

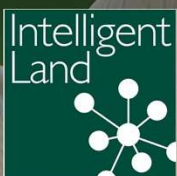
Statement of Case

In respect of an appeal against the refusal of planning permission on Land to the South of Ringwood Road, Alderholt for:

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).

On behalf of Dudsbury Homes (Southern) Ltd

November 2023



SMARTER DEVELOPMENT

Hillview Business Centre
2 Leybourne Avenue
Bournemouth
Dorset
BH10 6HF

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1. Introduction

General

- 1.1 Intelligent Land is instructed to submit a planning appeal under Section 78 of the Town and Country Planning Act 1990 on behalf of Dudsbury Homes (Southern) Ltd.
- 1.2 The appeal is made against the decision of Dorset Council as the relevant Local Planning Authority (LPA) to refuse an outline planning application with all matters reserved apart from access on Land to the South of Ringwood Road, Alderholt (Ref:P/out/2023/01166). The development is described as:

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).
- 1.3 This statement and appeal have been prepared in accordance with The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 (Statutory Instrument 2000/1625) (as amended) and associated guidance.
- 1.4 As required by the current guidance, a draft Statement of Common Ground (SoCG) has been prepared using the template provided on the government website and is submitted together with this statement. The draft SOCG has not yet been considered by the LPA. It contains a description of the site and surrounding area, relevant planning history, policies from the development plan, both extant and emerging, details of relevant supplementary planning documents and/or guidance, heads of terms for a legal agreement and suggested matters agreed and not agreed with the LPA.
- 1.5 This statement does not repeat the content of the draft SoCG. A summary of the application and documents submitted is set out below. Section 2 sets out the case for the appellant, referencing the LPA's reasons for refusal. Section 3 addresses responses from other interested parties. Section 4 lists topics likely to be covered at the Inquiry, and Section 5 identifies a provisional list of documents in support of the appellant's case. Appendix A contains the Location Plan showing the application redline and land also under the appellant's control, blue line.



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The Proposed Development

- 1.6 The application via appeal seeks outline consent for a mixed use scheme consisting of:
- Up to 1700 homes including 595 affordable housing and an 80 bed care home
 - 10,000sqm of employment space in a business park (Class E Commercial, Business and Service uses)
 - Village centre with associated retail, commercial, community and health facilities (4,000sqm of Class E Commercial, Business and Service uses)
 - Open Space and Suitable Alternative Natural Greenspace (SANG) including an extension to Alderholt Recreation Ground; children and young people's play, natural and semi-natural greenspace; allotments; and three areas of SANG
 - Biodiversity enhancements including more than 10% net gain
 - Solar array, as part of the energy strategy for the site
 - Access from a new roundabout on Hillbury Road (detailed)
- 1.7 The land use budget is set out below, all areas are indicative and subject to detailed design:



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LAND USE	AREA (m2)	AREA (Ha)	PERCENTAGE (%)
* SANG	538,796	53.88	44%
* Neighbourhood	389,933	38.99	32%
* Green Corridors	66,884	6.69	5%
* Potential Solar Array	65,172	6.52	5%
* Alderholt Meadows Recreation Ground	49,200	4.92	4%
* Parks	44,589	4.46	4%
* Allotments	15,703	1.57	1%
Employment	17,000	1.70	1%
Local Centre/Hub/Market Square	11,843	1.18	1%

TOTAL SITE AREA WITHIN APPLICATION SITE RED LINE BOUNDARY	1,218,709	121.87	100%
Including Highway and Road Infrastructure			

- 1.8 The indicative housing mix proposes a tenure split of 65% market homes and 35% affordable homes, comprising 9% First Homes, 18% Affordable Rent and 8% Shared Ownership. The indicative mix consists of:

Dwelling Type	Market and Affordable	Affordable (35%)
1 bed	323	113
2 bed	561	196
3 bed	510	179
4 bed	255	89
5 bed	51	18
Total	1,700	595

Description of Development

- 1.9 It is proposed to amend the description of development to include Public House within the range of uses proposed. The masterplanning work, albeit indicative, allows for a Public House, yet being a sui generis use is excluded from the uses within Class E. This has been discussed with the LPA and they have no objection.

Application Document

- 1.10 The documents submitted with the application are listed below, those with an asterisk (*) alongside represent the refused plans:

- Application Form
- Ownership Certificates
- Notices to owners
- Site Location Plan (22-1126 LP.01 Rev C)*
- Environmental Statement non-technical summary Vol. 1
- Environmental Statement Vols. 2 and 3
- Design and Access Statement
- Design Code – Revision A
- Parameter Plan – Density Plan (22-1126 PP-DP Rev. P2)*
- Parameter Plan – Land Use Plan (22-1126 PP-LU Rev. P3)*
- Parameter Plan – Access and Movement Plan (22-1266 PP-AMP Rev. P2)*
- Parameter Plan – Green Infrastructure (4256_LS_019 Rev. A)*
- Landscape Strategy Plan (4256_LS_012 Rev. E)*
- Land Use Budget Rev. P3
- Indicative Masterplan (22-1126 mp01 Rev. B)*
- Masterplan Overview (22-1126 MPO Rev. P4)*
- Phasing Plan (22-1126-PP Rev. P1)*
- Energy and Sustainability Statement
- Lighting Impact Assessment Report
- Planning Noise Report
- Preliminary Risk Assessment



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- Outline Utilities Strategy
- Planning Statement
- Statement of Community Involvement
- Tree Survey, Arboricultural Impact Assessment and Method Statement, and Tree Protection Plan (Preliminary AIA Sheets 1-4 9148-D1-AIA)*
- Landscape Strategy
- Viability Report
- Alderholt Meadows Commercial Report
- East Dorset Office Sub-Market Report
- East Dorset Industrial Sub-Market Report
- Written Scheme of Investigation
- Alderholt Park and its Context – Illustrative Layout
- Map 6 – International Sites within 200m of ARN Subject to Detailed Air Quality
- Infrastructure Delivery Plan
- Local Centre – Illustrative Layout
- Link Road Review – Alderholt South (Harbridge Drove) Vehicle Tracking
- S106 Heads of Terms

Determination of the Application

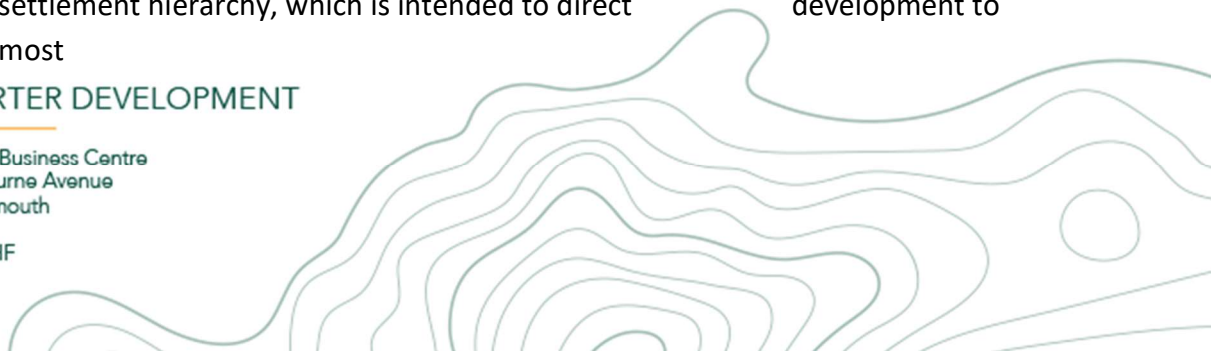
1.11 The planning application was considered and refused by Dorset Council's East Planning Committee on 5 July 2023. The decision notice is dated 7 July 2023. The reasons for refusal are:

1. The proposal would have adverse impacts on the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), New Forest SPA/SAC and River Avon SAC and it has not been demonstrated that appropriate mitigation can or will be provided, contrary to Policy ME2 of the adopted Christchurch and East Dorset Local Plan – part 1 2014, the Dorset Heathlands Planning Framework 2020-2025 SPD, and paragraphs 180-182 of the National Planning Policy Framework (NPPF). This forms a clear reason for refusal of the proposal in accordance with NPPF para 11 d) i.
2. The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most



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sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.

3. The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.
4. The proposed development fails to make an appropriate contribution to affordable housing, contrary to Policy LN3 of the adopted Christchurch and East Dorset Local Plan – Part 1, 2014. The submitted viability assessment relies upon inputs and assumptions which have not been accepted by the Local Planning Authority and statutory consultees and has not been subject to independent scrutiny. As such, it has not been demonstrated that a policy-compliant level of affordable housing cannot be viably accommodated on the site, contrary to policy LN3 of the Christchurch and East Dorset Local Plan – Part 1, 2014.
5. The proposal includes uses defined in Annex 2 of the NPPF as ‘main town centre uses’ expected to total 2,958sqm and include 1,259sqm of retail. The application is not accompanied by a sequential test or retail impact assessment, contrary to Policy KS7 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 87 and 90 of the NPPF.
6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.
7. The submitted Transport Assessment fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated. It has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe. Contrary to Policy KS11 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraph 111 of the NPPF.



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8. The proposal, by bringing additional traffic and recreational activity into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), would result in environmental impacts and a loss of tranquillity the extent of which has not been adequately identified and mitigated within the application. Contrary to Policy HE3 of the Page 3 of 6 Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 174 and 176 of the NPPF.
9. Insufficient information has been provided regarding surface water management from the development. It has not been demonstrated that the proposed surface water drainage scheme can be viably achieved on the site. Contrary to Policy ME6 of the adopted Christchurch and East Dorset Local Plan – part 1, 2014, and paragraphs 167 and 169 of the National Planning Policy Framework.

Further Engagement with the LPA

- 1.12 Following refusal of the application the appellant indicated to the LPA that it was likely to appeal against the decision. The LPA were invited to engage with the applicant to address the reasons for refusal ahead of any formal submission. The LPA declined, informing the appellant that they would have to go through the paid pre-application service to enter further discussions.
- 1.13 The appellant has nevertheless tried to engage the Council with limited success. It is anticipated that once the appeal is submitted and validated that there will be discussions and negotiations with the LPA on many of the matters within the reasons for refusal.



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2. The Case for the Appellant

2.1 There are nine reasons for refusal. Reasons for refusal 1 and 3 to 9 address matters of a technical nature, while Reason for Refusal 2 addresses the principle of development in the proposed location. Each is addressed below.

Reason for Refusal 1 – Impacts on Protected Sites

2.2 The Council contend that the proposal would have adverse effects on protected sites and that it has not been demonstrated that appropriate mitigation can, or will, be provided. These relate to:

- the lack of certainty regarding an agreed and deliverable phosphate mitigation mechanism for the effects on the River Avon SAC/Avon Valley Ramsar
- mitigation of additional measures over and above those within the Dorset Heathlands SPD to address recreational pressures on the New Forest SPA/SAC
- uncertainty surrounding interim measures set out in the Interim Air Quality Strategy and their effect on the New Forest SPA/SAC/Ramsar
- SANG provision, its phasing, greater detail of SANG management and objection to referencing the provision of access to Ringwood Forest and Cranborne Common – Dorset Heathlands SPA/Ramsar and Dorset Heaths SAC.

2.3 Each of these matters is capable of being addressed through appropriate conditions and planning obligations. The appellant will demonstrate that with appropriate conditions and obligations there would be no adverse effect on designated sites.

2.4 In respect of the River Avon SAC/Avon Valley Ramsar site, a mechanism to secure phosphate credits is available with three schemes operating within the River Avon catchment. Natural England have confirmed that the certainty it requires is not that phosphate credits have been purchased, rather that they are available to the appellant should the appeal succeed. The appellant can produce evidence to this effect and with Natural England's agreement consider that a Grampian condition would be wholly appropriate to secure the mitigation. Precise phosphate mitigation requirements would then be recalculated for any Reserved Matters application.

2.5 Dorset Council is now able to accept contributions towards mitigation for additional impacts on the New Forest protected sites. These can be secured through s106 thereby overcoming this matter. These contributions will allow a conclusion to be reached that there would be no adverse effects on New Forest SPA/SAC from recreational pressure.

- 2.6 Air Quality uncertainty relating to the New Forest SPA/SAC/Ramsar has been resolved through the rolling forward of the Interim Air Quality Strategy. Accordingly, this is a matter which is expected to be resolved.
- 2.7 In respect of the Dorset Heathlands SPA/Ramsar and Dorset Heaths SAC, details of SANG management and its phasing were provided within the planning application documentation. These can be reinforced if conditions to that effect are considered necessary. The reference to the use of the bridleway as an access to Verwood can be removed and the Environmental Statement and HRA updated accordingly, overcoming this issue.

Reason for Refusal 2 – Location of Development and its Deliverability

- 2.8 The Council contends that the location of the proposed development is considered to conflict with the settlement hierarchy which seeks to direct development to the most sustainable locations. Further, the Council seek evidence that the facilities and transport interventions proposed have not been demonstrated to be deliverable and successful in the long-term.
- 2.9 The Council consider that the application is contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014 and paragraphs 73 and 105 of the NPPF.
- 2.10 The appellant's case on this issue is that (a) the proposals are consistent with the overall strategy of the development plan, through reinforcing and enhancing the function of Alderholt as a Rural Service Centre and (b) the settlement hierarchy is in any event out of date in light of the absence of a five year housing land supply.
- 2.11 Alderholt is identified in Policy KS2 as a Rural Service Centre where an appropriate scale of development will be allowed that reinforces its role as providers of community, leisure and retail facilities to support the village and adjacent communities. The policy recognises that Alderholt is a suitable location for growth while the aims of the NPPF at paragraphs 73 and 105 support the planning application proposals. In principle, therefore, Alderholt is a sustainable location for new development under the existing development plan policies.
- 2.12 The issue of substance between the Appellant and LPA is assumed to be the scale of the proposed development. Alderholt does not, at present, have services and facilities that meet the needs of its population or those of surrounding communities. A decline in services has seen over time, the loss of a shopping parade, Alderholt Surplus Stores, petrol filling station, doctor's surgery and veterinary practice. The planning application seeks to address this issue by providing a

range of services, including retail and employment that reduce the requirement for residents to have to travel to other locations. The scale of development proposed is considered necessary to deliver these elements and deliver the aim of Policy KS2. Alderholt will, with the appeal scheme, properly fulfil the function of a Rural Service Centre through the provision of an appropriate range of services.

- 2.13 This is justified by the evidence within the Infrastructure Delivery Plan and the Viability Assessment. The Phasing Plan identifies when the non-residential elements will come forward and they are proposed in early phases to demonstrate the commitment to their delivery. The phasing can be conditioned to ensure delivery of the local centre. The development is therefore capable of ensuring that Alderholt reinforces its sustainability credentials.
- 2.14 This reason for refusal relies on the existing settlement strategy contained in 2014 Local Plan together with saved policy A1 from the 2002 East Dorset Local Plan. The Council is not able to demonstrate a 5-year housing land supply in the former East Dorset Area, and accordingly the settlement strategy (as a key policy relevant to the supply of housing) should be regarded as out of date. Therefore, the appeal will need to be determined under paragraph 11 of the NPPF. The housing land supply position can be agreed in the SoCG.

Reason for Refusal 3 – Masterplanning

- 2.15 The masterplanning approach to the location of the local centre within the proposals is not considered by the Council to optimise and sustain an appropriate mix of uses, contrary to NPPF paragraph 130.
- 2.16 The location of the local centre is considered to optimise the long-term uses of the facilities that will be provided. The location of the local centre on the indicative masterplan and parameter plans is focused on the new connecting road that runs through the proposal from Hillbury Road in the east to Ringwood Road in the northwest. It also provides the most direct route from the existing footpaths that enter/leave the southern edge of Alderholt.
- 2.17 The local centre is within a 15 minute walk of the majority of the properties in the existing settlement of Alderholt and additional evidence to this effect will be provided through the proof of evidence for this refusal reason. This will demonstrate the thinking behind the approach explaining that the facilities will be clustered around a new village square offering the opportunity for community events and activities. It coordinates with associated transport measures prioritising walking and cycling and public transport above private motor vehicles. The layout of the scheme is reserved for subsequent determination and it is not accepted that the Council's

reason for refusal goes to the principle of development such that it is a reason for refusing an outline proposal.

Reason for Refusal 4 – Affordable Housing and Viability Assessment

- 2.18 The Council's position is that the affordable housing offer does not comply with the relevant local plan policy and that the inputs to the viability assessment have not been agreed.
- 2.19 The Local Plan policy LN3 for affordable housing requires up to 50% affordable housing subject to viability assessment. It is on this basis that the application proposals are based. The Council chose not to extend the determination period of the application to provide themselves with more time, despite the applicant making an offer to allow this, and have therefore not assessed the viability report. Accordingly, this reason for refusal is not supported by any evidence. Once the Council engages with its assessment, the appellant is willing to discuss the viability with the Council and its advisors and demonstrate how the inputs are justified and that the viability accords with best practice. It is expected that a viability review mechanism will be incorporated within a S106 agreement to agree the precise level of affordable housing that can be delivered.

Reason for Refusal 5 – Retail Impact and Sequential Approach

- 2.20 The reason for refusal is based on the application not being supported by a Retail Impact Assessment (RIA) or having undertaken a sequential approach for the proposed town centre uses. It therefore fails to comply with Local Plan policy KS7 and NPPF paragraphs 87 and 90.
- 2.21 The underlining approach to the proposal is based on providing services and facilities to both the existing and future residents of Alderholt. The scale of uses proposed is considered necessary to help with the sustainability of Alderholt and reverse the fortunes of the settlement and its offer to the community. Without the proposed residential element of the proposals there would be no local centre proposal. In that respect it is considered that the proposals accord with Local Plan policies LN7 and PC5 which support the provision of further services in Rural Service Centres.
- 2.22 The Reason for Refusal references Local Plan policy KS7 and the need for a sequential assessment. It is not clear how this relates to proposals brought forward under policies LN7 and PC5. Proposals to serve villages are locationally specific and therefore sites in, or on the edge of a town centre would not fulfil the intended role. A site therefore must be in or near Alderholt. A sequential

assessment has, nonetheless been undertaken and it has concluded that there are no sequentially preferable sites.

- 2.23 Policy KS7 also requires a retail impact assessment (RIA) for proposals over 500sqm. Following the refusal of permission, the appellant submitted a Retail Impact Scoping Report to the Council to agree the parameters for the assessment. This has been undertaken and together with the sequential assessment will be submitted as part of the documentation. It demonstrates that there is no significant adverse impact on neighbouring town centres, but minor beneficial impacts in the assessment year.
- 2.24 There is likely to be a significant impact on the existing Co-op store in Alderholt in the impact year although its closure is unlikely, and it would benefit from the development as a whole. It is not in an identified town centre and therefore not protected by Policy KS7. If it were to close, the loss would be replaced within the proposed local centre together with a substantial increase in the range of other services.

Reason for Refusal 6 – Education

- 2.25 Reason for refusal 6 alleges that the proposal does not include on-site education infrastructure to meet the needs of the development while the existing First School cannot accommodate the projected growth from the development.
- 2.26 The existing First School has a declining school roll which threatens its longer term sustainability. It has an ambition to become a Primary School. The approach to improving the overall sustainability of Alderholt includes education provision which secures the long term future of the existing school. Investment into education will create an expanded school to accommodate the additional growth from the development and also the two additional school years for conversion to a Primary School. This will remove the need for children having to travel to a middle school outside of Alderholt, delivering significant benefits for existing and future residents of Alderholt.
- 2.27 The strategy also allows for children to progress to the Burgate Secondary School in Fordingbridge, 3km away, as opposed to making the longer journey to secondary schools up to an hour away by school bus. The Burgate School, together with St James First School, support this strategy.
- 2.28 As part of the application documents, drawings were submitted to the Council which demonstrated the accommodation of a new Primary School on the existing First School site, negating the need to make on-site provision. Both the strategy and accommodation needs will be expanded upon in an education proof of evidence.

- 2.29 Should the proposed changes to the primary and secondary school system not be agreed, it is contended that a sufficiently expanded first school can be created at St. James to accommodate the growth from the development with contributions, where necessary, to middle and upper schools. This evidence was provided in the education report submitted with the application.

Reason for Refusal 7 – Transport

- 2.30 The reason for refusal states that the Transport Assessment (TA) fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated, and that it has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe.
- 2.31 There is nothing in the Local Highway Authority's (LHA) response, or in a subsequent meeting with them that corroborates that the TA uses an unacceptable methodology. Engagement with the LHA has continued post refusal, and it is considered that regarding technical details these can be satisfied. Agreement can be secured through a SoCG.
- 2.32 It will be demonstrated that the residual cumulative impacts on the highway network will not be severe, that there are no unacceptable safety impacts, and that Policy KS12 requirements are met. This includes demonstrating excellent opportunities for walking and cycling and the provision of public transport, funding of which can be secured through s106. The provision of services and facilities for the community will enable day to day needs to be met locally, thus reducing trips from both existing and future residents.

Reason for Refusal 8 – AONB - Tranquillity

- 2.33 The Council's position is that the additional traffic generated by the development together with increased recreational pressure has not been adequately identified and therefore environmental impacts and the loss of tranquillity not mitigated.
- 2.34 The Transport Assessment provided information that demonstrated an 8% increase in traffic to Cranborne, which sits just inside the AONB. Currently there are circa 2,600 daily trips through Cranborne using the B3078 and it is not considered that an increase of this nature is significant nor that additional mitigation of impacts on the AONB is required.
- 2.35 Tranquillity mapping, informed by discussion with the Cranborne Chase AONB officer, is being undertaken to support the position that the

development will not create harm to the AONB. This will be accommodated in an update to the LVIA section of the Environmental Statement which will be submitted as part of the inquiry documentation. It is anticipated that this matter will be resolved and dealt with through the SoCG.

Reason for Refusal 9 – Drainage

- 2.36 The Reason for Refusal alleges insufficient information has been provided regarding surface water management from the development. This matter was agreed with the Lead Local Flood Authority two weeks before the East Planning Committee meeting. Despite this the officer's report was not amended and this was not reported to members at the committee meeting. It is therefore considered that this matter is agreed and assumed that the Council will not defend this reason for refusal.

The Planning Balance

- 2.37 The evidence will demonstrate a compelling case for the grant of planning permission. It will be demonstrated that the proposals represent an appropriate scale of development to deliver the aims of supporting Alderholt as a Rural Service Centre, reversing the decline in the range of services and facilities available. The development will bring many benefits, not least much needed housing, including affordable housing; care provision; services and facilities to Alderholt, including health, medical and employment; housing that is net zero in operation; Biodiversity Net Gain in excess of 10%; an energy strategy based on the use of renewables; improved public transport with a dedicated bus service; highway improvements; new educational facilities and a much improved educational journey for the children of Alderholt; and substantial public open space incorporating SANG.
- 2.38 The benefits on their own weigh in the development's favour, and the proposals should be approved. Further, since the Council cannot demonstrate a five-year housing land supply, the 'tilted balance' is engaged. There are no adverse effects of the proposal which come close to outweighing the very significant benefits of the scheme.

3. Matters Raised through the Consultation

- 3.1 There were many matters raised through the consultation stages of the application which were either positive or not deemed negative to the application proposals at determination. These included comments from the following organisations:
- Historic England – agree with the written scheme of investigation and that development would not have a significant impact on the setting of assets
 - Sport England – initial objection withdrawn with contributions to be made to local sport
 - Environment Agency – no objection
 - National Highways – submitted a holding objection. Primarily requiring additional modelling work on the A31 Verwood junction. This has been completed and is being discussed
 - Minerals Planning Authority – consider a Grampian condition suitable to address potential mineral resource
 - Waste Planning Authority – waste from construction should be minimised and adequate facilities to store waste on site and adequate capacity at sewage treatment works
 - DC Urban Design – Design Code missing key components; location of employment seems to be encouraging car use; lack of variation in density
 - DC Landscape – Design Code requires more information to demonstrate that the landscape led vision would be achieved
 - DC Trees – mitigation required to ensure Ringwood Road retains its country road aesthetic
 - DC Economic Development – confirmed need for employment in this part of Dorset; houses have to go somewhere that people can afford to buy/rent
 - DC Environmental Protection – conditions recommended; noise assessment of proposed employment use will be required; some class E uses may have noise implications
 - Dorset Natural Environment Team – recommend conditions to provide a LEMP and CEMP
 - Dorset Waste – road network is not free flowing and too many culs-de-sac

- Dorset Commercial Waste and Storage – will add pressure to current household waste recycling centres
- Public Health – supports many aspects of the application; allotments do not meet minimum standards; more detail on open space design required; consider employment opportunities for young people
- Alderholt Parish Council – no evidence business would be attracted to employment use; adverse impacts of solar farm; schools may be over-subscribed; poor public transport to Fordingbridge; outside village envelope; densities would harm character along Hillbury and Ringwood Roads; infrastructure would not support development
- Cranborne Parish Council – Travel Assessment and Plan flawed; Middle School not consulted; more information needed on phasing of medical centre
- Fordingbridge Town Council – should be a local plan process matter; Transport and flood risk reports inadequate; Fordingbridge lacks infrastructure and is not self-contained; need to consider alongside gravel removal
- Hale Parish Council – traffic impacts on Fordingbridge; Ringwood Road is unsafe; increase traffic on Roger Penny Way
- Hyde Parish Council – increase pressure on Fordingbridge; Staffing of medical centre; school places; traffic through Fordingbridge; accidents on main transport routes; ES does not take account of impacts on New Forest
- Hampshire County Council – a range of concerns regarding transport effects on Hampshire roads and lack of facilities in Alderholt; financial contributions sought for PRoW network; site adjoins existing minerals site, and current and future minerals sites need to be protected
- New Forest District Council – need to take account of planned development in Fordingbridge; would not encourage sustainable travel, not an accessible location; air quality assessment may underestimate trip rates; mitigation of impact on River Avon; impacts on rural character; removal of trees to make way for main access off Hillbury Road; lack of parameters for commercial buildings; planning system should be plan-led; scale of infrastructure to support the development; cross-boundary impacts
- New Forest National Park Authority – recreational pressures on New Forest sites and these not mitigated through Dorset Heathlands SPD; potential air quality impacts; should be considered through the local plan process

- Cranborne Chase AONB – light pollution; BNG; should be plan-led; impacts understated; solar array and its impacts; LEMP should be redrafted; too many matters left to reserved matters
- NHS Hampshire and IOW – new purpose built building is needed; logical that this is linked to Fordingbridge Surgery
- Dorset Police – no information on how security will be addressed
- Wessex Water – upgrades identified and payments would be made to these; foul water strategy is noted; improvements to Fordingbridge Water Recycling Centre will consider planned development
- East Dorset Environmental Partnership – effects of proposal on ecological networks and range of impacts on ecology; concern over minerals extraction impacts; scale of the proposal and affordable housing offer; lack of technical work; ES not included cumulative impacts
- Amphibian and Reptile Conservation – not policy compliant; deferral of information; loss of hedgerows; dark corridors for bats not accommodated; bird survey mapping insufficient; various detailed matters regarding SANG and its features
- Dorset CPRE – housing land supply figures calculated incorrectly; lack of transport choices; long term benefits exaggerated; infrastructure delivery timeframe
- RSPB – impacts on protected birds; further assessment of Cranborne Common required; missed opportunity to restore heathland areas within SANG

3.2 In addition, representations were received from the public as individuals and from Action for Alderholt, Harbridge Preservation Society, North Dorchester Consortium and Cranborne Estate.

3.3 To the extent that these issues are not resolved, the appellant will address them in its evidence for the Inquiry.



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4. Topics to be Covered at the Inquiry

4.1 Whilst it is hoped that the some of the reasons for refusal can be dealt with and agreed prior to the inquiry, this may not be the case. Therefore, the Inquiry may well have to consider a wide range of topic areas, not least:

- Transport
- Ecology and protected sites
- Retail Impact and Sequential Approach
- Education
- Tranquillity and AONB
- Urban Design and masterplanning
- Viability
- Drainage
- Sustainable development
- Energy



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5. Provisional List of Documents

5.1 Set out below is a provisional list of documents which will be referenced for the appeal:

- NPPF
- Planning Practice Guidance
- Christchurch and East Dorset Local Plan Part 1 2014
- East Dorset Local Plan 2002 (saved policies)
- Bournemouth, Dorset and Poole Minerals Strategy 2014
- Emerging Dorset Local Plan – Reg. 18 consultation January 2021
- Dorset Heathlands Planning Framework 202-25 SPD
- Dorset Heathlands Air Quality Strategy 2020-25
- Affordable and Special Needs Housing and the Provision of Small Dwellings SPD
- River Avon Advice Note for Developers
- Area of Outstanding Natural Beauty Cranborne Chase Landscape Assessment
- Cranborne Chase Landscape Character Zones
- East Dorset Flood Risk SPG
- East Dorset Landscape Character Assessment 2008
- CPRE, The Countryside Charity's Mapping Tranquillity 2005
- CPRE, The Countryside Charity's Tranquillity and Intrusion Maps (early 1990s and 2007)
- The Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Tranquillity Mapping Ground Truthing Methodology and Interim Report 2010
- Flood risk groundwater and sustainable drainage
- River Avon Advice Note for Developers
- Bournemouth, Poole and Dorset Local Transport Plan 2011-2026
- Hampshire LTP4 (Draft)
- National Model Design Guide



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- Manual for Streets 1 and 2
- By Design
- Urban Design Compendium 1 and 2
- Dorset Retail and Leisure Study Update 2022
- Joint Bournemouth, Christchurch and East Dorset Retail and Leisure Study 2017
- New Forest Local Plan 2016-2036



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