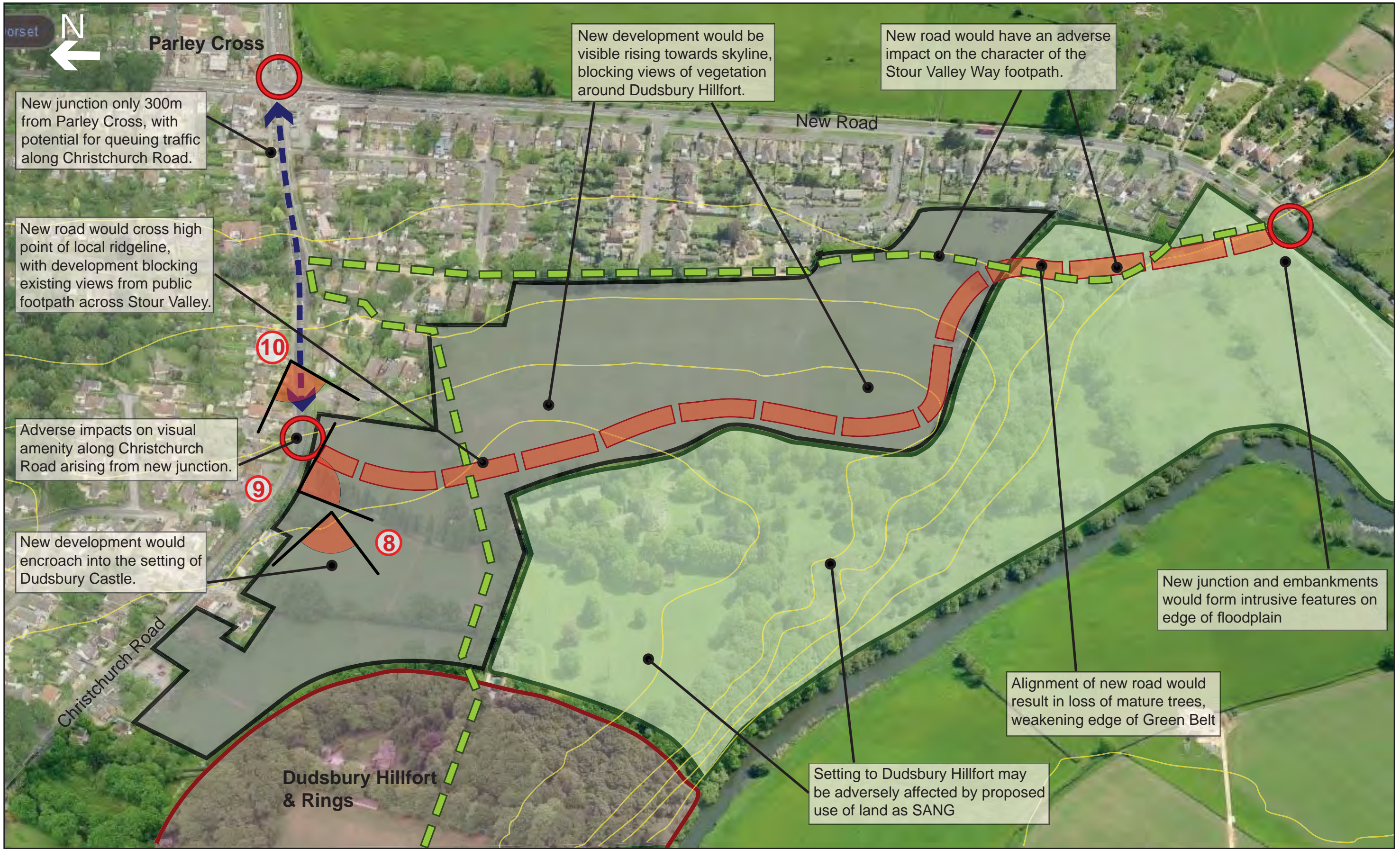
This shows the view from the Stour Valley Way northwards across the proposed development area as the footpath emerges from the mature belt of vegetation forming the southern boundary to the site.

**Photograph 7**

This was taken from the Stour Valley Way public footpath looking south east toward across the Stour Valley. Development on the site would totally obscure these views, significantly changing the character and composition of the views appreciated from the footpath.







**Figure 13:**  
**Assessment of Potential Impacts-**  
**Land West of Ridgeway**





**Photograph 8**

This was taken from the access road to the public house off Christchurch Road, looking south west towards Dudsbury Hillfort. It is evident that the existing residential properties forming the boundary to the site are already starting to encroach into the historic landscape setting of the Scheduled Monument.



**Photograph 9**

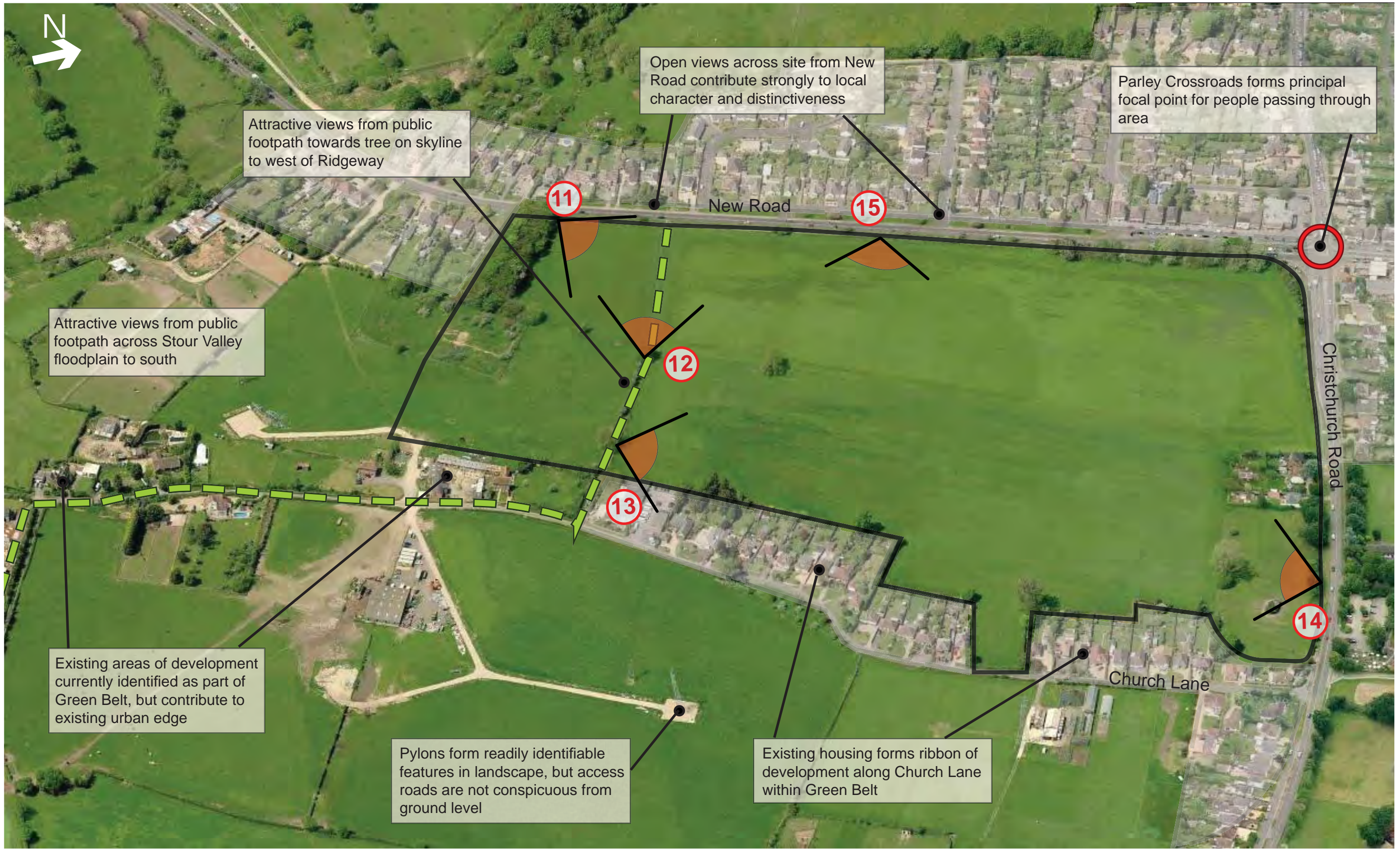
This photograph was taken adjacent to Christchurch Road, looking south east across the site towards the top of the ridgeline. The proposed roadway would run and would be seen on the local skyline.



**Photograph 10**

This photograph was taken looking west along Christchurch Road towards the proposed location of the new junction.









**Photograph 11**

This was taken from the New Road, looking north east across the open land to the east of the existing areas of development. It shows the positive contribution made by the land to the south east of Parley Crossroads to the open character of the area.



**Photograph 12**

This photograph was taken from the Stour Valley Way public footpath, looking west towards New Road. The upper parts of the land to the west of Ridgeway are visible rising towards the skyline above the existing areas of development.



**Photograph 13**

This was taken looking north west across the site from the footpath. The flat, open landscape forms a fundamental part of the character of the view.





**Photograph 14**  
This photograph was taken from Christchurch Road approaching Parley Crossroads, looking south across the site. The flat, open landscape forms an attractive rural setting to the existing settlement area and provides distant views towards the more enclosed areas of the River Stour floodplain. It is apparent that this openness forms an important part of the character and essential composition of the view.

It is evident that the key contribution made by the land to the south east of Parley Crossroads to the character of the local area is its openness. This identified in central government guidance as the essential function of land designated within the Green Belt. The landscape and visual appraisal for the areas of search fails to identify this important contribution as it only considers physical landscape features rather than the perceptual qualities of the views available across the 'Areas of Interest'.

**Photograph 15**  
This wide panorama was taken from the footpath along New Road, looking north east, east and south east across the open land to the east of the existing areas of development.







**Photograph 16**  
This was taken from the footpath along the southern side of Christchurch Road, looking west towards Parley Crossroads.



**Photograph 17**  
This was taken from Parley Crossroads looking east along Christchurch Road in late afternoon.



**Photograph 18**  
Looking south from Stour Valley Way public footpath. This area currently forms part of the Green Belt, but is above the floodplain and may be liable to increased pressure for development in the future.





**Figure 15:**  
Assessment of Potential Impacts-  
Land South East of Parley Crossroads



## ASSESSMENT OF KEY IMPACTS

The baseline landscape features of the two parcels of land and the anticipated landscape and visual impacts are shown on **Figures 12-15** and are summarised below.

### Land West of Ridgeway

The key landscape and visual impact on the land to the west of Ridgeway are likely to be:

- The new junction on Christchurch Road would only be 300m from Parley Cross, with the potential for adverse impacts on visual amenity arising from the new junction and queuing traffic;
- The new link road would cross the high point of local ridgeline, with development blocking existing views from public footpath across Stour Valley;
- The development would encroach into the historic setting of Dudsbury Hillfort;
- New development would be visible rising towards the skyline from the Stour Valley Way public footpath, blocking views of the mature woodlands on the skyline around Dudsbury Hillfort;
- The new link road would have an adverse impact on the character of the Stour Valley Way;
- The proposed junction on New Road would introduce urban features, lighting and embankments on to edge of the rural floodplain;
- The alignment of the new road would result in loss of mature trees along the southern edge of the site, weaken the edge of Green Belt; and
- The proposals for the areas of SANG are undefined, but could adversely affect the setting to Dudsbury Hillfort and Rings.

The Historic Landscape Assessment of the impacts on Dudsbury Hillfort <sup>(12)</sup> concluded that the proposed development site on the land west of Ridgeway “presents a moderate risk to the setting of Dudsbury Camp Ancient Monument.” Therefore, it is acknowledged that the proposed development, particularly the new link road, presents a threat to the Ancient Monument.

With regards to local and strategic views, the East Dorset Housing Options Analysis <sup>(6)</sup> acknowledges that “the open higher land of the site west of the Ridgeway at 25-30m AOD affords long distance views to the south to Bournemouth”.

### Land South East of Parley Crossroads

It is evident that the key contribution made by the land to the south east of Parley Crossroads to the character and local distinctiveness of the area is its openness. This is identified in central government guidance as the essential function of land designated within the Green Belt.

The key landscape and visual impact on the land to the south east of Parley Crossroads are likely to be:

- Adverse impacts on visual amenity arising from the new junction and queuing traffic due to the limited separation between Parley Crossroads and new junctions on New Road and Christchurch Road;
- The development will totally change the open nature of the existing views across the site from New Road, screening views towards the River Stour valley beyond;
- The new development on the land west of ridgeway would be visible on skyline in views from the Stour Valley Way, increasing the overall mass of development to west of New Road;

- Existing areas of development will be incorporated into the developed area and the existing residential development along Church Lane will effectively form the new eastern edge to Green Belt;
- The impact on the land to the east of Church Lane arising from its use as SANG has not been defined;
- The gap between the existing development could form a future link between the site and land to east of Church Lane giving rise to increased pressure for future development in this area; and
- Areas above the edge of the Stour Valley floodplain are likely to be subject to increased development pressure in the future.

It is noted that the West Parley Parish Plan <sup>(9)</sup> was produced in collaboration with East Dorset District Council in 2011. This identifies the high level of local appreciation for the surrounding environment and acknowledges the important contribution made by Dudsbury Hillfort to local perceptions of the area. However, the opportunity to incorporate this local community input has not been taken and the Parish Plan is not included on the Schedule of Submission and Core Document.





Development  
Parcels



Other Areas to be  
Affected by Proposals



Approximate Extent of  
Floodplain



Public  
Footpath



Areas Vulnerable to  
Future Development Pressure

**Figure 16:**  
**Combined Extent of  
Development Proposals**



## CUMULATIVE EFFECTS

The assessment of cumulative effects is required by both the EIA and SEA Directives and the new GLVIA states that cumulative effects must be considered by any Landscape and Visual Assessment carried out as part of an EIA.

Cumulative effects can be defined as the impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions, together with the project under consideration.

The updated GLVIA also states that individual site or project-level EIA alone cannot lead to comprehensive environmental protection or sustainable development. It is likely that a planning application for the development of either of the site would give rise to the need for an EIA. This assessment has therefore considered the likely impacts of the development of both parcels of land (without which the alleviation of the traffic problems may not accrue). Cumulative effects that may arise include:

**Combined effects**, where the observer is able to see both the developments from one viewpoint; and

**Sequential effects**, when the observer moves from one viewpoint to another to see the development. These effects may be experienced travelling along regularly used route such as major roads or popular paths.

It is evident that there will be combined and sequential cumulative effects on views from the roads and public footpath in the area and on the overall function of the Green Belt gap arising as a direct consequence of the proposals. The precedent established by the allocation may then also result in increased pressure to release other areas of land which may further exacerbate the adverse impacts. These areas may include the land to the east of Church Lane and to the north west of West Parley hamlet.

**Figure 16** shows the overall extent of the land that could be affected by the proposals, including the areas identified as potential SANGs.

The proposals are likely to result in significant cumulative effects to views from the Stour Valley Way. These would be particularly negative at the new junction on New Road formed by the new link road across the land west of Ridgeway.

Cumulative adverse effects are also likely to arise due to the encroachment into the setting of Dudsbury Hillfort. As a Scheduled Ancient Monument, the protection of this feature is of national importance and should be a material consideration in determining any planning application of development.

Overall, this landscape and visual assessment of the two parcels of land has therefore identified that the following impacts are likely to arise from the proposals:

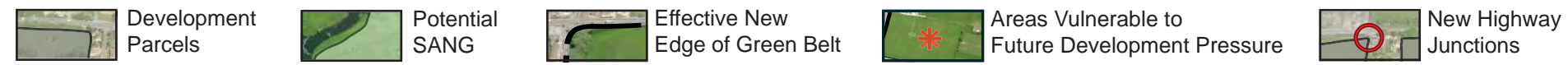
- There would be a further weakening of the Green Belt gap providing separation between West Parley and Ensbury in north Bournemouth;
- The proposals would result in encroachment into the historic landscape setting of the Dudsbury Hillfort and Rings Scheduled Ancient Monument;
- The strategic landscape / habitat corridors linking the remnant areas of heathland at Parley Common to the River Stour valley would be lost or significantly diminished;
- The construction of the new link road across the land to the west of Ridgeway would result in the loss of some of the mature trees and woodland defining

the edge of the floodplain. These trees make a substantial contribution to the local character of the area, defining the edge of the Green Belt, so should be protected by a TPO;

- There would be a significant loss of openness from eastern parcel, which is fundamental to the local landscape character and distinctive 'sense of place' to West Parley;
- Development on either parcel would result in damaging encroachment into countryside areas that currently form the Green belt;
- There would be significant impacts on the character of views from the Stour Valley Way public footpath, with many views totally obscured by the proposed new development. The proposed road through the land west of Ridgeway would conflict with the footpath in a number of location and would significantly change its interaction with the floodplain due to the removal of mature trees from the river cliff areas; and
- The introduction of new roads and embankments into floodplain would result in further urbanization of the otherwise rural areas forming the Green Belt.

These impacts have not been adequately assessed by the evidence use used to justify the proposed allocation.





**Figure 17:**  
**Assessment of**  
**Cumulative Impacts**



## CONCLUSIONS

The overall effects of the proposed allocations are summarised on **Figure 17** opposite. The significance of the potential effects can be identified by comparing this with the existing situation shown on Landscape Context Plan forming **Figure 11**.

The National Planning Policy Framework (2012) requires that policy development is informed by an up-to-date evidence base. This assessment has identified the following deficiencies:

- The assessment process to identify potential strategic housing sites was started in response to the now abolished Regional Spatial Strategy (RSS). This work dates from 2004 or earlier and did not look at the potential of all within or outside the Green Belt. It was undertaken before the introduction of the NPPF and does not appear to have included local community participation. As such, it has not provided the an up-to-date evidence base;
- The Green Belt Review concluded that by allocating land at Parley Cross, the Key Gap maintaining the separate identities of West Parley and Bournemouth (Ensbury) would become less marked and there would be encroachment into countryside affecting views across the Stour Valley. Despite this, the area at West Parley is still identified as one of the preferred locations for an urban extension;
- The land at West Parley only seems to come into the Green Belt Review process at Step 7: 'Identification of Overlooked Potential'. The additional areas identified at this stage have not been subject to the same rigorous testing as the initial areas of search;

- The landscape assessment carried out by the Housing Options Analysis <sup>(6)</sup> in 2010 did not consider the impact of the new link road across the land to the west of Ridgeway as this was only included in the proposals at the Core Strategy Pre-Submission stage in April 2012; and
- The methodology used to assess the landscape and visual capacity of the sites is not compatible with either the previous or the updated GLVIA guidance. Furthermore, the assessment does not consider the magnitude of the anticipated impact and is not therefore by itself suitable for identifying the potential significance of the effects.

Cumulative effects must be considered by any Landscape and Visual Assessment carried out as part of an EIA. The proposals are likely to result in significant cumulative effects on views from the Stour Valley Way and the Historic Landscape Assessment <sup>(12)</sup> acknowledges that the development is likely to result in an encroachment into the setting of Dudsbury Hillfort. These effects would be material consideration in any planning application but have not been considered by the evidence base.

In addition to these specific impacts, further impacts may also occur. The extent and character of the SANG areas are not defined. The nature of the changes that will occur in these areas is uncertain and may result in further urbanizing influences within the Green Belt.

It also seems inevitable that there will be substantial pressure in the future for further development to the east of Church Lane and other locations around the existing developed area arising from the precedent established by the proposed allocations.

The Masterplan Options Report <sup>(7)</sup> states that:

*"The new neighbourhoods, required in order to meet the area's future housing needs, will help protect the character of the existing urban areas from inappropriate intensification."*

This assessment demonstrates that the proposals for the two areas of land at West Parley will have precisely the opposite effect on the rural areas surrounding the existing urban areas. The openness that currently makes a significant contribution to the character and local distinctiveness of the area will be lost.

The assessment methodology providing the justification of the proposed allocations considers the landscape sensitivity and value of the individual housing sites. However it fails to assess the potential magnitude of the anticipated effects and it does not consider the cumulative effects of developing both the parcels of land at West Parley. Unless both areas are brought forward, the alleviation of the traffic problems would not be forthcoming.

It is concluded therefore that the landscape and visual appraisal for the Areas of Interest fails to identify the important landscape and visual contributions made by both sites. It is apparent that the perceptual qualities of the views available across the sites need to be considered, along with the magnitude of impact that the proposals would have upon them. This should be undertaken incorporating an appropriate level of local community involvement, as advocated by the National Planning Policy Framework.







## BIBLIOGRAPHY

The documents specifically referred to by this assessment are listed below in date order:

- 1 East Dorset Local Plan (2002) – Document OD5
- 2 SE Dorset Joint Study Area Strategy First Detailed Proposals for the SW Regional Spatial Strategy 2005 (SED 01) -- [Document OD21](#)
- 3 South East Dorset Strategy Development Options November 2005 (SED 04) – - [Document OD23](#)
- 4 Regional Spatial Strategy Strategic Green Belt Review, 2006 Colin Buchanan -- Document OD19
- 5 East Dorset Landscape Character Assessment (2008) – [Document ED19](#)
- 6 Housing Options Masterplan Report – 06 Constraints and Opportunities Analysis, (2010) Broadway Malyan – [Document ED62](#)
- 7 East Dorset New Neighbourhoods Final Masterplan Report (January 2012) Broadway Malyan – [Document ED64](#)
- 8 Core Strategy Pre-Submission Consultation Document Chapter 10(April 2012) – [Document SD1](#)
- 9 West Parley Parish Plan (November 2011)
- 10 English Heritage Letter of Objection to Pre-Submission Core Strategy (20 December 2012)
- 11 Guidelines for Landscape and Visual Impact Assessment (GLVIA), Landscape Institute and Institute of Environmental Management & Assessment (April 2012)
- 12 Historic Landscape Assessment: Strategic Housing Allocation (FWP7) at West Parley, LUC (August 2013)



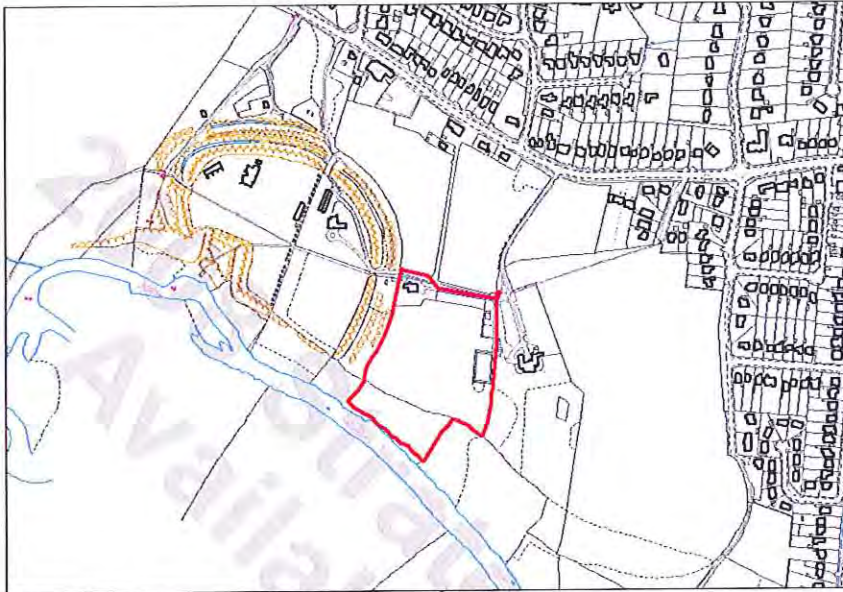
## **APPENDIX 2**

### **2008 SHLAA SITE SUMMARIES**





**East Dorset SHLAA 2008 Report: Included Sites 6-15 years  
Within the RSS Areas of Search**



Site Ref. No.  
3/24/0348

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<b>Site Details</b> 3/24/0348	
Site Address:	Land at 200 Christchurch Road, West Parley BH22 8SS
Settlement:	Ferndown & West Parley
Parish	24. West Parley CP <span style="float: right;">Site area: 2.72 Ha</span>
Source of site:	Ordnance Survey maps / aerial photo
SHLAA Ref:	GRE: Vacant land not previously developed (Greenfield)
Ownership:	Unknown
<b>Planning Status</b>	
Permissions:	
Policy:	LPA comment: Green Belt therefore inappropriate for development. LPA comment: None identified.
<b>Site Constraints</b>	
Trees / TPO:	LPA comment: No TPO's on site. Many protected trees adjacent. All hedges are mature. Specimen trees within site.
Flood Risk:	LPA comment: EDDC Top Bank - GDPO 25 20m buffer zone.
Ownership:	LPA comment: None identified.
Topography:	LPA comment: Very gently sloping from N side of site downhill to S.
Contamination:	LPA comment: None identified.
Environmental:	LPA comment: Adjoining large SAM to the W. BIA all - PC developments.
Site Access:	LPA comment: Shared drive from Christchurch Road to site with 'Twenty on the River' gastro pub. Single track. Also bridleway to the N of 'The Owls Nest' Restaurant. B3073 Christchurch Rd is very busy route and very difficult to turn R from driveway.
Townscape:	LPA comment: Secluded site, restaurants nearby and detached dwellings along frontage to Christchurch Road.
Infrastructure:	LPA comment: Connection to mains services would be achievable.
Cost factors	
Delivery factors:	
<b>Deliverable / Developable</b>	
Availability:	
Suitability:	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology - except rural exception sites
Achievability:	
Conclusion:	Developable (10 Year Supply)



<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i> 80	<i>Theoretical Density:</i> 30
Supply Yrs 1 to 5 (2008-12) 0	Supply Yrs 6 to 10 (2013-17): 80	Supply Yrs 11+ (2018-26): 0

2008 Strategic Housing Land  
Availability Assessment