

Statement of Common Ground – May 2024

Appeal Ref: APP/D1265/W/23/3336518

Planning Application Reference: P/OUT/2023/01166

Date of Inquiry: 25 June 2024

Site Address and Description of Development

Land to the South of Ringwood Road, Alderholt, Dorset.

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).

Appellant: Dudsbury Homes (Southern) Ltd

Local Planning Authority: Dorset Council

This statement addresses the following areas of common ground:

1. Description of the site
2. Description of the area
3. Relevant planning history of the site
4. Development plan
5. Supplementary Planning Documents/Guidance and other material considerations
6. Approach to planning conditions
7. Section 106 Agreement
8. Matters agreed
9. Matters not agreed
10. Topic Papers

Common Ground

1. Description of the site

- 1.1 The site is located to the south and west of Alderholt and is 122ha in size. Most of the site is within agricultural use, with fields separated by mature hedgerows and/or trees. To the north the site adjoins the existing settlement of Alderholt, with Ringwood Road adjoining the

site to the north-east, then cutting through the site further south, creating two parcels. The eastern edge adjoins Hillbury Road. To the south and west lie agricultural land.

- 1.2 The parcel to the north-east of Ringwood Road includes three large agricultural fields to the north, and three smaller fields to the south. Within these is a poultry house and some silos. The site has a gradual slope from north to south. The parcel abuts existing residential properties to the north at Hillbury Park, Saxon Way and Hazel Close. To the west and south-west of this parcel is the Alderholt Recreation Ground and play area. To the south-east the site is bounded to Foxhill Farm and Ringwood Road. A dwelling at Oak Tree Farm is excluded from the site area.
- 1.3 Most of the parcel to the south-west of Ringwood Road is in agricultural use. The site includes Sleepbrook Farmhouse and some associated farm buildings. This parcel also slopes gradually from north to south.
- 1.4 The parcel is generally bounded to the north-east by Ringwood Road but extends to the south to exclude the Alderholt Riding & Livery Stables and some individual dwellings on Ringwood Road. The far east of this parcel includes an area of woodland extending to the west of Hillbury Road, where it adjoins a scouts' centre. To the south of the parcel is Warren Park Farm, and the related fishing lake. The southernmost boundary adjoins Plumley Forest. To the west the boundary adjoins further agricultural fields.
- 1.5 To the northwest corner the site includes land forming part of Cross Roads plantation, beyond which is further agricultural and wooded land. A PRoW cuts through the corner of the site here. Excluded from the site, positioned towards the north-west, is an existing solar farm. To the north of this parcel, the site adjoins a field with some existing properties along Ringwood Road.

2. Description of the area

- 2.1 Alderholt is a village in Dorset, with approx. 2,900 residents (1,321 households) recorded in the 2021 census. It lies approximately 3km to the southwest of Fordingbridge, a town within the New Forest District Council (NFDC) jurisdiction (population approx. 5,000); approximately 6km from Verwood in Dorset (population approx. 13,700); some 10km from Ringwood NFDC (population approx. 12,800). Further afield are Salisbury in Wiltshire (population approx. 48,000) approx. 18km; Wimborne in Dorset (population approx. 16,600), approx. 20km; and the conurbation of Bournemouth, Christchurch and Poole (BCP) (population approx. 400,000) also approx. 20km from Alderholt.

- 2.2 Alderholt lies outside the Cranborne Chase AONB and southeast Dorset Green Belt. It is outside the New Forest National Park which lies to the east of the River Avon, approximately 3.5km to the east of Alderholt.
- 2.3 The settlement is largely contained between Ringwood Road to the west, Hillbury Road to the east and Station Road to the north.
- 2.4 Services at Alderholt include a First School (nursery – Year 4), various places of worship, community hall, one convenience store and one comparison shop, a public house and recreation ground which includes a sports and social club. A broader range of services and facilities are found in the settlements listed in paragraph 2.1.
- 2.5 There are currently 133 dwellings under construction in Alderholt at two sites – 89 at the former Alderholt Surplus Stores and 44 at Land North of Ringwood Road.

3. Relevant Planning History of the Site

- 3.1 Reference: P/ESP/2022/07270 Environmental Assessment Scoping Report. A Scoping Opinion decision notice was issued 21 December 2022.

4. Development Plan

- 4.1 Christchurch and East Dorset Local Plan Core Strategy – Part 1 2014 (CEDLP)
- 4.2 The CEDLP was adopted in April 2014 and is the principal development plan document for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 4.3 The relevant policies from the adopted Local Plan are as follows:

- 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
- KS8 – Future Retail Provision
- KS9 – Transport Strategy and Prime Transport Corridors
- KS11 - Transport and Development
- KS12- Parking Provision
- 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
ME7 – Protection of Groundwater
HE1 - Valuing and Conserving our Historic Environment
HE2 - Design of New Development
HE3 - Landscape Quality
HE4 - Open Space Provision
LN1 - Size and Type of New Dwellings
LN2 – Design, Layout and Density of New Development
LN3 - Provision of Affordable Housing
LN6 - Housing and Accommodation for Vulnerable People
LN7 - Community Facilities and Services
PC4 – The Rural Economy
PC5 – Shops and Community Facilities in Local Centres and Villages

4.4 East Dorset Local Plan 2002 (saved policies) (EDLP)

4.5 Relevant saved policies from the EDLP are:

HODEV2 – Criteria for new housing developments in urban areas and village envelopes

HODEV3 - Criteria for development of elderly person's accommodation

DES2 - Criteria for development to avoid unacceptable impacts from types of pollution

DES6 – Landscaping scheme in rural areas and on the edge of settlements should be comprised of indigenous species

DES7 – Criteria controlling the loss of trees

A1 – Housing development will be permitted in Alderholt within the village envelope

4.6 Bournemouth, Dorset and Poole Minerals Strategy 2014

4.7 The Minerals strategy was adopted in May 2014, with a five year review carried out in 2020 concluding an update of the Strategy was not currently required. Relevant policy being SG1 Mineral Safeguarding Area.

4.8 Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019

4.9 Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4.10 Draft Dorset Council Local Plan (DDCLP)

4.11 The DDCLP was published for a Regulation 18 consultation in January 2021. The Plan offers two options for growth at Alderholt, with option 1 being small-scale expansion and option 2 being significant expansion. All the comments on the draft document have been summarised and a consultation statement was published in January 2023.

4.12 On 12 March 2024 Dorset Council's Cabinet agreed a new Local Development Scheme. This includes commencement of a new-style Dorset Local Plan in Autumn 2024 with adoption planned in 2027.

4.13 Emerging Alderholt Neighbourhood Plan (ANP)

4.14 A pre-submission (Regulation 14) consultation has been undertaken, with consultation having closed on 19th January 2024.

4.15 A Regulation 16 consultation commenced on 15 May and runs until 25 June 2024.

5. Supplementary Planning Documents/Guidance and other material considerations.

5.1 The following supplementary planning documents and guidance are relevant:

Dorset Heathlands Planning Framework 2020-2025
Dorset Heathlands Interim Air Quality Strategy
Housing and Affordable Housing SPD (Note this is updated as incorrectly cited in the Committee Report)
River Avon Advice Note for Developers
Area of Outstanding Natural Beauty Cranborne Chase Landscape assessment
East Dorset Landscape Character Assessment
Cranborne Chase AONB Management Plan 2019-2024

5.2 The following plans from adjoining authorities are material considerations:

Hampshire Minerals and Waste Plan 2013
xxv). Policy 20 provides for the extraction of remaining reserves at Bleak Hill Quarry and extension of Bleak Hill Quarry

New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy (NFDCLP)
xxvi). Strategic site allocations in Fordingbridge: 16 (Land to

the north of Station Road, Ashford), 17 (Land at Whitsbury Road) and 18 (Land at Burgate)

6. Approach to Planning Conditions

The LPA and the appellant will provide a schedule of proposed conditions with an indication as to which conditions are agreed. Where conditions are not agreed, the parties have set out their positions including any alternative wording.

7. Section 106 Agreement

7.1 A Section 106 obligation will be progressed as part of the appeal and inquiry process. The Appellant envisages that it will cover the following matters:

- i). Affordable Housing
- ii). Affordable housing viability review
- iii). Extra-care Housing
- iv). Education
- v). Bus Service
- vi). Travel Plan Monitoring
- vii). Highway Management Contribution
- viii). S278 commuted sum
- ix). Strategic Access Management and Monitoring
- x). Community Hall contribution
- xi). Public Right of Way contribution – Dorset
- xii). Public Right of Way contribution – Hampshire
- xiii). 3G sports pitch contribution
- xiv). Recreation Ground
- xv). Allotments
- xvi). SANG
- xvii). SANG bond
- xviii). Play Areas
- xix). Healthcare contribution
- xx). Employment floorspace and delivery
- xxi). Local centre floorspace and delivery
- xxv). Phosphate mitigation
- xxvi). 'Buffer' mitigation to east of site
- xxvii). POS/SANG/Allotment management
- xxviii). Specially adapted or supported housing
- xxix). Affordable housing viability review

7.2 Where elements cannot be agreed within the S106 the Appellant may submit a separate Unilateral Undertaking to secure provision. This is likely to be required in relation to:

- i). First school expansion

7.3 The Appellant no longer envisages that the S106 will cover Net-zero

energy strategy delivery and management.

- 7.4 The Council's position is that financial contributions should not be used to fund on-site infrastructure and will seek these to be provided through direct delivery during the course of the S106 negotiations. The Council will further seek through the s106 agreement that formal sports and play provision meets the space standards set out in Policy HE4 and is adequality laid out and equipped.
- 7.5 It is agreed that there should be a viability review. Both parties agree that there should be a two-stage review to ensure early delivery of any additional affordable housing. There is currently disagreement over the scope of the viability review.

8. Matters Agreed

Settlement Hierarchy

- 8.2 Alderholt is identified as a Rural Service Centre in Policy KS2 of the CEDLP, at level 4 (out of 6) in the hierarchy. Rural Service Centres are expected to be *"main providers for the rural areas where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities"*.
- 8.3 Policy A1 of the East Dorset Local Plan 2002 states that *'housing development at Alderholt will be permitted under Policy HODEV1 within the policy envelope defined on the Proposals Map'*.
- 8.4 The site lies outside the policy envelope as identified in saved Policy A1 of the EDLP.
- 8.5 That the scale of the proposal is considerably in excess of that envisaged by the policy for a settlement of this type within the settlement hierarchy, and in this respect the proposal is contrary to Policy KS2.

Housing Land Supply and Need

- 8.6 The East Dorset area does not currently have a sufficient supply to meet the housing land supply requirement as set out in national policy. For the purposes of assessment, Dorset is a five year authority and does not benefit from paragraph 226 of the NPPF. Dorset Council's position is that the East Dorset area can demonstrate a supply of deliverable sites equivalent to just under 3.9 years.

- 8.7 It is agreed that NPPF paragraph 11(d) states that, for applications involving the provision of housing, the policies which are most important for determining the application are deemed to be out of date. This means granting permission unless the policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusal; or any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF taken as a whole.
- 8.8 It is also agreed that, in accordance with para. 188 of the NPPF, the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. It is agreed that the Appropriate Assessment carried out by the Council as the competent authority did not conclude that the proposal would not adversely habitats sites.
- 8.9 It is agreed that, should the Appropriate Assessment carried out by the Inspector in this appeal conclude that the proposal would not adversely affect the integrity of any Habitat Site then the proposal would fall to be considered in the context of the presumption in favour of sustainable development in para. 11 of the NPPF.
- 8.10 The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (in accordance with NPPF paragraph 12).
- 8.11 It is agreed:
- 8.12 That the proposal could potentially make a substantial contribution to East Dorset's housing land supply in the long term. However the parties disagree on the contribution that this site will make in the short term – see Section 9.
- 8.13 That there is a need for affordable housing across the Dorset Council area, with nearly 5,700 households on the housing register (April 2024). That the target for provision of affordable housing from greenfield residential development is 50% of net units.
- 8.14 That policy LN3 allows that any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.
- 8.15 That there is a need for older persons accommodation in the Dorset

Council area, particularly for extra-care and sheltered housing, and that the application makes provision through 80 extra-care dwellings, including affordable provision.

- 8.16 The proposed housing mix set out in Table 3 of the SWVR meets the aim of Policy LN1 and accords with the Dorset and BCP Local Housing Needs Assessment 2021.
- 8.17 Subject to the affordable and market mixes being secured through a S106 agreement, it would meet the needs of the population, delivering a good proportion of family homes.

Business Park

- 8.18 Subject to a suitable condition to exclude main town centre uses, the economic benefits of the business park are considered significant. There is no specific need for employment uses in Alderholt however the proposed business park would meet a need for employment land in East Dorset.

Emerging Policy

- 8.19 The emerging Draft Dorset Council Local Plan (DDCLP) is now being progressed as a new-style local plan following a decision by the Council's Cabinet on 12 March 2024. No weight can be applied to this Plan. It is agreed that in relation to the DDCLP, arguments of the application being premature do not justify refusing the application (in accordance with NPPF paragraph 49(b), which requires an emerging plan to be at an advanced stage).
- 8.20 The draft ANP is out for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Limited weight should be attached to the Plan given it is out for consultation and still has to undergo examination.

Neighbouring Policy

- 8.21 The NFDCLP sets out planned development for at least 870 dwellings in Fordingbridge and Ashford.

Local Centre

- 8.22 There is no village or local centre defined within Alderholt, with the closest town centres being Fordingbridge (within New Forest District) and Verwood. The CEDLP does not designate or reference the creation of a new local centre within Alderholt.
- 8.23 The proposed local centre includes 4,000sqm of Class E uses. The

applicant has provided an indicative schedule of how these uses might be delivered, which identifies 1,259sqm retail (E.a), 673sqm food and drink (E.b/sui generis), 316sqm community/sports (E.d), 724sqm medical (E.e), and 1,026sqm offices (E.g (i)). The assumed mix includes 2,958sqm 'main town centre uses' as defined in Annex 2 of the NPPF.

- 8.24 The NPPF requires a sequential test where proposed main town centre uses are neither in an existing centre nor in accordance with an up-to-date plan. Policy KS7 requires an Impact Assessment for proposals over 500sqm where these are proposed outside of town centres. Neither a Sequential Test nor a Retail Impact Assessment were submitted with the application.

That the appellant consulted with the Council regarding the scope of a Sequential Test and Retail Impact Assessment following the refusal of planning permission and that the Council advised the scope should include Fordingbridge and Verwood. A sequential and impact assessment has now been provided as part of the appeal.

Viability

- 8.25 Policy LN3 of the CEDLP requires greenfield developments to provide up to 50% of residential units as affordable housing. That 50% affordable housing is required to be provided unless evidence is provided which demonstrates this would not be viable. The application proposes 35% affordable housing.
- 8.26 A Site Wide Viability Report (SWVR) was submitted during the course of the application to justify this. This has been superseded by an updated viability appraisal within the Appellant's Proof of Evidence. The Council providing a viability appraisal with its Proof of Evidence. The Council's position is that the development can provide [40.6%] affordable housing.
- 8.27 A topic paper in relation to Issue 2 includes a SOCG relating to viability assessment of the proposal.

Education

- 8.28 Dorset Council are the Local Education Authority (LEA) and are responsible for providing education for children living in Alderholt. The LEA is responsible for the strategy for education delivery in Dorset. The former East Dorset area provides a three-tier form of education. Any changes are subject to their own legal statutory

processes including the Department for Education.

- 8.29 The present education provision for Alderholt starts with the 1 Form Entry (1FE) St James First School with attached nursery. This is located centrally within the village of Alderholt on an approx. 1.2ha site. This feeds into the Cranborne Middle School (approx. 7.5km away), then into the QE upper school in Wimborne (approx. 23.5km away). School transport is provided to the middle and upper schools due to the distances from Alderholt.
- 8.30 The appellant's Education Mitigation Strategy (EMS) proposes expansion of St James First School, with St James becoming a 2FE First School on its existing site – and capacity for up to 56 nursery and pre-school places.
- 8.31 The Appellant and the Education Authority agree that between 162 and 164 children will be generated from a development of 1247 qualifying units (2 or more bedrooms) and that provision of up to 56 nursery/pre-school places is also required.
- 8.32 A financial contribution is not required towards middle school places.
- 8.33 A financial contribution towards the provision of upper school places in Dorset, is acceptable from an education perspective and would mitigate the effects of the development on school places for the upper tier.

Highways

- 8.34 That consent for access from Hillbury Road is sought in full, and that consent is not sought in full for any other access point including the access into the site from Ringwood Road. The Council's transport evidence has queried this. That the proposed development will require at least two points of vehicle access onto the public highway network as well as safe and appropriate access for pedestrians, and cyclists and people with mobility impairments.
- 8.35 The TA addresses the existing road conditions as an appropriate starting point.
- 8.36 There is no dedicated cycle infrastructure within the vicinity of Alderholt.
- 8.37 The existing public transport service for Alderholt is a PlusBus shuttle service provided by Dorset Community Transport and which serves rural villages. There are several services however the frequency is very limited with most services being provided

once per week only.

- To Salisbury via Fordingbridge every Tuesday
- To Fordingbridge every Wednesday
- To Ringwood via Verwood every Wednesday
- To Blandford every Thursday
- To Wimborne every Friday

8.38 Road Safety Audits (RSA) of the proposed accesses from Hillbury Road and Ringwood Road have been carried out. These have identified several issues with the junctions, which have been addressed.

8.39 Funding for a Traffic Regulation Order (TRO) could be secured for the extension of a 30mph limit along Hillbury Road.

8.40 The spine road will need a minimum carriageway width of 6.7m (rather than the 6.5m mentioned in the TA) as well as additional width for pedestrian and cycle infrastructure in accordance with LTN 1/20 which could be addressed through reserved matters.

8.41 The TA and TAA identify the following offsite connections and improvements:

- Footway extension on Ringwood Road, to be delivered by S278
- Footway extension on Hillbury Road, to be delivered by S278
- Traffic calming and active travel corridor along old Ringwood Road alignment, to be delivered by S278
- Advisory cycle lanes and removal of centre line on Ringwood Road & Station Road, to be delivered by S278
- Funding to extend 30mph speed limit on Hillbury Road - Financial contributions to improve PROW
- A half hourly peak service and hourly bus service thereafter between Cranborne, Alderholt, Fordingbridge and Ringwood, Monday to Saturday

Sustainable Travel / Facilities

8.42 That the TA/relies on the assumption that: the proposed development will include the expansion of St James First School to a primary school but the TAA relies upon the assumption that the proposed development will include the expansion of St James First

School to a 2FE first school and; that the development will include local facilities in a new square/town centre circa. 4,000sqm.

- 8.43 Funding could be secured through a S106 for a new GP surgery and community hall within the local centre.
- 8.44 That the Dorset Bus Service Improvement Plan (BSIP) seeks local services to connect to transport corridors, the relevant connection for a local service from Alderholt being Fordingbridge and/or Verwood.
- 8.45 That the Appellant has formally offered to fund a bus service between Cranborne and Ringwood via Alderholt, funded for seven years. The Appellant proposes a contribution of £2,500,000 for that service funding based on its engagement with an operator. The submitted Infrastructure Delivery Plan (IDP) identifies the new bus service as coming into effect from 2027 by which time 120 dwellings were estimated to have been completed. In the IDP, seven years' worth of funding would end at 2034 by which time 1,166 dwellings were estimated to have been completed.
- 8.46 The Council agrees that bus service funding should be provided for seven years. However, the Council considers that there is insufficient evidence the proposed contribution is adequate to fund the bus service for seven years.

Masterplanning

- 8.47 Layout, landscaping, and design are reserved matters and the masterplan is illustrative.
- 8.48 Parameter plans expected to be conditioned are identified within the agreed conditions.
- 8.49 The density parameter plan 22-1126 PP-DP P2 can be considered adequate for the outline stage.
- 8.50 Height could be considered appropriately within the Design Code and at the reserved matters stage.
- 8.51 The submitted Design Code is for illustrative purposes only and that a final Design Code could be conditioned.

Ecology

- 8.52 The development would deliver Biodiversity Net Gain (BNG) in excess of 10% in habitat, hedgerow and ditch units, subject to appropriate conditions/obligations.

- 8.53 In the absence of mitigation, the proposal is likely to have an adverse effect upon the integrity of on the Dorset Heathlands SPA/SAC/Ramsar, New Forest SPA/SAC/Ramsar and River Avon SAC.
- 8.54 Policy ME2 of the CEDLP Core Strategy 2014 states no residential development will be permitted within 400m of protected European and internationally protected heathlands. Residential elements of the proposal are outside of the 400m area. It is acceptable to provide SANG within the 400m zone.
- 8.55 That the location of the proposed SANG is used by foraging nightjar and is therefore providing a function for nightjar associated with the Dorset Heaths SPA.
- 8.56 A SANG of 53ha is of a sufficient size to mitigate the potential recreational impacts of the proposed development upon the Dorset Heathlands (but additional mitigation required in relation to recreational impacts on other designations where appropriate).
- 8.57 The proposal would generate phosphates through discharge of treated wastewater, and that this would feed into the Avon Valley catchment. Phosphate credits are available to purchase from an approved phosphate offsetting project. The Appellant has been provided with a letter from PO4, an approved phosphate credit provider, confirming that 100 credits are currently available and that P04 would be happy to provide the development with the required level of mitigation.
- 8.58 The phosphate credits have not been reserved or secured for the development.
- 8.59 There is an outstanding objection from Natural England in relation to Habitats Issues and that they have advised they will update the Inspector of their position week commencing 24 June 2024.

AONB/National Landscape

- 8.60 There remains an outstanding objection from the AONB Team on the grounds that the appeal proposal may have a harmful impact on the tranquility of the AONB through increased traffic and increased recreational visits to the AONB from residents of Alderholt.
- 8.61 Additional information has been submitted through the appeal in an update to the ES. This provides an assessment of tranquility in the AONB. The assessment of impacts on tranquility is based upon

traffic assessments set out in the TA and supplementary information submitted through the ES Addendum.

Renewable energy / Net Zero

8.62 An application was granted on land outside the red-line boundary for a 'Proposed temporary (30 years) change of use from agriculture to agriculture and solar photovoltaic farm with associated static arrays of photovoltaic panels together with cabins to contain inverter cabinets and transformers, storage cabin and a cabin to house a substation, with perimeter fencing, trackways, landscaping and ecological enhancements.' That this permission was granted but has not been implemented and the consent has now lapsed. It does not form part of the planning application.

Flooding / Drainage

8.63 It is agreed that the Appellant submitted additional drainage information and a response to the Lead Local Flood Authority on 23 June 2023. The Local Planning Authority did not accept this additional submission. The information submitted is sufficient to overcome Reason for Refusal 9 and therefore it is not being taken forward by the Local Planning Authority.

Phasing and Infrastructure Delivery Plan (IDP)

8.64 The IDP assumes that occupation of the site would begin in 2026. An updated IDP is appended to the Appellant's Delivery Proof of Evidence.

8.65 The updated IDP assumes minerals extraction would take place alongside development, from 2026-2036.

8.66 The IDP assumes that the Local Centre will be occupied in 2030-2031. The proposed s106 agreement may secure the delivery of the Local Centre.

Planning Energy Strategy (PES)

8.67 That the PES was not submitted at the planning application stage and that the proposal at that time did not include reference to a net-zero development. The PES identifies how net-zero development could be achieved but the assumptions it makes are not agreed. It is agreed that the PES will be secured through a planning condition.

9. Matters Not Agreed

- 9.1 Where possible, further agreement has been reached through further topic papers as outlined within the Case Management Conference Note.

Settlement Hierarchy

- 9.2 Whether the scale of development would be at a significantly greater scale than that required to reinforce Alderholt's role as a Rural Service Centre

Housing Land Supply

- 9.3 Whether there is clear evidence that housing completions will be begin on site within five years from the grant of outline permission.
- 9.4 Whether the current supply of deliverable sites within the East Dorset area is less than about 3.9 years. The Appellant contends that in calculating the appropriate requirement the figure should not be capped. There are sites within the supply which the Appellant believes do not meet the tests of deliverability and that windfall numbers have been double counted. Depending on whether the cap is accepted or not, the range of supply is calculated by the Appellant at between 3.0 and 3.9 years.
- 9.5 Local Centre Whether there is sufficient evidence that the local centre would be delivered, and whether it could be suitably located, viable and function well.

Whether the impacts of the proposed local centre on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in town centres and the wider retail catchment are acceptable.

Viability

- 9.6 Whether the Appellant has justified, with robust viability evidence, the provision of 35% affordable housing The Council's position is that the development can provide [40.6%] affordable housing.
- 9.7 Whether the local centre uses will be viable and whether it is appropriate to secure delivery of the local centre by a condition or planning obligation.

Education

9.8 Whether the development makes proper provision to meet the First School requirements it generates.

Highways

9.9 The extent to which Road Safety Audits are required to demonstrate whether the impact on highways safety would be acceptable, taking account of the proposed highway works and mitigation measures.

9.10 In respect of sustainable transport, whether adequate provision can be made for cyclists.

9.11 Whether Migham Lane and Ashford Road are suitable for cyclists,

9.12 Whether the PRow between Hillbury Road and Migham Lane can be upgraded sufficiently to provide a safe and attractive walking and cycling route;

9.13 Whether PRow E34/6 between Hillbury Road and the B3078 can be upgraded sufficiently to provide a safe and attractive walking and cycling route;

9.14 Whether the provision of a footway/cycleway alongside the B3078 between BOAT E34/42 and Ashford Road can be delivered to provide a safe and attractive walking and cycling route;

9.15

9.16 Whether there is sufficient information to conclude that proposed off site highways improvements can be delivered.

Sustainable Travel & trip generation

9.17 Whether the development has been located so as to reduce the need to travel

9.18 Whether the development has been located so as to reduce the need to travel and provide a genuine choice of sustainable modes of travel.

9.19 Whether there is sufficient evidence that provision could be made within the local centre to meet day to day needs and whether the local centre would be located so as to minimise travel by unsustainable modes.

9.20 Whether the assumptions in the TA on multi-modal trip generation and the reduction in vehicle trips through the provision of services and facilities are over- optimistic and whether the likely residual cumulative impacts on the road network would be severe.

- 9.21 Whether identified funding for a local hourly bus service is sufficient for the subsidised 7 year period, and whether this would be unviable beyond this.
- 9.22 Whether the proposal would be supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

Sustainability

- 9.23 Whether the proposed development would support a sustainable community in Alderholt.
- 9.24 Whether pedestrian and cycle movements are prioritised and whether improvements to walking and cycling networks within Alderholt could create sustainable links to the local centre.
- 9.25 Whether a safe and attractive cycle route to Fordingbridge can be created.

Masterplanning

- 9.26 Whether the masterplanning of this proposal sets the framework for a development which functions well for the long-term and will support an appropriate mix of uses and facilities.
- 9.27 Whether the positioning of the proposed spine road, bridge/crossing of Ringwood Road, and the business park and local centre locations need to be settled at outline stage.

Ecology

- 9.28 Matters of disagreement remain regarding impacts on Habitats sites as set out in the Ecology Topic Paper

10. Topic Papers

- 10.1 As requested by the Inspector topic papers incorporating matters agreed and not agreed have been produced on the following matters:
- housing supply
 - planning policy context
 - mitigation of impacts on protected habitats
 - the content and location of the local centre and any retail impact
 - the approach to education
 - affordable housing and viability

10.2 Topic papers incorporating matters agreed and not agreed are being produced on the mitigation of highway impacts/local highway works.