

IN THE MATTER OF AN APPEAL OF AN APPEAL UNDER s. 78 TCPA 1990

BY DUDSBURY HOMES (SOUTHERN) LTF

MIXED USE DEVELOPMENT OF UP TO 1,700 DWELLINGS INCLUDING AFFORDABLE HOUSING AND CARE PROVISION; 10,000SQM OF EMPLOYMENT SPACE IN THE FORM OF A BUSINESS PARK; VILLAGE CENTRE WITH ASSOCIATED RETAIL, COMMERCIAL, COMMUNITY AND HEALTH FACILITIES; OPEN SPACE INCLUDING THE PROVISION OF SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG); BIODIVERSITY ENHANCEMENTS; SOLAR ARRAY, AND NEW ROADS, ACCESS ARRANGEMENTS AND ASSOCIATED INFRASTRUCTURE (OUTLINE APPLICATION WITH ALL MATTERS RESERVED APART FROM ACCESS OFF HILLBURY ROAD)

APPEAL REF: APP/D1265/W/23/3336518

LPA REF: P/OUT/2023/01166

**OPENING SUBMISSIONS OF
ON BEHALF OF ALDERHOLT PARISH COUNCIL
A RULE 6 PARTY**

1. These short submissions are made by way of an opening on behalf of Alderholt Parish Council (“APC”) as part of its case in this Inquiry, in which it looks to support the LPA’s refusal of permission for this development. Given the constrained timetable available for this Inquiry, APC has kept these opening submissions deliberately short.
2. Prior to the opening of these public sessions in which the Appellant’s proposal will be considered by the Inspector, the Inspector has been clear that the appeal proposal will be considered on its merits. APC is heartened by this approach as, when considered on its merits, it is clear that the proposal falls far short of what is acceptable at this location. APC understands and recognises that there is a need for housing within the LPA’s area,

however, this development at this location is clearly wrong, in the view of the local community. A development of this size and nature will have detrimental impacts upon the day to day lives of existing residents and, indeed, those who will move into the housing proposed if permission is granted to it.

3. The proposed development is wholly out of proportion to the size of the village. It will have a notable impact on the character of the village. The evidence seen by APC to date does not indicate any notable improvements to the village - through increases in employment prospects or other community facilities that will benefit existing residents. Rather, the evidence seen supports the notion of a development that does not even provide for the increased population, meaning that, overall, residents will continue to be almost wholly dependent on travelling outside of the new development and the existing village, putting pressure on the constrained local road network as well as the limited facilities and services found both within, and nearby to Alderholt (such as schools). APC fails to see how the proposed methods of mitigating the transport impacts of the proposal will have any meaningful effect on the increased difficult conditions that will be generated from the proposal. Rather, the existing inadequate local infrastructure will come under severe further pressure from the proposal, resulting in profoundly adverse impacts on the residents of Alderholt and the surrounding area.
4. APC is not, by any means, a body that should and could be described as a NIMBY. It is not against development, but for appropriate and sustainable development within its local area. It had hoped to achieve this through the Alderholt Neighbourhood Plan ("the ANP") which is currently progressing towards examination. The aspiration of the ANP is to influence the future development of Alderholt, so that needed development can be delivered in a measured and a structured way - achieving sustainable

development for this part of Dorset that will boost housing and contribute to local economic growth. The aim is to achieve this whilst retaining Alderholt's village and rural ambience – an aspect that is valued by those who live here. Allowing this development to come forward now, will fundamentally undermine this aspiration and cause irreparable damage to the settlement as a whole and undermine faith in neighbourhood planning. Alderholt, with this proposal becoming part of it, will be a very different settlement in the future, a future which its residents have had no say in.

5. There is clear support from the locals in refusing this development. APC plays a vital role in representing the interests of its local community. It participates in this Inquiry at the behest of a significant number of residents who have encouraged, and funded, APC to instruct Counsel, an experienced Planning Consultant and a Transport Consultant in putting forward, and evidencing, the local concerns to the Inspector. In doing so, it is supported and accompanied by Action for Alderholt – a resident's association. Whilst both parties are to be treated separately during this Inquiry, both seek to put forward the concerns of the local residents about this proposal and its impacts.
6. It is hoped that, through testing the evidence provided by all parties to this Inquiry, the Inspector will conclude that the concerns of the local community are valid, and that permission should be refused for this proposal.

Simon Bell

Counsel

25th June 2024