

SECTION 78 APPEAL

Statement of Case
by
Alderholt Parish Council
(Rule 6 Status)

Statement submitted to PINS 27 March 2024

Regarding Land To The South Of Ringwood Road, Alderholt

PLANNING INSPECTORATE REFERENCE: APP/D1265/W/23/3336518

LOCAL PLANNING AUTHORITY REFERENCE: P/OUT/2023/01166

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1. INTRODUCTION

Context and Abbreviations

1.1 The appeal has been lodged by Dudsbury Homes (Southern) Ltd ('the Appellant') in respect of the refusal of its outline planning application reference P/OUT/2023/01166 ('the application') by Dorset Council acting as the Local Planning Authority ('the LPA') for the following development:

“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.”

1.2 The site lies wholly within the civil parish of Alderholt ('the parish'), within the county of Dorset. The parish covers just over 15 square kilometres (5.8 square miles) and is primarily farmland but includes some quite extensive areas of ancient woodland. The main settlement in the parish is the village of Alderholt ('the village'), but there are also several outlying hamlets (Cripplestyle, Daggons and Crendell). The parish population, as recorded in the 2021 Census, is now around 3,200 usual residents, making up just over 1,300 households, most of whom live in the village.

1.3 Alderholt Parish Council ('the Parish Council') is an elected body in the first tier of local Government. The Parish Council plays a vital role in representing the interests of the community of the parish. On a day to day basis, the Parish Council deals with enquiries from the public on issues ranging from potholes in the road to recycling queries. The Parish Council is a consultee on new planning applications and policies affecting Alderholt and is consulted by various bodies on a wide range of issues relevant to the village. It works with many local community groups and organisations to enhance the facilities available in Alderholt and sometimes provide funding if required. The Council manage the allotments in Hillbury Road and co-manage the recreation ground with Alderholt Recreation Association.

- 1.4 On 22 February 2024 Alderholt Parish Council was granted Rule 6 status in this Inquiry. This is the Parish Council's Statement of Case in response to this Appeal. The Parish Council seeks to support the LPA's refusal.

The Application and Parish Council's response

- 1.5 The application was validated by the Council on 28 March 2023, with amendments submitted in May 2023. The Parish Council were first notified of the application on 29 March, and organised a public meeting to discuss the application, which took place on 11 April and was attended by approximately 70 members of the public (notes of which were published online¹). The application was discussed further at an Extraordinary Meeting of the Parish Council on 24 April, and the proposed response, which was lodged in early May. The Parish Council were informed of the Appellant's further amendments on 26 May, but made no further comments (there being no Planning Committee meeting scheduled in the timescale and given that the amendments did not alter the Parish Council's submitted response).

Site and Surroundings

- 1.6 The Parish Council broadly concurs with the site location and description contained within the LPA's Statement of Case, but would make the following corrections / additions (shown in **bold**):
- 1.7 (LPA SoC 2.1.) The site is located to the south and west of the village of Alderholt, and is 122ha in size. The majority of the site is in 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, **and further south, Harbridge Drove (which is south of where Ringwood Road and Hillbury Road meet)**. To the south, **east** and west lie agricultural land. **The boundary with the county of Hampshire, the New Forest and Fordingbridge Parish runs close to the east side of Hillbury Road and Harbridge Drove at this point.**

¹ https://www.alderholtparishcouncil.gov.uk/_UserFiles/Files/_Other/4045-230411_Public_Meeting_App_P-OUT-2023-01166.docx

- 1.8 (LPA SoC 2.2) The parcel to the **east** of Ringwood Road includes three large agricultural fields to the north, and three smaller fields to the south. All fields are currently used for crops. 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 (**these are park homes**), Saxon Way and Hazel Close. **To the north-east, Groundwise (who advertise locally as a family-run business offering groundworks and landscaping services) operate from 48 - 50 Hillbury Road.** To the west ~~and south-west~~ of this parcel is the Alderholt Recreation Ground and **the Amanda Harris** play area. To the south-~~east~~ the parcel **excludes** Foxhill Farm and ~~Ringwood Road. A dwelling at~~ Oak Tree Farm **on Ringwood Road.**
- 1.9 (LPA SoC 2.3) The majority of the parcel to the south **and** west of Ringwood Road (**including the area adjoining Harbridge Drove**) is in agricultural use, and predominantly used for crops. The site includes Sleepbrook Farmhouse and some associated farm buildings. This parcel also slopes gradually from north to south.
- 1.10 (LPA SoC 2.4) 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 **Harbridge Drove, excluding the land formerly known as the Rifle Range (currently leased to Alderholt 1st Scouts by the Parish Council).** To the south of the parcel is Warren Park Farm, and the related fishing lake. The southernmost boundary adjoins Plumley **Wood (which extends into the New Forest District).** To the west the boundary adjoins further agricultural fields.
- 1.11 (LPA SoC 2.5) To the northwest corner the site includes land forming part of Cross Roads plantation, beyond which is further agricultural and wooded land. A public right of way (PRoW) ref. E34/10 cuts through the corner of the site here. **The parcel of land between the bridleway and solar farm is a proposed allocation in the draft Alderholt Neighbourhood Plan.** 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. **This parcel of land (adjoining Attwood Close and properties to the south side of Blackwater Close) is not included within the appeal site, and is known as Site 009 (and subject to a proposed allocation in the draft Alderholt Neighbourhood Plan).** The

former (disused) railway line lies slightly further to the north, running east-west across the parish.

- 1.12 (LPA SoC 2.6) A substantial number of trees are included within the site boundary, and a Tree Protection Plan has been submitted showing these. Of particular note are bands of protected trees forming field boundaries within the eastern parcel, and individually protected trees along Ringwood Road. **The Parish Council has asked Dorset Council to protect additional important trees that are not currently subject to Tree Preservation Orders.**
- 1.13 (LPA SoC 2.7) The prevailing pattern of development in the existing village of Alderholt is predominantly detached and semi-detached dwellings, with some small terraces. Dwellings are generally two-storey houses, with some groups of bungalows. ~~These are arranged informally within a mixture of perimeter blocks and cul-de-sacs. Newer development tends to be on smaller plots however~~ in general the density is relatively low. **Alderholt has distinctive areas that have their own unique features, road networks, layout, land use and building types and designs. These areas and their characteristics are described in chapter 2 of the Neighbourhood Plan, with common features and variances detailed in chapter 3.**
- 1.14 **Alderholt parish has a population of around 3,200 usual residents (according to the 2021 Census), making up just over 1,300 households, most of whom reside in the village.**
- 1.15 (LPA SoC 2.8) Key facilities in Alderholt include:
- i) **St James First School (including Nursery provision), with associated playing fields and play area**
 - ii) Co-op / post office and adjacent retail unit
 - iii) Community hall (**Alderholt Village Hall**)
 - iv) Recreation ground and play area (**including Sports & Social Club and Pavilion**)
 - v) Churchill Arms pub
 - vi) Various places of worship (**the main churches being St James's Church (and hall) and Alderholt Chapel**)
 - vii) **The Reading Room**
 - viii) **Kingswood Day Nursery, Daggons Road**
 - ix) **Alderholt Branch Surgery (currently closed)**
 - x) **Alderholt allotments**

- 1.16 (LPA SoC 2.9) Further facilities are available in the town of Fordingbridge (New Forest District), approx. **4km** from Alderholt (**from the centre of the village to the centre of the High Street area**); Verwood, approx. **8km** and Ringwood approx. **10km**. It is **21km** to centre of Salisbury, **23km** to Wimborne, **26km to Bournemouth**, and **30km** to the **M27/M271 junction on the outskirts of Southampton**. (all distances travel by road). **There are no railway stations in the area (the railway having been dismantled following the Beeching cuts in the 1960s), and no regular bus service (the previously subsidised No.97 service being withdrawn in December 2023 – this is incorrectly stated as an existing service in the Statement of Common Ground).**
- 1.17 (LPA SoC 2.10) A designated National Landscape, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), is located approx. 2km to the north-west. The New Forest National Park (NFNP) is approx. 4km to the east

Proposed Development

- 1.18 The Parish Council concurs with the description contained within the LPA's Statement of Case.
- 1.19 In order to help clarify the context of the application site within the context of the Neighbourhood Plan Area and proposed allocations, a map is included in **Appendix 1** of this statement.

2. THE DEVELOPMENT PLAN

- 2.1 The adopted development plan policies which apply to this appeal are from the 'saved' policies in the East Dorset Local Plan of January 2002 ('the EDLP'), the Christchurch and East Dorset Local Plan Part 1 – Core Strategy of April 2014 ('the CEDLP'), the Minerals and Waste Plans (the Bournemouth, Christchurch, Poole and Dorset Waste Plan of December 2019 ('the BCPDWP') and the Bournemouth, Dorset and Poole Minerals Strategy of May 2014 ('the BDPMS').
- 2.2 In addition to the policies identified in the LPA's Statement of Case, the Parish Council may also reference the following:
- CEDLP Policy LN4 Affordable Housing Exception Sites

- CEDLP Policy PC1 Christchurch and East Dorset Employment Land Hierarchy
- EDLP DES11 Criteria for ensuring developments respect or enhance their surroundings.

2.3 In reading the CEDLP, the Vision and Strategic Objectives 1, 2, 3, 4, 5, 6 and 7 are also relevant.

3. OTHER MATERIAL CONSIDERATIONS

National Planning Policy

- 3.1 The Parish Council broadly concurs with the LPA's Statement of Case regarding Government planning policy set out in the National Planning Policy Framework ('the NPPF') supplemented by other statements of government policy and by the government's online planning practice guidance ('NPPG').
- 3.2 The Parish Council note that the National Development Management Policies (NDMPs) which are intended to replace general planning policies that occur in most Local Plans are expected to be published for consultation in the spring. It is not yet clear when these will start to gain weight.
- 3.3 The Parish Council notes the LPA's position on the presumption in favour of sustainable development, with which it agrees at the current time.

Supplementary Planning Documents and supporting guidance, and relevant plans and policies from nearby authorities

- 3.4 The Parish Council broadly concurs with the documentation identified in the LPA's Statement of Case, but may also reference the following:
- Countryside Design Summary, Supplementary Planning Guidance No.21, August 1999, East Dorset District Council <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/eastern-dorset-area/conservation-and-design-guidance-for-east-dorset>

Dorset Council Local Plan (emerging policy)

- 3.5 The Parish Council concurs with the position of the LPA that very limited, if any, weight should be attributed to the Draft Dorset Council Local Plan (DDCLP) Options Consultation

(Regulation 18). This is compounded by Dorset Council's decision (at its Cabinet meeting on 12 March 2024²) to adopt a revised Local Development Scheme and to move across to the new plan-making system and to formally start preparing a new-style local plan in November 2024, with an expected completion date of May 2027.

Alderholt Neighbourhood Plan (emerging policy)

- 3.6 The Alderholt Neighbourhood Plan ('ANP') pre-submission (Regulation 14) consultation concluded on 19 January 2024. The consultation responses have been analysed by the Neighbourhood Plan Sub-Committee, and the Parish Council expect to consider the proposed submission plan at its Full Council meeting on 8 April 2024 meeting. The updated ANP is therefore expected to be submitted to Dorset Council in April. It is therefore expected that the Regulation 16 consultation will commence shortly after the Purdah period has expired at the beginning of May, and should therefore conclude either just before or during the scheduled dates for the Inquiry.
- 3.7 **If, as anticipated, the ANP has been submitted for examination and is expected to have completed the publicity period under Regulation 16 prior to the Appeal being determined, the Parish Council consider that under paragraphs 49-50 of the NPPF a consent for this development would prejudice the plan-making process, and refusal of planning permission on grounds of prematurity would be justified.**
- 3.8 The Inspector will be aware of the ways in which prematurity can be relevant to the determination of a planning application:
- i) If the tests are met in para 49 and 50 of the NPPF, then he would be justified in immediately refusing permission for the appeal proposal. The High Court has provided guidance on this point – see *Truro City Council v Cornwall City Council* [2013] EWHC 2525 (Admin) and the “post PPG endorsement” in *Veolia ES (UK) Ltd v The Secretary of State for Communities and Local Government* [2015] EWHC 91 (Admin) at [49]).
 - ii) If the Inspector is not persuaded that the tests in para 49 and 50 of the NPPF have been met, then the issue of prematurity still needs to be considered as part of the overall planning balance. Prematurity in these circumstances is a material consideration (see

² <https://moderngov.dorsetcouncil.gov.uk/ieListDocuments.aspx?CId=152&MId=5663>

Arlington Securities Limited v The Secretary of State For the Environment & Crawley Borough Council 1989 WL 651254)

- 3.9 **The Parish Council will also present evidence on the conflict with the ANP and weight to be given to relevant policies, taking into account the tests in paragraph 48 of the NPPF.**

Relevant Planning History

- 3.10 The Parish Council notes the relevant planning history on adjacent/nearby sites included in the LPA's Statement of Case, and would also add the following:
- 3/11/0558/REM: Alderholt Surplus Stores, Daggons Road - erection of 89 dwellings together with parking, garaging and access provisions including formation of priority T- junction, re-modelling of pond and formation of recreational open space/play, granted 24 March 2015
 - 3/20/1732/FUL: High Wood - use of High Wood as a Suitable Alternative Natural Greenspace (SANG), granted 24 January 2023
- 3.11 **In relation to the Statement of Community Involvement submitted with the Application, the Parish Council intends to give evidence on the level and effectiveness of the engagement with the local community.**

Recent Appeal Decisions and Legal Rulings

- 3.12 The Parish Council anticipate that reference will be made to relevant appeal decisions and legal rulings as part of the evidence, and would welcome agreeing a concise, common list with other parties focusing on those that are most relevant to the appeal.

4. RESPONDING TO THE APPELLANT'S STATEMENT OF CASE

- 4.1 The case for the Appellant (Section 2 of their Statement) considers the reasons for refusal in turn, and these are covered in brief below:

Reason for Refusal 1 – Impacts on Protected Sites

- 4.2 The case made by the Appellant is that the necessary mitigation for potential harm to protected sites can be mitigated to ensure that there is no adverse effects on those sites. **The Parish Council note that Dorset Council has engaged an ecological consultant to**

review and advise regarding the submitted ES and impacts on Habitats Sites, and will defer to their expertise on this matter.

Reason for Refusal 2 – Location of Development and its Deliverability

4.3 The case made by the Appellant is that 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, but that in any event the settlement hierarchy is out of date in light of the absence of a five year housing land supply. They contend that the loss of services over time (local shops, petrol filling station, doctor's surgery and veterinary practice) means that, in their view, the village does not have the services and facilities that meet the needs of its population or those of surrounding communities, and that the scale or development proposed is necessary to deliver these elements and fulfil the function of a Rural Service Centre. They refer to the Infrastructure Delivery Plan and the Viability Assessment provided in May 2023. **The Parish Council supports Dorset Council's position that the development is contrary to the policies set out in the development plan, and that the village is not the right location for this scale of development, and cannot be made sustainable through the proposed interventions. The Parish Council will put forward the case that, even if all of the facilities anticipated are delivered and retained (which the Parish Council consider questionable), this would not result in a relatively self-contained settlement and there would be many wider adverse impacts from the development due to its scale, mix, and position in relation to the settlement.**

Reason for Refusal 3 – Masterplanning

4.4 The case made by the Appellant is that the position of the Local Centre within the proposed development will be within a 15 minute walk of the majority of the properties in the existing settlement of Alderholt, and that this will prioritise walking and cycling and public transport above private motor vehicles. The Appellant also appears to suggest that, as the layout of the scheme is a reserved matter, the proposed position of the local centre as shown is not material to the decision on whether the principle of development is acceptable. **The Parish Council agrees with Dorset Council that the proposed masterplan and parameter plans would not result in a development which functions well. This is particularly pertinent to the existing residents in Alderholt and would be exacerbated further should the development result in the replacement / relocation of facilities that are currently located**

in the Daggons / Station Road area. The Parish Council also supports a number of the more detailed concerns raised by the Urban Design and Landscape Officers, and will also draw attention to the character assessments, design guidelines and objectives developed as part of the Neighbourhood Plan process.

Reason for Refusal 4 – Affordable Housing and Viability Assessment

- 4.5 The case made by the Appellant is that the precise level of affordable housing will be agreed through viability testing. **The Parish Council note that Dorset Council has appointed a viability consultant to review and advise regarding the Site Wide Viability Report, and will defer to their expertise on this matter.**

Reason for Refusal 5 – Retail Impact and Sequential Approach

- 4.6 The case made by the Appellant is that there was no need for a retail impact assessment in light of Policies LN7 and PC5 that support the provision of further services in Rural Service Centres. The Appellant have nonetheless now undertaken an assessment and consider that it shows no significant adverse impacts on neighbouring towns, and that any significant (adverse) impact on the existing Co-op store, including its potential closure, would be mitigated as it would effectively be replaced. Dorset Council has highlighted concerns relating to the report, and proposes to prepare a topic-specific Retail Statement of Common Ground with the Appellant. **The Parish Council note both party's positions, and will seek to draw attention to the Neighbourhood Plan's objective of reinforcing the sense of a village centre/high street and its definition of and proposals for the Village High Street area through the Neighbourhood Plan.**

Reason for Refusal 6 – Education

- 4.7 The case made by the Appellant is that the existing First School has a declining roll which threatens its longer term sustainability, and the development could enable the school to become a Primary School (linking into secondary provision at Fordingbridge), although the existing arrangements with the Dorset school pyramid could remain. Dorset Council consider that the existing 1FE St James First School cannot accommodate the expansion on-site, and as such a replacement school should be part of the proposals, and altering the existing pyramid system would require Government consent. The Council also assert that

implications for sustainable travel patterns arising from this have not been fully assessed. **The Parish Council supports Dorset Council's position and concerns that the education requirements have not been adequately addressed. The Parish Council will also highlight the need to consider nurse provision as part of the proposed offer, taking into account the current pre-school / childcare provision in the village.**

Reason for Refusal 7 – Transport

- 4.8 The case made by the Appellant is that they propose to demonstrate that the residual cumulative impacts on the highway network will not be severe, that there are no unacceptable safety impacts, and that the number of trips from both existing and future residents will be reduced. Dorset Council's position is that the rural location of the proposed development cannot be made sustainable (at a level achievable in a major settlement) and have not agreed the assumptions made in the Appellant's transport assessment. **The Parish Council supports Dorset Council's concerns that the transport case put forward by the Appellant is inadequate. It also supports the concerns raised by Cranborne and Edmondsham Parish Council and Fordingbridge Town Council, and Ellingham, Harbridge & Ibsley Parish Council.** The Parish Council note that a revised trip rate has yet to be agreed by the Appellant, and that the transport assessment is based on 2019 modelling, and as such it is not certain whether the cumulative impact arising from more recent decisions and proposals (such as the quarrying operations proposed at Midgham Farm, and quantum of development proposed in Fordingbridge) has been taken into account.
- 4.9 In respect of Transport, the Parish Council awaits with interest Dorset Council's evidence on this point. The Parish Council has a transport consultant of its own on standby and, if need be, may call evidence to support its own concerns and supplement Dorset Council's transport evidence if the Parish Council's issues are not dealt comprehensively by evidence prepared for Dorset Council. The Parish Council undertakes to confirm the position prior to the CMC on 02 May 2024.

Reason for Refusal 8 – AONB – Tranquillity

- 4.10 The case made by the Appellant is that the likely increase in traffic will have a negligible impact on the AONB, and has provided additional information on this. However this is not accepted by Dorset Council, given their concerns regarding the traffic assumptions and

whether the SANG provision would be effective at diverting recreational pressures from the National Landscape. **The Parish Council shares Dorset Council's concerns, and related to this will also highlight the need to consider the wider impact on the intrinsic beauty of the countryside closer to the village that would result from the additional recreational pressures arising from the development.**

- 4.11 The Parish Council proposes to call some evidence in support of its own contentions on the impact that the inevitable increase of traffic will have on the AONB and the local villages (including Alderholt).

Reason for Refusal 9 – Drainage

- 4.12 The case made by the Appellant is that this issue has now been resolved to the satisfaction of Dorset Council, and this is noted in the Council's case, albeit that they highlight that there are minor consequential changes to the masterplan and parameter plans that have not yet been made and may need to be considered. **The Parish Council do not seek to challenge this point, but reserve the right to comment further on any changes to the two plans.**

5. MAIN PLANNING ISSUES

- 5.1 The Parish Council broadly concurs with the main planning issues identified in the LPA's Statement of Case, but would add the following, on which it will present evidence:
- The public interest in maintaining confidence in the plan-led system, including Neighbourhood Planning and the potential prematurity of this decision;
 - The impact on the character of the village as a result of the scale, mix, and position of the development proposed (NB this is distinct from how the village functions, but may potentially be combined with discussion on the principle of development);
 - The impact on the character of the wider countryside as a result of the scale of development proposed (NB this is broader than the current focus on the Cranborne Chase National Landscape, but could potentially be combined with discussion on that topic).
- 5.2 The Parish Council also intends to give evidence on the following matters:
- Whether the proposal would represent sustainable development, including reference to travel patterns and adequacy of infrastructure / facilities as part of a broader issue as to the

principle of development under 7(ii), taking into account the lived experience and concerns of local residents in relation to these matters.

- Transport and highway safety issues, with reference also to concerns raised by adjoining Town and Parish Councils and experience and concerns of local residents in relation to these matters.
- The masterplanning of the proposal, drawing on the village character assessment, design guidelines and objectives developed as part of the Neighbourhood Plan process

5.3 Other more minor issues are also referenced in the following section on topics, and may be covered by the Parish Council’s Proof of Evidence.

The Planning Balance

5.4 The Parish Council’s Planning Witness will set out in their proof of evidence the matters they suggest are considered in the Planning Balance (harm and benefits), and the weight that the decision-maker may accord to these elements (in particular focusing on those areas where their view differs from that of the LPA). The Parish Council’s case will demonstrate why the harm arising from the development would significantly and demonstrably outweighs the benefits.

6. TOPICS TO BE COVERED

6.1 Taking into account the topics suggested by the LPA and Appellant, the Parish Council would respectfully suggest the following areas where it would like to be involved in the Inquiry, including an additional topic area on the Plan-led system (with particular regard to the Neighbourhood Plan) and Prematurity:

Suggested topics	LPA	App’t	APC	Parish Council comments
Impacts on Habitats Sites / Ecology & protected sites	✓	✓	--	APC will defer to the LPA on this
Principle of Development / Sustainable Development	✓	✓	✓	APC wish to give evidence on this matter, and would either wish to include the related issue of the impact on the character and functioning of the village within this topic, or if not appropriate would wish this to be addressed separately. The climate change related issues regarding trip generation and mode is assumed to relevant to this topic.

Housing Land Supply	✓		(✓)	APC will primarily defer to the LPA on this, but will seek to ensure that the housing land supply considers the sites now under construction in the village, and the housing target identified through the ANP.
Masterplan / Urban Design & Masterplan	✓	✓	✓	APC wish to give evidence on this matter
Viability & Affordable Housing	✓	✓	--	APC will defer to the LPA on this
Retail & Main Town Centre Uses / Retail Impact & Sequential Approach	✓	✓	(✓)	APC will primarily defer to the LPA on this point, and can address matters it has relating to infrastructure under the topic on the Principle of Development / Sustainable Development.
Education	✓	✓	(✓)	APC will primarily defer to the LPA on this point, but will seek to ensure that due consideration is given to local nursery provision and implications of travel patterns, and can address matters it has relating to this under the topic on the Principle of Development / Sustainable Development.
Transport	✓	✓	✓	APC would like to ensure that the traffic impacts have been robustly considered, and take into account the cumulative impact arising from proposed developments, as well as local knowledge of trip habits and highways concerns. This will cover local experience of road users, including cyclists and horseriders, within the village and on typical commuting / shopping routes.
National Landscape – CCNL / Tranquillity and AONB	✓	✓	✓	APC would ask that this is expanded to cover the impact on the character of the wider countryside, or if not appropriate would wish this to be addressed separately.
Surface Water Management / Drainage	✓	✓	--	APC will defer to the LPA on this
Energy Strategy	✓	✓	--	APC will defer to the LPA on this
Plan-led system and Prematurity			✓	APC would ask that this is covered as a separate, specific topic, given the advanced stage and progress on the Neighbourhood Plan
Benefits / Planning Balance	✓		✓	APC wish to give evidence on this matter, which would naturally fall to be considered once all the evidence has been heard.

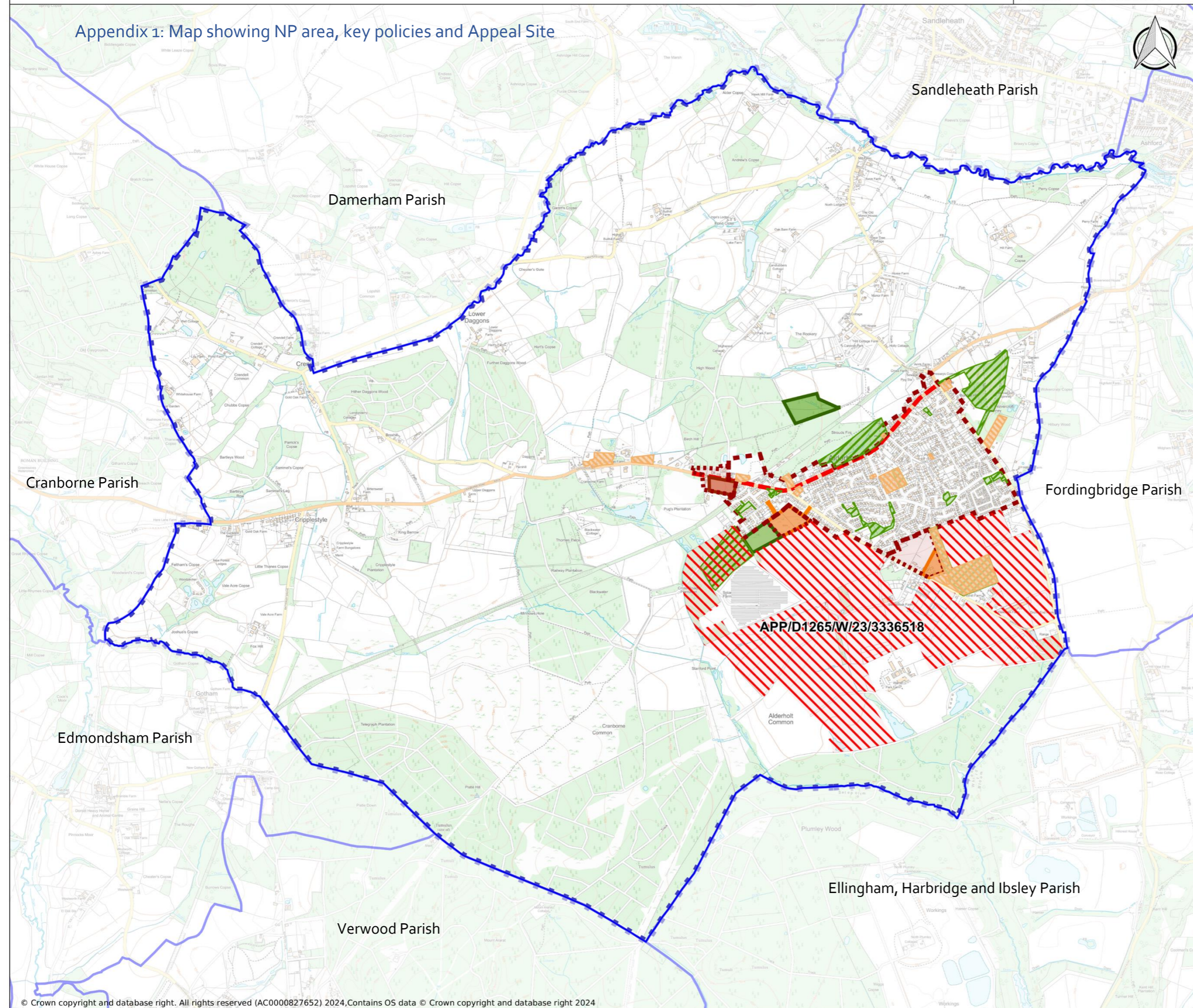
7. DOCUMENTS TO BE REFERENCED / USED IN EVIDENCE

- 7.1 The Parish Council notes the Appellant's provisional list of documents in their Statement of Case. Dorset Council's Statement of Case does not appear to include such a list. The Parish Council would welcome agreeing a concise, common list with other parties and providing a provisional list of these for the Inspector prior to the CMC on 02 May 2024.

8. CONDITIONS and S106

- 8.1 The Parish Council notes that the LPA intend to prepare a draft list of conditions and seek to agree these with the Appellant. At the current time the S106 is only provided at a "Heads of Terms" level and therefore is also unclear. The Parish Council would reserve the right to make comments on the suitability of these proposed conditions and any legal agreement.

Appendix 1: Map showing NP area, key policies and Appeal Site



Parish



High Street (policy area)



Site Allocation (proposed)

Housing

Housing and Employment

SANG

Village Envelope

2002 Local Plan

NP addition

LGS

Proposed Local Green Spaces

Dudsbury Homes Appeal site



Local Facilities



NP Area

(Alderholt Parish)