

From: [phplanning](#)
To: [Ursula Fay](#)
Subject: RE: P/OUT/2023/01166 - Proposal for 1,700 homes at Alderholt
Sent: 28/04/2023 15:24:56

Dear Ursula,

Thank you for giving Public Health Dorset (PHD) the opportunity to comment on this outline application.

PHD supports aspect of the proposed development as set out in the application:

- the intention to provide housing that is highly energy efficient for the benefit of climate change mitigation and reducing energy costs for residents
- provision of greenspace in excess of minimum standards, with significant opportunity to contribute toward the health and wellbeing of residents through play space and leisure activities and improve biodiversity
- development of a community that is designed to reduce the need to travel to access vital services
- the aspiration to create a community that minimises car use

We recognise this is an outline application with a number of matters reserved. We would welcome further information and detail in relation to:

Food growing opportunities

Evidence shows a positive association between food growing and increased opportunities for physical activity and social connectivity and increased fruit and vegetable consumption, leading to improvements in physical and mental well-being. Promoting local food growing initiatives could also contribute to tackling climate change by reducing food miles and increasing physical activity outdoors - physical activity in a natural setting is associated with more improved mental health outcomes than in an indoor setting.

Although overall greenspace allocation exceeds the recommended amount, it is noted that allotment space does not meet the minimum standard by around 0.2 ha.

We would therefore expect more detail of how food growing opportunities will be provided for all residents through allocation of other open space for growing, or window boxes for those without access to a garden or shared green space.

Parking and travel

Parking provision and storage for cycles and mobility scooters is vital to encourage active travel, improve independence for those with mobility issues and reduce overall car use and connecting with public transport.

EV (Electric Vehicle) charging infrastructure should also be provided for electric cycles and mobility scooters.

Cycling infrastructure

There is strong evidence to show that investing in infrastructure to support walking and cycling can increase physical activity across all age groups. Prioritising active travel can deliver co-benefits for health and well-being by avoiding air pollution associated with motorised vehicles and encouraging social interaction. Paragraph 110 a) of the NPPF states that new development should give priority first to pedestrian and cycle movements, both within the scheme and within neighbouring areas.

The travel plan mentions that there is no formal infrastructure for cyclists in Alderholt currently, but it is not clear whether there is a link with the regional / national cycle network. PHD would welcome detail on this to highlight how the development can link in with these networks to enable active travel.

Provision of additional services – bus service, health services, community facilities, education

The application refers to providing an improved bus service that will be integrated into the new development. PHD consider that this service will be essential to achieve the connectivity required to reduce car use and ensure residents can access services in neighbouring towns and villages, and that this should be a requirement if the proposed development is approved.

The Design and Access statement states that *'over half of the respondents recognised the importance of providing essential everyday facilities, such as improvements to St James School, a new doctors surgery and community spaces, fit for working and socialising, as part of any future development in Alderholt.'*

Given there is currently no GP service in Alderholt, the expansion of the village by such a large amount will mean provision of this service is essential. NHS Dorset have been consulted but at the time of writing their response is not available online. NHS Dorset's views on the proposal should be taken into account prior to determining the application. Community facilities (e.g. community hall) support community cohesion and provide space to socialise, exercise and work that contribute to the health and wellbeing of residents. Youth services available in neighboring settlements such as Wimborne are limited, and a community space could provide opportunity to residents of Alderholt to develop a much needed offer for this age group. As such community facilities should be a requirement and be secured with the developer as the application progresses, with clear plans for their maintenance provided.

National Minimum Space Standards

Living in good quality affordable housing is associated with numerous positive health outcomes. PHD support the principle of providing high quality affordable homes, including homes suited to the needs of older people.

We assume that the proposals will comply with the requirements of Policy LN1 (The size and type of new dwellings) of the Christchurch and East Dorset Core Strategy which stipulates that all new housing will be built to meet minimum living space standards.

Ensuring new housing provides adequate internal living space is an important component of housing quality which in itself is an important determinant of health.

Allocation of drying areas (both indoor and outdoor) should also be a requirement, the lack of which can contribute toward poor respiratory health and adversely impact those with long term respiratory health conditions.

Phases of development and housing mix

PHD welcomes the target of 35% affordable housing.

However, PHD would like confirmation that the phased approach to development ensures housing types and tenures are spread evenly throughout the development.

Play areas and open space

Access to, and engagement with, the natural environment (including urban greenspace), is associated with numerous positive health outcomes. There is consistent evidence that having access to parks and playgrounds is associated with increased physical activity and reduced risk of obesity.

PHD therefore welcomes the intention to *'create a variety of open spaces and walking routes to cater for play, accessibility and exploration, as a setting for the development'* set out in the Design and Access statement. We would like to see more detail of how the design of open space will meet the needs of future residents e.g. providing a mix of play space and sport facilities.

Social value - employment

If the proposal is approved we would encourage consideration of providing employment for local people during construction and/or apprenticeships or other routes to accessing employment. Employment is recognised as an important determinant of health and the development could provide an opportunity to influence this and/or support the local supply chain.

From: Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>

Sent: 05 April 2023 09:39

To: phplanning <phplanning@dorsetcouncil.gov.uk>

Subject: P/OUT/2023/01166 - Proposal for 1,700 homes at Alderholt

Dear Public Health Dorset,

You should have received a consultation letter for the above application for a development of 1,700 houses, 10,000sqm business park and a village centre (+ other infrastructure). The determination of this application is a Council priority, and I am asking for your help to meet our committee deadlines. Could you please:

- Ensure your comments are provided by 28 April (the consultation deadline)
- Advise on the adequacy of the information as submitted

Thank you in advance and let me know if you have any questions on the application. If you have any concerns regarding your ability to meet the consultation timescales please let me know as soon as possible.

Kind regards,
Ursula

Ursula Fay
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Dorset Council

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