



TVRA Submission to BCP Draft Plan Public Consultation

Dear Sir or Madam

Ref: Policy P29 Talbot and Branksome Woods

I am writing as Chair of the Talbot Village Residents' Association, on behalf of residents in Talbot Village, to express my strong objection to the inclusion of land in Talbot Village, Poole, in the BCP Draft Local Plan.

This land, situated adjacent to BCP's flagship Site of Special Scientific Interest (SSSI), holds significant ecological value and must be safeguarded from further development. It is imperative to adhere to the principles outlined in the National Planning Policy Framework (NPPF). These principles dictate that significant harm to biodiversity must be avoided, mitigated, or compensated for, and development likely to adversely affect Sites of Special Scientific Interest should not normally be permitted unless clear benefits outweigh the impact. There are no clear benefits that outweigh this detrimental effect to Talbot Heath. Additionally, the NPPF emphasises that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless wholly exceptional reasons exist. There are no 'exceptional reasons'.

The Impact of Environmental Regulations on Development Published by the Authority of the House of Lords 2023, states there is no statutory requirement to deliver new homes but there are to protect habitats and species. Those, statutory requirements can only be overruled if there are no alternatives and there are 'imperative reasons of overriding public interest'. Otherwise, a decision can be challenged at judicial review and be found unsound. Once again, there are no 'imperative' reasons.

I would like to highlight the history of planning applications concerning this land. The planning application by Talbot Village Trust was called in by the Secretary of State Eric Pickles in 2012, indicating the national significance of this matter. Furthermore, the Heathlands Support Area (HSA) was refused planning permission in 2022, and the latest application by TVT was also refused in 2023. These rejections underscore the unsuitability of the proposed development and the imperative to protect the area.

Moreover, Talbot Village is already heavily developed, and additional planning would exacerbate the strain on infrastructure, particularly the heavily congested Wallisdown Road. The Dorset, Poole & Bournemouth Travel Plan identifies Wallisdown Road as a key challenge due to congestion, and further development would only intensify this issue. Of grave concern is the impact on the safety of children and students in the vicinity. With four schools and two universities utilising Wallisdown Road for commuting, increased traffic flow poses significant dangers to pedestrians. Moreover, the inevitable rise in noise and air pollution from additional vehicles would jeopardise the health and well-being of residents and students alike, with no feasible mitigation measures in place. Suggestions to alleviate traffic congestion, such as increasing bus usage, or cycling are unrealistic and should not be relied upon as effective solutions. The complexities of traffic management require comprehensive planning and sustainable alternatives, which are currently lacking in the proposed development. In conclusion, I urge you to reconsider the inclusion of land in Talbot Village, Poole, in the BCP Draft Local Plan so there is no compromise the well-being of residents and the environment. This area is essential for biodiversity conservation, community safety, and sustainable urban development. Any further development would only exacerbate existing challenges and compromise the well-being of residents and the environment. Thank you for your attention to this matter.

