

- 3.1 Our representations re WMC5 expressed concern that :
- (a) the CS might not be effective in providing the SANGS for WMC 5, because it is shown as outside the allocation, and labelled only “potential” SANGS, and
 - b) WMC 5 should not make worse the existing foul and surface water drainage problems in North Wimborne.
- 3.2 This statement therefore addresses (with particular reference to WMC 5) :
- 5.1 Does the CS provide clearly defined boundaries ?**
 - 5.3 Flood Risk : is each site supported by site-specific FRA to show that flood risk will not be increased elsewhere ? and**
 - 5.4 SANGS : are all allocations capable of providing SANG or alternative mitigation ?**

SANGS

- 3.3 **Table 2 attached** sections A, B and C show our calculation of the SANGS required. At 2.3 people per dwelling, SANGS would need to be provided at the rate of 3.68 ha per 100 dwellings to achieve 16 ha per 1000 population.
- 3.4 The diagram at CS 8.43 shows the necessary SANGS:
- A) East of the development north of Burts Hill
 - B) North East of the development towards Dogdean
 - C) North of the development on the west side of the B 3078, and
 - D) Along the Allen water meadows north west from Walford Bridge.
- 3.5 However, the layout consulted upon by Bloor Homes at their public exhibition in May 2013 (**WMC 5 Bloors layout attached**) omits (C).
- 3.6 The Allen water meadows flood from time to time, and are waterlogged in damp weather (see below). This is not ideal in respect of the design criteria for SANGS set out in ED6 Appendix E, ED7 Appendix B, or CS Policy ME 3 .

- 3.7 It is not clear whether the majority of paths will be available in all weathers, nor how the SANGS shown in the layout attached would provide a variety of walks of 2.3 – 2.5 km, both as required by Policy ME 3.
- 3.8 Thus it is not clear whether the CS will be effective in providing appropriate SANGS or alternative mitigation as part of WMC 5.
- 3.9 Incorporating SANGS into the allocation, in accord with ED 7 Para 8.23 (but only removing from the Green Belt those parts required for housing, school & local centre) would secure SANGS provision, together with omission of the word “potential” and more specific wording in the text of the policy.

FLOODING & DRAINAGE

- 3.10 During the 22 years we have lived in Shakespeare Road we have observed the following fluvial flooding, changes in the local land hydrology, and recent problems with foul sewerage. Global warming may increase their frequency.

a) Fluvial flooding

Water meadows either side of Walford Bridge usually suffer standing water in the wettest part of most winters. The footpath along the river is usually impassable for 1 – 3 weeks. During one winter, the meadows, path, and Allenbourn School playing fields flooded to a depth of 0.3 m or more for about 6 weeks, and the B3078 was briefly reduced to one lane.

b) Hydrological changes

The land drain emptying into the river south of River Close, and the surface water sewer in Shakespeare Road, both run continuously, even in the driest weather, suggesting proximity to a local spring line. Land south east of Shakespeare Road was used as pony grazing, but is now permanently waterlogged despite digging a substantial drainage ditch. This suggests the local land drainage regime has deteriorated.

c) Foul Sewerage

The main sewer serving North Wimborne commences at Grange on the B 3078 and runs to a pumping station in East Borough. On two occasions so far in 2013 it has been overwhelmed, leading to sewage flooding on the south east side of Shakespeare Road and in River Close. Wessex Water advise they are undertaking a high level investigation. The sewer in Burts Hill is also overwhelmed in heavy rain, causing inspection covers to lift.

- 3.11 ED3 Appendix (3) acknowledges sewer flooding in Wimborne and that new infrastructure may be needed. However, neither here nor in SD 11, SD 29.9 or FD 5 is there any evidence that the above problems have been addressed in respect to the acceptable delivery of WMC5. Nor do those documents acknowledge the Precautionary Principle outlined in ED 14 p3 para 7.
- 3.12 Thus the available evidence is that the CS may not be effective in delivering WMC 5 within acceptable flooding and drainage parameters.

CHANGES REQUIRED

3.13 WMC 5

In accord with our **Note A attached**

3.14 Proposals Map and Diagram at CS Para 8.43

- a) Include SANGS within Strategic Allocation (but retain SANGS within Green Belt designation)
- b) OMIT words such as “potential” or “proposed” in relation to SANGS.

ATTACHMENTS

Table 2	WMC 5 Statistics
WMC5 Bloors Layout	Displayed at May 2013 public consultation
Note A	Changes to Policy WMC 5

A NO OF DWELLINGS

1) **600 – 650** (a) (b)

B LIKELY POPULATION

2) Total population in East Dorset 87,166 – 87,700 (c) (d)

3) Total dwellings in East Dorset 37,564 – 38,940 (c) (d)

4) Headship ratio thus 2.25 – 2.32

5) Population of WMC5 (A 1 x B 4) thus **1350 – 1500**

C SANGS REQUIRED

6) Ratio = 8 - 16 Ha per 1000 population (e)

7) Item C (6) x 1500 = **12 – 24 ha**

D CAR COMMUTERS

8) E. Dorset Dist. residents in employment 29,000-30,600 (g) (h)

9) Percent employed (D8) divided by B(2)) 34 – 35 %

10) Thus no of employed residents of WMC 5 460 – 525 (B5 x D9)

11) Percent likely to drive to work 62 – 70 % (i) (j)

12) No of cars / vans thus **285 – 367**

Figure may be higher if employment not available within walking / cycling distance

SOURCES

a) CS WMC5 (b) SD 15.6 para 2.82 c) OD 11 5.4 AND 5.9

d) Dorset for You website Statistics & Census Info 2012 estimates

e) CS ME3 g) CD 4.10 para 2.33

h) Dorset For You website “East Dorset in Profile” i) ED 62.07 p 131

j) Dorset For You website 201 Census statistics

CHANGES REQUIRED TO POLICY WMC5

Opening sentences to read :

“ Up to 30.7 hectares is allocated to provide a new Neighbourhood to the east and west of Cranborne Road north of Wimborne. The allocation includes up to 600 homes, a First School, a local centre, SANGS and other significant greenspace. To enable this, the Green Belt boundary will be amended to exclude the land identified for new building”

Green Infrastructure

Second Bullet Point to read :

“Suitable Alternative Natural Greenspace to be provided utilising the River Allen Valley and land to the north of the housing at the rate of 3.68 ha per 100 dwellings”

Transport & Access

New first bullet point to read:

“The maximum number of dwellings will depend upon the outcome of detailed transportation studies to identify the capacity of the existing road network between Cranborne Road and the Town Centre, taking into account the need to ensure the delivery of all necessary safety measures, especially for existing and future pedestrians and cyclists”

The second bullet point to have added to it:

“Traffic management measures will also be required along the West Borough – Cranborne Road axis and other affected roads to make the routes safe and attractive for pedestrians and cyclists”

OMIT *“with a single access coming from Burts Hill”* from what should now be the third bullet point

“Drainage”

Additional heading with the following wording:

Proposals must be accompanied by a detailed drainage study demonstrating clearly that the development will not adversely affect existing foul and surface water drainage in North Wimborne”