

Statement of Common Ground

Land to the South of Ringwood Road, Alderholt, Dorset

Planning Application Reference: P/OUT/2023/01166



March 2024



SMARTER DEVELOPMENT

Hillview Business Centre
2 Leybourne Avenue
Bournemouth
Dorset
BH10 6HF

Statement of Common Ground

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

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 (including agreed dimensions)
2. Description of the area
3. Relevant planning history of the site
4. Development plan (including relevant policies) and any draft development plan (including stage reached and weight to be attached)
5. Relevance of any supplementary planning guidance published by the LPA (and/or of supplementary guidance published under previous provisions and still in place)
6. Approach to planning conditions
7. Section 106 Agreement
8. Matters agreed
9. Matters not agreed
10. Additional topic-based SOCG
11. Conditions – list of topics

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 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 7km 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 nearby settlements listed in paragraph 2.1.

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 (DCLP)

4.11 Regulation 18 consultation document was published 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 Emerging Alderholt Neighbourhood Plan (ANP)

4.13 A pre-submission (Regulation 14) consultation has been undertaken, with consultation closing on 19th January 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
- 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)

- 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

6.1 The LPA and the appellant will provide a schedule of proposed conditions with an indication as to which conditions are agreed. In

respect to any conditions which are not agreed, the parties will 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). Extra-care Housing
- iii). Education
- iv). Bus Service
- v). Travel Plan Monitoring
- vi). Highway Management Contribution
- vii). S278 commuted sum
- viii). Strategic Access Management and Monitoring
- x). Community Hall contribution
- xi). Swimming contribution – off-site
- xii). Public Art contribution
- xiii). Public Right of Way contribution – Dorset
- xiv). Public Right of Way contribution – Hampshire
- xv). 3G sports pitch contribution
- xvi). Recreation Ground
- xvii). Allotments
- xviii). Allotment maintenance contribution
- xix). SANG
- xx). SANG bond
- xxi). Play Areas
- xxii). Healthcare contribution
- xxiii). Lawn Tennis Association contribution
- xxiv). Employment floorspace and delivery
- xxv). Local centre floorspace and delivery
- xxv). Phosphate mitigation
- xxvi). 'Buffer' mitigation to east of site
- xxvii). Net-zero energy strategy delivery and management
- xxviii). POS/SANG management
- xxix). Specially adapted or supported housing

7.2 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 s 106 agreement that formal sports and play provision meets the space standards set out in Policy HE4 and is adequately laid out and equipped.

8. Matters Agreed

Settlement Hierarchy

- 8.1 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”*.
- 8.2 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’.
- 8.3 The site lies outside the policy envelope as identified in saved Policy A1 of the EDLP.

Housing Land Supply and Need

- 8.4 The East Dorset area does not currently have a sufficient supply to meet the housing land supply requirement as set out in national policy. Dorset Council’s position is that the East Dorset area can demonstrate a supply of deliverable sites equivalent to 3.9 years.
- 8.5 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.
- 8.6 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 affect habitats sites.
- 8.7 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.

- 8.8 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).
- 8.9 It is agreed:
- 8.10 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.
- 8.11 That there is a need for affordable housing across the Dorset Council area, with over 4,400 households on the housing register. That the target for provision of affordable housing from greenfield residential development is 50% of net units.
- 8.12 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.
- 8.13 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.
- 8.14 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.
- 8.15 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

- 8.16 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

- 8.17 The emerging DCLP is at an early stage of preparation and should be afforded very limited weight. It is agreed that 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). The status of the emerging plan will be addressed in evidence following the Council's consideration of a new Local Development Scheme.
- 8.18 The draft ANP is currently at an early stage of preparation and should be afforded limited weight. However, this plan is progressing, and therefore the weight afforded to it may change during the course of the appeal.

Neighbouring Policy

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

Local Centre

- 8.20 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.
- 8.21 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), 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.
- 8.22 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.
- 8.23 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

and is being considered by the Council. A separate SoCG will be prepared on retail and sequential matters before the Inquiry.

Viability

- 8.24 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.
- 8.25 A Site Wide Viability Report (SWVR) was submitted during the course of the application to justify this. Queries in relation to that work, which will be addressed between valuers and agreed, to the extent possible, in advance of the submission of evidence.

Education

- 8.26 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.
- 8.27 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.
- 8.28 Alderholt is not within the catchment area for the Burgate School in Fordingbridge, Hampshire (approx. 6.5km away). Children living in Alderholt are able to join the school subject to the admissions procedures in particular if there is sufficient capacity after places have been allocated to those in the catchment. School transport is also provided for these children funded by Dorset Council if the Burgate School is the nearest school to the home address for the relevant year group.
- 8.29 The appellant's Education Impact Assessment (EdIA) proposed expansion of St James First School, with St James becoming a primary school and part of a two-tier education approach linked to the Burgate School in Fordingbridge.

- 8.30 The EdIA confirms that the St James site is not large enough for a 420 place primary school and that mitigation would have to take place in the design and provision of facilities in line with undersized sites where expansion of a site is not possible.
- 8.31 Financial contributions towards the provision of middle and upper school places in Dorset, should there be insufficient existing capacity at these tiers, would be acceptable from an education perspective and would mitigate the effects of the development on school places for middle and upper tiers.

Highways

- 8.32 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.
- 8.33 The TA addresses the existing road conditions as an appropriate starting point.
- 8.34 There is no dedicated cycle infrastructure within the vicinity of Alderholt.
- 8.35 The existing public transport service for Alderholt is no. 97, a community service funded by local parish councils. This service runs Tuesdays, Wednesdays and Fridays (except bank holidays) with three bus services running each of these days.
- 8.36 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 are accepted by the Appellant needing to be addressed.
- 8.37 Funding for a Traffic Regulation Order (TRO) could be secured for the extension of a 30mph limit along Hillbury Road.
- 8.38 The spine road will need a minimum width of 6.7m (rather than the 6.5m mentioned in the TA) which could be addressed through reserved matters.
- 8.39 The TA identifies the following offsite connections and improvements: Advisory cycle lanes along Station Road and Ringwood Road; Improved connections to PRow routes between Hillbury Road and Migham Lane with the potential to improve footpaths and make them accessible to cyclists; Connections into PRow E34/10 to Verwood and forestry trails to the south of the site

for sustainable travel and leisure; An hourly bus service between Cranborne, Alderholt, Fordingbridge and Ringwood.

Sustainable Travel / Facilities

- 8.40 That the TA relies on the assumption that: the proposed development will include the expansion of St James First School to a primary school and; that the development will include local facilities in a new square/town centre circa. 4,200sqm.
- 8.41 Funding could be secured through a S106 for a new GP surgery and community hall within the local centre.
- 8.42 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.
- 8.43 That the Appellant has formally offered to provide a bus service between Cranborne and Ringwood via Alderholt, funded for five years. 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, five years' worth of funding would end at 2032 by which time 885 dwellings were estimated to have been completed.
- 8.44 The Appellant has offered to provide a bus service between Cranborne and Ringwood via Alderholt, funded for 7 years, which is half-hourly at peak times, and otherwise hourly.

Masterplanning

- 8.45 Layout, landscaping, and design are reserved matters and the masterplan is illustrative.
- 8.46 The density parameter plan 22-1126 PP-DP P2 can be considered adequate for the outline stage.
- 8.47 Height could be considered appropriately at the reserved matters stage.
- 8.48 The submitted Design Code is for illustrative purposes only and that a final Design Code could be conditioned.

Ecology

- 8.49 The development would deliver Biodiversity Net Gain (BNG) in excess of 10% in habitat, hedgerow and ditch units, subject to appropriate conditions/obligations.
- 8.50 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.
- 8.51 Policy ME2 of the CED 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.
- 8.52 A SANG of 53ha is of a sufficient size to mitigate the potential recreational impacts of the proposed development upon the Dorset Heathlands.
- 8.53 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.

Renewable energy / Net Zero

- 8.54 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

- 8.55 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.

AONB

8.56 Additional information has been submitted through the appeal in an update to the ES. This provides an assessment of tranquillity in the AONB. The assessment of impacts on tranquillity is based upon traffic assessments set out in the TA.

Phasing and Infrastructure Delivery Plan (IDP)

8.57 The IDP assumes that occupation of the site would begin in 2026. This will require updating for the Inquiry and an updated IDP has not yet been submitted.

8.58 The IDP assumes minerals extraction would take place alongside development, from 2026-2035.

8.59 The IDP assumes that the Local Centre will be occupied in 2029-2030.

Planning Energy Strategy (PES)

8.60 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.

9. Matters Not Agreed

9.1 Where possible, further agreement will be reached through further topic-specific Statements of Common Ground.

Settlement Hierarchy

9.2 Whether the scale of development would be at a significantly greater scale than that needed 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 3.9 years.

Local Centre

- 9.5 Whether there is sufficient evidence that the local centre would be delivered, and whether it could be suitably located, viable and function well.
- 9.6 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. However, it may be a subject specific SOCG to narrow the issues.

Viability

- 9.7 Whether the provision of 35% affordable housing is justified having regard to viability.
- 9.8 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

- 9.9 Whether the impacts of the proposal on First School or Primary Education provision can be made acceptable by conditions or planning obligations.
- 9.10 Whether, if provision is to be made for Primary Education, suitable provision can be made for secondary education at Burgate School.

Highways

- 9.11 In respect of highway safety, whether issues identified in the RSA for the Hillbury Road access need to be addressed at outline stage.
- 9.12 In respect of sustainable transport, whether adequate provision can be made for cyclists including whether Migham Lane and Ashford Road are suitable for cyclists and whether upgrading the PRow between Hillbury Road and Migham Lane can lead to a safe and attractive cycling route.
- 9.13 Whether there is sufficient information to conclude that proposed off site highways improvements can be delivered.

Sustainable Travel & trip generation

- 9.14 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.
- 9.15 Whether the approach to education provision will deliver the assumed trip reductions identified in the TA.
- 9.16 Whether the assumptions in the TA on trip generation and their reduction through the provision of services and facilities are over-optimistic and whether the likely residual cumulative impacts on the road network would be severe.
- 9.17 Whether a local hourly bus service would be unviable beyond the subsidised 7 year period.
- 9.18 Whether the proposal would be supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

Sustainability

- 9.19 Whether the proposed development would support a sustainable community in Alderholt.
- 9.20 T Whether improvements to walking and cycling networks within Alderholt could create sustainable links to the local centre.
- 9.21 Whether a safe and attractive cycle route to Fordingbridge can be created.

Masterplanning

- 9.22 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.
- 9.23 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

- 9.24 Whether further detail is required at Outline Stage in respect of the phasing and management of SANG provision, and whether further detail is required in respect of mitigation for recreational access to the Dorset Heathlands in the form of a barrier on agricultural land

to the west of the site requires additional details to provide certainty regarding its delivery.

- 9.25 What mitigation liability for phosphate is likely to be required for the proposed development.
- 9.26 Whether there is sufficient evidence that the mitigation liability can be met through available credits.
- 9.27 Whether appropriate conditions and planning obligations can be imposed to address Habitats issues.

10. Additional Topic-based Statements of Common Ground

10.1 Due to the technical nature of some reasons for refusal it is suggested that topic-based SOCG may assist in further defining common ground in relation to the following topics:

10.2 Highways

To include (but not confined to):

- Trip Internalisation Report
- TRICS data
- Mode share for each land use
- Traffic distribution
- Traffic impact study area
- Effects on operational capacity
- Effects on highway safety

10.3 Retail

10.4 Viability

- To agree where possible evidence and inputs into the financial assessment of the proposed development.

10.5 Ecology

10.6 Education

11. Conditions – List of Topics

Early submission reserved matters (first RM within 1 year of consent)

Easly commencement (within 1 year of first RM approval)

Approved parameter plans

Phasing plan

Design Code & Masterplan

- Street hierarchy and character, to include adequate space for high quality street design
- Street trees and integrated SUDs features
- Green infrastructure and green corridor framework
- Urban form
- Character areas, including boundary treatments and materials

Highways

- Delivery of access junctions and internal spine road, to include access from Ringwood Road
- Delivery of offsite mitigation
- Estate road construction
- Access and parking
- Visibility splays
- Travel plan

Minerals extraction/method statement

Restriction business park (town centre uses)

Restriction local centre (town centre uses) – mix of uses, quantum of floorspace and size of units

Construction Environmental Management Plan (CEMP)

- Standard plus
- Road condition assessment
- Waste

Water efficiency

Drainage/SuDS

Environmental Health

- Assessments for Class E uses e.g. noise, odours
- Opening hours

Archaeology

Trees/Arb

Mitigation measures residential development near Bleak Hill (quarry)

Renewable energy

Lighting

- Environmental Lighting Zone E1

Heat pumps

Contaminated land

Biodiversity Plan

Landscape and Ecological Management Plan (LEMP)

Finished Floor Levels

Energy (to demonstrate net zero if Energy Strategy accepted)

Landscaping implementation