



Cranborne Chase Area of Outstanding Natural Beauty



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Ursula Fay
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By email planningeast@dorsetcouncil.gov.uk
[REDACTED]

2nd May 2023

Dear Ursula

P/OUT/2023/01166 – Land at Ringwood Road Alderholt; Mixed Use Development of up to 1,700 dwellings, care home, business park, village centre retail community and health facilities, open space and SANG, solar array, access roads and associated infrastructure. Outline application with all matters reserved apart from access off Hillbury Road.

I should have mentioned the submitted LEMP in my letter of 26 April. Here are this AONB's comments.

1. If SANGs are perceived as the mitigation for the proposed development then the long term management of them [ie the LEMP] is crucial to sustaining that mitigation. There should be two fundamental elements; the content of the LEMP and the implementation of it.
2. As it is currently presented, the LEMP is primarily focused on ecological matters with very little attention to the landscape changes, the establishment of new landscape features, and the on-going maintenance and management of the landscapes across the whole proposed development. The AONB Partnership **strongly recommends**, if you are minded to consider an approval, that the LEMP is redrafted with considerable attention to the establishment of the proposed landscape features and characteristics followed by annual management and maintenance practices and schedules. There should also be a process of quinquennial reviews that involve the LPA to ensure the aspirations approved are being achieved. That is most likely to be achieved by an author team led by a Chartered Landscape Manager or Landscape Architect.

3. The implementation of the LEMP, as described in the submitted documentation, seems too vague to guarantee both the long term management of the whole development [including the SANGs] and the funding of it. I am mindful that it is quite possible for a management company to be liquidated and the Parish and / or Unitary Council left with the land and landscape responsibilities.
4. It seems unreasonable to expect existing properties / their residents to fund the landscape management directly, although a Parish precept on Council Tax for management might be one way forward. Whilst an annual charge against the new properties could be seen as another way forward, that charge needs to be based on a detailed LEMP that covers all elements that would need to be included for, say, the next 50 years. Such a charge should, however, not be an 'open cheque book' for a management company. Problems with 'up front' payments to Councils or management companies from the developers when properties are completed and released include providing sufficient annual resources, how to allow for inflation, how to make sufficient provision in the early years, and continuing funding after the initial period.
5. I am mindful that there is a fine line between the current fashion for naturalist management and neglect, although initially there appears to be little difference. There is, however, a huge difference in the management resources especially if a backlog of tasks arising from neglect are to be avoided. It is, therefore, important that all aspects of the LEMP are properly established whilst the LPA is in a position to do so.
6. This AONB Partnership therefore **strongly recommends** that clear and long term arrangements are made for the implementation of the practical management of the landscapes of the development and the SANGs, together with accountable funding arrangements, before any planning permission is granted.

I hope these comments are helpful to you and I would, of course, be happy to comment on any further information you may receive.

Yours sincerely

Richard Burden

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For and on behalf of the Cranborne Chase AONB Partnership Board

