

Presentation to Forum 14 February 2018

Slide 1

Micky Greene - Filched from Friends of Riverside. Conor, Mum Christine and Ray. Debt of gratitude for years of service to this area and the wider community.

Slide 2

Plan Phases 1 and 2

Slide 3

From Council website

We heard Cllr Beesley extolling the virtues of this development at Forum in October and Council has spent a lot of time and money telling us what “will” happen, but

No “detriments” ever mentioned

1. the potential to create around 2,000 new jobs at Wessex Fields business park

- No outline plans for offices so no idea how many. Troika wanted 3k Speculative
- Outline Business Case states businesses in situ may expand
- No takers for office at Lansdowne designed for “national blue chip companies”, so ? white elephant.”

2. safeguarding existing jobs

- How?

3. second access to RBH

- Could be done in a much better way

4. improved traffic flows

- Carefully worded.
- Temporary

5. enhanced facilities

- Very little sustainable transport in plans
- Share bridge with cars, sewage lorries

<https://www.bournemouth.gov.uk/News/Articles/2017/December/a338-wessex-fields-link-road-plans-available-online.aspx>

Councillor Mike Greene, Bournemouth's Cabinet Member responsible for Transport, said; "Wessex Fields is a major asset in Bournemouth already earmarked for employment. However, the existing road networks are congested, inadequate and are acting as a barrier to growth. Through additional government funding we have an opportunity to transform the transport infrastructure, by connecting the Wessex Fields business park and surrounding area to the A338."

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Green Belt picture West Side

Slide 5

GREEN BELT

What the Government says

?Openness. Spaghetti Junction on East side. Huge elevated junction on West side

Not just to look pretty. Fails on 4 out of 5 counts

- Encourages urban sprawl. Keep town centre alive. Closed shops: Miss Selfridge/Next/Marks and Spencer
- Political
- Safeguard countryside from encroachment when junction will open up the entire GB for development. – **back to plan**
- Preserve setting and character of historic towns
- Urban regeneration - Bournemouth run-down. GB easy pickings. Recycle brownfield sites

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Cores Strategy map of the Green Belt

Slide 7

What the Council says

Bournemouth Local Plan: CORE STRATEGY

The Core Strategy states (4.5.18) Green Belt, *"The South East Dorset Green Belt is long established. The NPPF indicates the importance the Government continues to attach to maintaining the openness of Green Belt land."*

Platitudes

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Plan – point out Green Belt

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What Holdenhurst Village Parish Meeting/Friends of Riverside/FOE and hundreds of others Say

NPPF –

9. Protecting Green Belt land"

*"paragraph 83. ". Once established, Green Belt boundaries should only be altered in **exceptional circumstances**, through the preparation or review of the Local Plan."*

*"Paragraph 87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in **very special circumstances**."*

*Paragraph 90 states, "Certain other forms of development are also not inappropriate in Green Belt provided they **preserve the openness** of the Green Belt and do not conflict with the purposes of including land in Green Belt." These include...*

- "local transport infrastructure which can **demonstrate a requirement** for a Green Belt location."*

Why are the terms of Green Belt legislation so flagrantly dismissed in apparently, “**very special circumstances**,” the minute possible political or financial gain loom on the horizon? We are not even offered the sketchiest plans or justification of need for offices that will require this huge junction in the Green Belt and Conservation Area so far in the future. We have no idea exactly how many there could be or what impact they will have on the Residents and surrounding infrastructure, the setting, ecology and the local environment.

How can **nothing** be classed as meriting “**exceptional circumstances**?” How can something that does not exist constitute “**very special circumstances**?”

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- **Local landowners on the move**
- **Every encroachment the Council says will be the last time – so little left**
- **Council says junction not much bigger than footbridge**
- **?Nature Reserve BACK TO SLIDE 8**

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Map – Castle Lane from Redhill to Iford

Slide 12

Council says it will reduce congestion, but when fully operational will add 1260 (Council figures) vehicles on local roads –

Castlepoint –

- + MnS Bmth closing
- + car park – ground floor retail

Aspirational 10% reduction G T Plans – not attractive

Accessing Ibbertson Road from CL westbound

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not including the 330 (Rias figures) who are looking to fly park

Townsend and roads South of Castle Lane + Holdenhurst Village fly-parked.
Affect farm/weddings/funerals

John Beesley 2006 objection to Troika for that very reason

"17. The area has developed extensively in the last few years. That development has been welcomed and is beneficial to the town. But there is no doubt that the area has become congested with an abundance of fly parking taking place. That parking takes place in the residential streets surrounding the commercial uses in the area and is experienced on both sides of the A338 to a variable extent. 18. The lack of parking as a result of this proposal will lead to the demand for off sight parking increasing with all that entails for the residential streets close to the site. The location of Holdenhurst Village in that respect is of particular importance. The Village centre is a conservation area. It is currently parked although not to any great extent. If the proposal goes ahead, access to the site via the new junction will be direct and immediate thereby increasing the attractiveness of this area to be used for off site parking. That fear was raised by a significant number of those who addressed the Board based on their own experience of the situation today and weight was quite properly given to it."

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Holdenhurst Village Conservation Area

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Legislation or platitude?

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Mother of Bournemouth

Who doesn't love Holdenhurst

Enjoyed by All

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A little bitter

Can't demolish any part of a building

Can't touch a tree

Put in UPVC windows or in some cases double glazing in the wooden frames

Alter a wall – 3k bricks

Build a garage or an unseen conservatory or a small unseen extension (6 sq.m.)

Use Solar panels

Council 19,500 sq metres of elevated road junction

Cob Barn was listed. Council had a **duty** to maintain it and deliberately let it fall into disrepair, including turning down offers to carry out conservation work.

Council instigated the de-listing

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Cobb Barn

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Wood Farm

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Who will care for the land if the farm is driven out of business?

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Holdenhurst Stables

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Severance of the Manor House from Holdenhurst

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Air pollution

Dust in our homes

See Friends of Riverside Objections

Slide 26

Noise Pollution

See Friends of Riverside Objections

Slide 27

Lighting plan

Slide 28

Language changes

?someone must be killed

Slide 29

Rat running

?1,700 vehicles per week along Throop Road

Woodbury Avenue

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Map flood plain

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Business Case Appendix A, p26 states, *“Option 4 sees the eastern roundabout (south) repositioned so that safe weaving lengths can be achieved. The northern spine road passes underneath the bridge to minimise encroachment into EA Flood Zone 3.”*

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Plan of phases 1 and 2

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Much emotional use of hospital, but will have to take its chance along with all the additional traffic

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Consultation process

Also: see flyers