

From: [Ursula Fay](#)
To: [Nigel Jacobs](#)
Cc: [Kim Cowell](#)
Subject: RE: Alderholt application
Sent: 15/05/2023 11:02:47

Hi Nigel,

Thank you for meeting with me on Friday. I agreed that I would provide you with more information on the level of information expected to be provided in support of a SANG at Outline stage. The Dorset Heathlands SPD sets out the information that will be required, and advises additional information may be necessary for large or complex applications.

Standard requirements include a SANG layout/masterplan. While you have submitted an indicative masterplan for the whole site, I would have expected further details on the layout of the SANG to be included, such as a Landscape Masterplan. I would expect this be annotated explaining how the SANG and residential layout will be designed to encourage new and existing walkers to use it in preference to existing heathland.

I understand Natural England recommended you carry out visitor monitoring of the existing PRoW to Cranborne Common to inform the Appropriate Assessment. However the submitted survey data was carried out during the August 2022 heatwave and so are likely to under-represent the uses. Your EIA recommends further surveys be carried out and I would have expected this to happen before submitting the application. There was also no questionnaire asking walkers about their activities and use patterns etc. which we have seen on other sites.

Given the scale of this site a Draft SANG Management Plan is appropriate. This has been submitted however it may not include enough detail on specific objectives and how these will be delivered.

A draft S106 is also expected at Outline stage and I am aware you are working on this.

Finally, it is key that Natural England confirm the SANG criteria can be met. I await their response on this. However I note that some of the walking routes do not meet the SPD length guidelines, that there are several 'pinch points' and some adjacent uses (existing and proposed) may affect users' experiences.

Kind regards,

Ursula

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