



Knowlton Parish Council
Group Council for the Parishes of Chalbury, Horton, Wimborne St Giles & Woodlands

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Response of Knowlton Parish Council – GT/WLAN/001 Chipping Depot, Woodlands

The B3081/Verwood Road junction has severely restricted visibility in both directions and increased use is likely to create additional highway dangers to what is already a dangerous junction particularly for long vehicles. Passage through the village is deemed "Unsuitable for Heavy Goods Vehicles"

Access to the site is very restricted and unsuitable for van/trailer combinations (between bends and on the brow of a hill). Vehicles with trailers would have to cross the carriageway or possibly blocking the highway which would be a danger to other road users.

No public transport services are available in the village.

Dorset Council has confirmed that the chipping depot is not redundant, it is in use, and they want to keep it for highways.

No pavements are in place and there are no safe passageways for pedestrians throughout the village.

No street lighting or road safety markings.

No low voltage electricity services to the site.

Existing electricity grid condition (capacity for further load) unknown.

No mains water services to the site.

No mains sewerage services available to the site.

No mains gas services to the site or in the village.

No surface run-off facilities at the site – all water and waste run-off is to culverts and gully's.

With the authorisation with the two locations in Horton there is no need for further pitches in Parish of Knowlton (Woodlands). The two pitches in Horton are acceptable due to their rural location.

Subterranean water table drains into existing (potentially contaminated) drainage gullies and culverts through-out the village.

Site is on historic aggregates extraction area and existing land contamination potential is very high.

Protected species (bats, lizards etc.) use and live in and around the site.

The site will require drainage and foul sewerage run-off investigation and remediation/mitigation.

Planning Envelope – the site is outside existing planning envelopes of Woodland and Whitmore.

Woodlands is already home to traveller families which could cause inter-group friction.

The proposed site is very close to New Road with a sizeable established population of both young and elderly families.

New Road is used as a pick up and drop off point for school buses and the safety of children in our community is paramount.

New road also has its own resident's playground for use by local children. The location of the proposed site represents a significant risk of conflict with the local established rural community and policing this risk will be very difficult due to the location of the law enforcement units.

In Conclusion:- To rewrite local planning policies, habitat concerns, ignore road, pedestrian, children and local safety concerns and ignore the lack of close local amenities i.e. schools, shops, doctors and dentists seems a high price for 5 pitches.

Response to Twin Acorn GT/HORT/001 and Land at Wigbeth Farm 002

Knowlton Parish Council would support the 15 and 2 sites are content for these sites to be authorised as they are established sites which have been in place for some time and they are moderately remote.

Response of Knowlton Parish Council – LA/HORT/002 Crane Valley Golf Club

Access to the site from the Verwood direction, including any public transport, will be made over Romford Bridge. This bridge is narrow, 2 cars can pass but not 2 lorries, there is no pedestrian access across the narrow bridge. A new bridge with pedestrian facilities would need to be built to allow the extra traffic in and out of Verwood is this affordable? NPPF 77. a

Dentist and Doctors in the area have full waiting lists, has this been considered? NPPF 27.a

A material plan consideration would be a secondary school would be critical.

There is no Mains Sewerage on the Woodlands side of the Crane River. The effect on the potentially full capacity Sewage Network and the need for a new electricity sub-station for the extra 900+ houses will need to be fully costed. NPPF 27.a

The Golf Club is on green belt which is there to provide a buffer between the sprawl of Verwood and the Hamlet of Woodlands. NPPF 143.a

The Health and Wellbeing of Communities require recreational space, if you build on the Golf Club, you are reversing the process and removing recreational space to provide yet more houses. NPPF 98

Verwood has limited employment opportunities, substantial journeys to Bournemouth or Southampton will be needed. NPPF 8.c NPPF 111

Several footpaths pass through the Gold Course which would be lost. NPPF 105

The Golf Course in the Local Plan is in Verwood but it is currently in Woodlands. To change this a Community Governance Review will be needed, with local views taken into account, at the Town Meeting in Verwood and the Village Meeting in Woodlands no-one supported the plan.

Guidance on community governance reviews. 164

The proposed site is within the New Forest recreational area buffer zone.

The proposed site is within the Cranborne Chase National Landscape zone.

The proposed site is within the priority habitat head water area.

The proposed site is within the SSSI impact risk zone.