

ID : 649505  
227 Ringwood Road  
Verwood  
Dorset  
BH31 7AG

Mrs S Turner RIBA MRTPI IHBC BArch MSc  
Christchurch Borough Council,  
The Priory Room,  
Civic Offices, Christchurch  
BH23 1AZ

24<sup>th</sup> August 2013

Dear Mrs Turner,

**Statement on Matter 5 / ID Ref: 649505**

In regard to the soundness of this site and whether it is consistent with national policy I request that you consider the following:

- Can VTSW5 provide safe and sustainable transportation to amenities?

The NPPF promotes the need for sustainable transport, whilst a transport assessment is available from the developer, it does not deal with the overarching fact that the development is too far away from any amenities/services. Residents will be forced into their cars for schools, shops, church, dentists and doctors. Any access point from this site onto the main road is considered dangerous; Dorset Road Safety recently recorded high levels of speeding, giving a penalty every 3 minutes in rush hour.

| Site | Location Description   | Duration | Activations | Date         | Time  |
|------|------------------------|----------|-------------|--------------|-------|
| 499  | Ringwood Road, Ebblake | 250      | 83          | Mon 29/10/12 | 15:48 |
| 499  | Ringwood Road, Ebblake | 45       | 16          | Wed 31/10/12 | 16:46 |
| 499  | Ringwood Road, Ebblake | 140      | 45          | Wed 31/10/12 | 17:48 |
| 499  | Ringwood Road, Ebblake | 60       | 22          | Sat 17/11/12 | 08:46 |
| 499  | Ringwood Road, Ebblake | 180      | 10          | Sat 08/12/12 | 15:08 |
| 499  | Ringwood Road, Ebblake | 60       | 9           | Mon 07/01/13 | 11:10 |
| 499  | Ringwood Road, Ebblake | 90       | 5           | Wed 09/01/13 | 07:30 |
| 499  | Ringwood Road, Ebblake | 75       | 10          | Fri 08/03/13 | 09:44 |

Paragraph 34 states area for development should be located where travel is kept to a minimum and Section 35 talks about priority to pedestrian and cycle movements, this would be very difficult on the busy B3081. Additionally section 35 talks about access for people with disabilities. The road is dangerous and far too busy to cross unless

able bodied and the path ways are too narrow in places to allow use of pedestrians, mobility transport and children cycling, additionally there are many high kerbs in the industrial estate that cannot be negotiated with scooters or wheel chairs.

- Has the environmental impact of the allocation, particularly on the nearby endanger wildlife and landscape been taken into account?

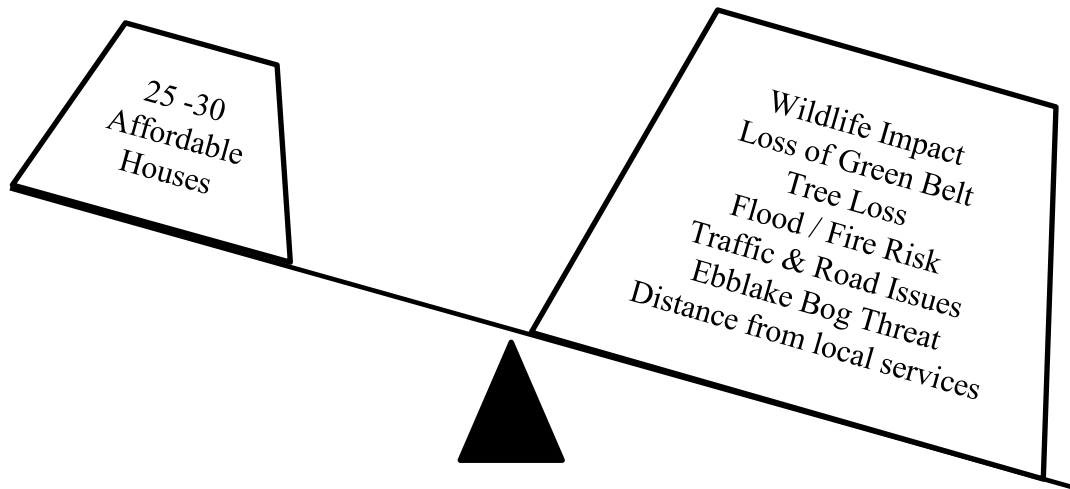
The ecology report done by the developer in June 2012 uncovered an endangered diving beetle and the developers consultant recommended that further studies needed to be done on this beetle in this area and yet over a year later and nothing has been done. Earlier HRA studies for the area were desk based yet the council have not commission further studies either. In point 17 of the NPPF is says development should prefer land of lesser environmental value. Paragraph 109 talks about minimising the risks on the bio diversity and also about protecting landscapes, both of which are under threat. The developers outline plan shows more than 200 trees protected by a TPO will be removed.

- Will VTSW5 have any effect on the nearby SSSI Ebblake Bog

Clearly NPPF points out in paragraph 118 that any development within or just outside and SSSI (which this site is) should not normally be permitted. In the case of VTSW5 the stream that feeds the bog runs directly adjacent to this development so anything going into this stream from the development will have a direct effect on the SSSI. The provision of such a small number of affordable homes cannot outweigh the damage that could be done.

- It seem to be accepted that the area is very wet, local homes are built on a lower level than the land

The homes on one side of the location are built at a lower ground level. The owner of the site has commented that they should not have been built at such a level. The gardens of these neighbouring homes flood, whenever there is a down pour but no one has assessed them; one neighbour has a spring at the bottom of her garden which is not reported on any flood plans. In Paragraph 100 of the NPPF is says that the development should not increase the risk of flooding elsewhere. Paragraph 101 talks of steering development into areas that are least likely to flood; certainly this is one of the wetter areas of Verwood. Home owners adjacent to the site would like to have written assurances that their homes will not be put at greater risk of flooding.



Thank you for taking to time to read my comments. When I spoke to Jenny in the week she wasn't aware that the developer has already submitted a planning application for access to this site application no. 3/0380/OUT. Whilst I understand that you are not connected in anyway with the planning department, I wanted to let you know that a few of my comments are based on the 30+ background documents that were submitted with this application, not from documents submitted in the Core Strategy.

Yours sincerely,

Miss Dawn Leader