

## 1/D/09/001363 OUTLINE PLANNING APPLICATION POUNDBURY PHASES 3 AND 4 POUNDBURY

The Dorset Area and South Dorset Group Ramblers object to this application as it stands, on the grounds that it does not comply with the Poundbury Development Brief which was adopted as a Supplementary Planning Document on 19th December, 2006 and in particular with Section 7.11 of that Document which deals with countryside access from the Poundbury Development towards Maiden Castle.

In addition, it is the Ramblers' view that the proposals do not fully meet local policies TRAN8, EA17 and EA18 in the provision of pedestrian and cycle links to the surrounding areas including the countryside.

The requirements of the Development Brief could be met by the provision of dedicated rights of way alongside the farm track to Maiden Castle Road and the track and field headland to bridleway S57/5 proposed in Figure 10 of the Document. We note that as part of the Off-site Environmental Works, it is proposed in any case, to provide uncultivated conservation headlands along the arable fields of both of these proposed routes, so there would be no additional loss of productive land.

It is also our contention that the provision inside the bypass of the perimeter Walkway and Cycleway, the principle of which was set out in the Local Plan, and the so-called 'informal' paths within the Development, do not provide the countryside access proposed in the Development Brief and were never envisaged as so doing. Whilst both will intersect Maiden Castle Road, the road itself is unsuitable for carrying a mix of pedestrian, cycle, recreational (jogging, dog-walking), agricultural and vehicular traffic of all types including coaches and recreational vehicles, being only 4m wide in places with poorly maintained surface and verges and no speed limit beyond the bypass to Maiden Castle.

Whilst the Ramblers welcome in principle the proposal to open up both the A35 and A37 underpasses to provide public access to the existing Public Rights of Way (PROW) network, that access should become an integrated part of the network with fully dedicated PROW of the same status as the PROW to which the link is made. We would also welcome a delivery date for both being included in the *Design and Access Delivery Statement*.

We note that the *Access and Circulation Statement*, the *Off-Site Environmental Works Statement* and *Countryside Access Statement* all suggest that Footpath S57/6 should be diverted off its existing cross-field line to follow a fence line which, according to the *Off-Site Environmental Works Statement*, will be fenced on both sides. If such a diversion is sought under the Town and Country Planning Act 1990, it will be opposed by the Ramblers on the grounds that the diversion of this footpath is not required for the Development to proceed. Similar objections would be raised in respect of its continuation inside the bypass as footpath S2/46. We note that the latter path is missing from the *Site Location and Existing Highway Network Statement*.

This objection has been approved by the Ramblers' Campaigns Coordinator David Murray and is supported by the professional staff at the Ramblers Central Office.

The Ramblers' Association is a registered charity ( England & Wales no 1093577, Scotland no SC039799) and a company limited by guarantee, registered in England & Wales (no 4458492). Registered office: 2nd floor, Camelford House, 87-90 Albert Embankment, London SE1 7TW.