

Alderholt Garden Village

Note of Natural England Meeting 17 June 2022

Attendees (Virtual Teams Meeting)

Nick Squirrell (NS) (Natural England, NE)
Nigel Jacobs (NJ) (Intelligent Land)
Jason Mound (JM) (Rapleys)
Rebecca Brookbank (RB) (EPR)

Notes

1. RB explained basis of EPR's project involvement – Lindsay Carrington/ABR have completed survey work, EPR is completing assessment and reporting.
2. NJ provided a project update (previously met NE in 2019):
 - a. 1,700 dwellings.
 - b. Mixed-use, employment centre.
 - c. Vision to transform Alderholt into sustainable location, retaining trips in village.
 - d. Previous discussion on SANG – NS requested field to north of solar farm to be brought in to intercept visitors on bridleway that goes to Cranborne Common – this has been achieved.
 - e. They have been in discussions with Forestry England (FE) regarding connections into adjacent land.
 - f. Promoting site via Local Plan – less popular with DC than it was with EDC, assuming likely refusal and subsequent appeal.
 - g. Late August/early September for application.
3. NS comments:
 - a. FE land, good to reach agreement re: access, and manage public access to control access to designated sites (incl. Ringwood Forest). NJ – FE will seek recreational management contribution.
 - b. Within 13.7km of New Forest, NE position is Dorset Heaths mitigation covers issues with NF. However, NFNPA looking at visitor pressure and possible need for additional contributions. [NS to share info if/when he can]
 - c. Lindsay Carrington survey – one GCN pond. DC has District Licensing scheme. Can create ponds in SANGs or enhance/create new ponds in FE land. NJ - 4 sizeable attenuation ponds in SANGs, can create other wildlife ponds in SANG or offsite within blue line.
 - d. Horseshoe bats- likely present (Lindsay Carrington report), good to know routes used, turning up at Hawthorns appeal site. NJ – one known route

across site, dark corridor planned. NS – enhancing acid grassland valuable for NJ, esp. habitats close to SPA (e.g. within NW SANGs).

- e. River Avon/phosphates, Pennyfarthing offsetting scheme in Avon involving land use change (fish farm closure/convert island into wetland). Pennyfarthing may not utilise whole solution, so other developers could pick up remainder. NJ – Trant have run calc. on site offset brings level down, onsite water treatment facility/wetland to mop up residual. NS – could look at fishing lakes around site, look at outflows/management of lakes (type bait permitted etc). FE/Summerlea Estate own lots of land to south, could look at pond enhancement. Engage with estate to discuss options.
- f. SANG. (NJ shared vision doc, SANG now includes NW field including woodland). Larger SANG – 1 car park space/ha. Go for conservative no. of spaces but with room to expand (maybe only deliver 40% at outset, then parking can respond to demand). Include hoggin surfacing, bike racks. NJ – future SANG management to stay with WH White. Visitor count advised of bridleway to get baseline. Rest of SANG land not publicly accessible. Don't need survey to find out where people coming from as all local use, no parking. Just count. Unofficial car park on FE land, don't need to look at for survey as unofficial, but good to know parking capacity.
- g. Overall, most issues seem to have solution. Not entirely sure about SANG – would like link from NW SANG around solar farm to S SANG, with no links towards SPA. [NS to review plans and get back with further response and to advise on requirement for a site visit. John Stobart likely to get involved due to NS capacity and JS leads on nutrient matters.]

EPR, 21/7/21