

Appeal: APP/D1265/W/23/3336518

Site: Land to the south of Ringwood Road, Alderholt

LPA: Dorset Council

Appellant: Dudsbury Homes (Southern) Ltd

Date: 11 June 2024

TOPIC PAPER

Main Issue 2: Local Planning Policy Context

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1. Introduction

- 1.1 This Topic paper has been produced at the request of the Inspector to assist in the appeal by Dudsbury Homes (Southern) Ltd against the decision of Dorset Council. It has been prepared and agreed by both parties and covers the Local Planning Policy Context.
- 1.2 As requested by the Inspector it does not include references to the National Planning Policy Framework (NPPF), confining itself to those relevant policies at the local.
- 1.3 The appeal site lies within the administrative jurisdiction of Dorset Council (DC). DC became a new unitary authority in April 2019. Prior to formation of DC the appeal site was within the local authority of East Dorset District Council (EDDC).

2. Local Planning Policy

The Development Plan

- 2.1 The primary document for the consideration of planning applications in the former East Dorset Council area is the Christchurch and East Dorset Local Plan – Core Strategy 2014 together with saved policies from the East Dorset Local Plan 2002.
- 2.2 The Development Plan that covers the appeal site consists of:
 - The Christchurch and East Dorset Local Plan Core Strategy – Part 1 2014 (CDD.1)
 - East Dorset Local Plan 2002 (Saved Policies) (CDD.2)
 - Bournemouth, Dorset and Poole Minerals Strategy 2014 (CDD.20)
 - Bournemouth, Christchurch Poole and Dorset Mineral Sites Plan 2019
 - Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

Christchurch and East Dorset Local Plan Core Strategy – Part 1 2014 (CEDLP)

- 2.3 The most relevant policies from the adopted Local Plan are:
 - KS1 Presumption in favour of Sustainable Development
 - KS2 Settlement Hierarchy
 - KS4 Housing Provision in Christchurch and East Dorset
 - KS5 Provision of Employment Land
 - KS6 Town Centre Hierarchy
 - KS7 Role of Town and District Centres

- KS9 Transport Strategy and Prime Transport Corridors
- KS11 Transport and Development
- ME1 Safeguarding Biodiversity and Geodiversity
- ME2 Protection of the Dorset Heathlands
- ME3 – Sustainable Development Standards for New Development
- ME4 Renewable Energy Provision for Residential and Non-Residential Developments
- ME5 Sources of Renewable Energy
- ME6 Flood Management, Mitigation and Defence
- HE1 Valuing and Conserving our Historic Environment
- HE2 Design of New Development
- HE3 Landscape Quality
- HE4 Open Space Provision
- LN1 The Size and Type of New Dwellings
- LN2 Design, Layout and Density of New Development
- LN3 Provision of Affordable Housing
- LN6 Housing and Accommodation Proposals for Vulnerable People
- LN7 Community Facilities and Services
- PC5 Shops and Community Facilities in Local Centres and Villages

East Dorset Local Plan 2002 (EDLP)

2.4 The policy of most relevance to the appeal is:

- Policy A1

Bournemouth, Dorset and Poole Minerals Strategy 2014

2.5 The most relevant policy is:

- SG1 Mineral Safeguarding Area

Supplementary Planning Documents/Guidance

2.6 Most relevant Supplementary Documents or Guidance:

- Dorset Heathlands planning Framework 2020-2025 SPD (CDD.4)

- Dorset Heathlands Interim Air Quality Strategy (CDD.29)
- Affordable and Special Needs Housing and the Provision of Small Dwellings SPD (CDD.6)
- Cranborne Chase Partnership Plan 2019-2024 SPD (CDD.5)
- East Dorset Landscape Character Assessment SPG (CDD9)
- Cranborne Chase Landscape Appraisal SPG (CDD12)