

Alderholt Garden Village

Note of Natural England Meeting 26 October 2023

Attendees (Virtual Teams Meeting)

Nick Squirrell (NS) (Natural England, NE)
Nigel Jacobs (NJ) (Intelligent Land)
Chris Jack (CJ) (EPR)
Rebecca Brookbank (RB) (EPR)

Ecology Issues

1. Phosphates
2. Bridleway through Cranborne
3. New Forest Air Quality
4. SANG
5. New Forest Recreation

Meeting Notes

1. Phosphates:

- Need more detail to feed into viability to provide NE with the certainty that the mitigation is affordable.
- Confirmation from one or more of the two fish farms that they have enough credits and are willing to sell. NE needs to see an 'In principle' letter so NE can confirm suitability of potential supplier(s) and confirm sum is affordable (price does not need to be disclosed). Best supplier can be selected at future stage.
- NE do not require any formal arrangement committing to the purchase of the mitigation credits, this would be unreasonable and unnecessary at outline stage.
- Relate the proposed mitigation solution to the planning stage- including covering phasing detail.
- NJ- Grampian condition suggested, but DC said not enough certainty.
- NS- uncertainty re: LURB measures, and therefore to commit to purchase at this stage is unnecessary
- Can go into SoCG.

2. Bridleway:

- Clarify bridleway will not be promoted - it is not essential to transport strategy. This can be amended within the relevant transport documents and updating the ES/HRA.

3. New Forest Air Quality

- Tempro used re: local plans, but growth in Fordingbridge higher.
- Paul Basham to check committed development with HCC.
- DC/BCP AQ Strategy- based on 2030, end to combustion engines. Strategy will roll on and presumably, the tariff will roll on.
- Phasing development- later phases of development in the new Local Plan period.

4. SANG:

- Further information needed on SANG phasing.
- Normally all in one go at first occupation. If phased part up front, good to have walking loop around wider land (SANG 'lite') in basic countryside. Can do targeted upgrade, including e.g. annual flower strip, for interim interest. Then upgrade fully when SANG phase comes online.
- SANG design agreed in principle.
- Pine cover at Cross Roads plantation- reduce tree cover to draw people into the SANG.
- Wider SANG design, consider species requirements e.g.: bats.

5. New Forest Recreation:

- Draft New Forest SAMM Strategy with draft tariff, figures can be adopted. Nick to ask Ollie Rendle at DC if they can share information- cite details in S106.
- <£500 per house (now confirmed as such).

6. Conclusion

All matters could be overcome, and subject to providing the additional information then the matters can be agreed.

EPR, 09/11/23

