



ALFREDSON YORK  
ASSOCIATES

Land at Alderholt Meadows  
Alderholt, Dorset  
Education Mitigation Strategy  
for Dudsbury Homes (Southern) Ltd

**1<sup>st</sup> May 2024**

Report prepared by **John Powell**  
for  
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# 1. Introduction

## 1.1. Report Purpose

1.1.1. I have been asked to consider the proposed development for its likely impact on social infrastructure in the local area.

1.1.2. The purpose of this report is to set out the education strategy that the appellant will adopt for the forthcoming Public Inquiry. It will also serve in discussions with the Council with regards to narrowing down areas of difference in advance of any appeal.

1.1.3. It is acknowledged that if the impacts of the proposed development legitimately call for a S106 contribution due to capacity problems, that meet the requirements of the Community Infrastructure Levy (CIL) regulations, then it is accepted that a contribution should be offered.

## 1.2. Report Scope

1.2.1. This report looks at the appropriate education strategy for the forthcoming Public Inquiry, and addresses concerns raised of the original application.

1.2.2. This report sets out that the proposed strategy will operate within Dorset's existing school organisation approach, rather than seeking to introduce a new approach locally.

## 1.3. Intended Audience

1.3.1. The intended audience is the Appellant, as well as, potentially, the Council.

## 2. The Current Education System Locally

### 2.1. Dorset Council education system

2.1.1. In this area Dorset Council provides a three-tier education system.

2.1.2. This consists of first schools (serving Reception to Year 4), middle schools (serving Years 5 to 8) and upper schools (serving Years 9 to 11, or 13 if providing post-16 education)

2.1.3. In contrast, the neighbouring education authority, Hampshire County Council, operates a two-tier system of primary schools (reception to Year 6) and secondary schools (Years 7 to 11, or 13 with post-16 provision).

### 2.2. Local catchment schools

2.2.1. The local provision of school places in this three-tier system is provided by St. James First School in Alderholt, Cranborne Middle School in Cranborne and Queen Elizabeth's School in Wimborne.

2.2.2. The local first school is within a reasonable walking distance of all properties on the appeal site.

2.2.3. Home to school transport is provided for pupils in Alderholt to Cranborne Middle School and to Queen Elizabeth's Upper School.

2.2.4. The total journey times to these schools, accounting for both the beginning and end of school days, are approximately 35 minutes and 1h48 minutes respectively.

### 2.3. Development pupil yield

2.3.1. Attached at Appendix AYA03 is the most recently available Planning Obligations Guidance for West Dorset on the Dorset County Council website, currently DC has not published any guidance on this matter. According to the document, published in 2010, DC would seek contributions for primary and secondary school places per year group as shown on the table below:

Home	Number of School Places
<b>2 bedroom home</b>	0.020
<b>3 bedroom home</b>	0.028
<b>4 bedroom home (or larger)</b>	0.032

2.3.2. Applying this to the proposed mix of development gives the following position:

Dwelling size	Number of dwellings	Total Pupils per year group
<b>2 bedroom home</b>	431	8.62
<b>3 bedroom home</b>	510	14.28
<b>4 bedroom home (or larger)</b>	306	9.792
<b>Total</b>	<b>1247</b>	<b>32.692</b>

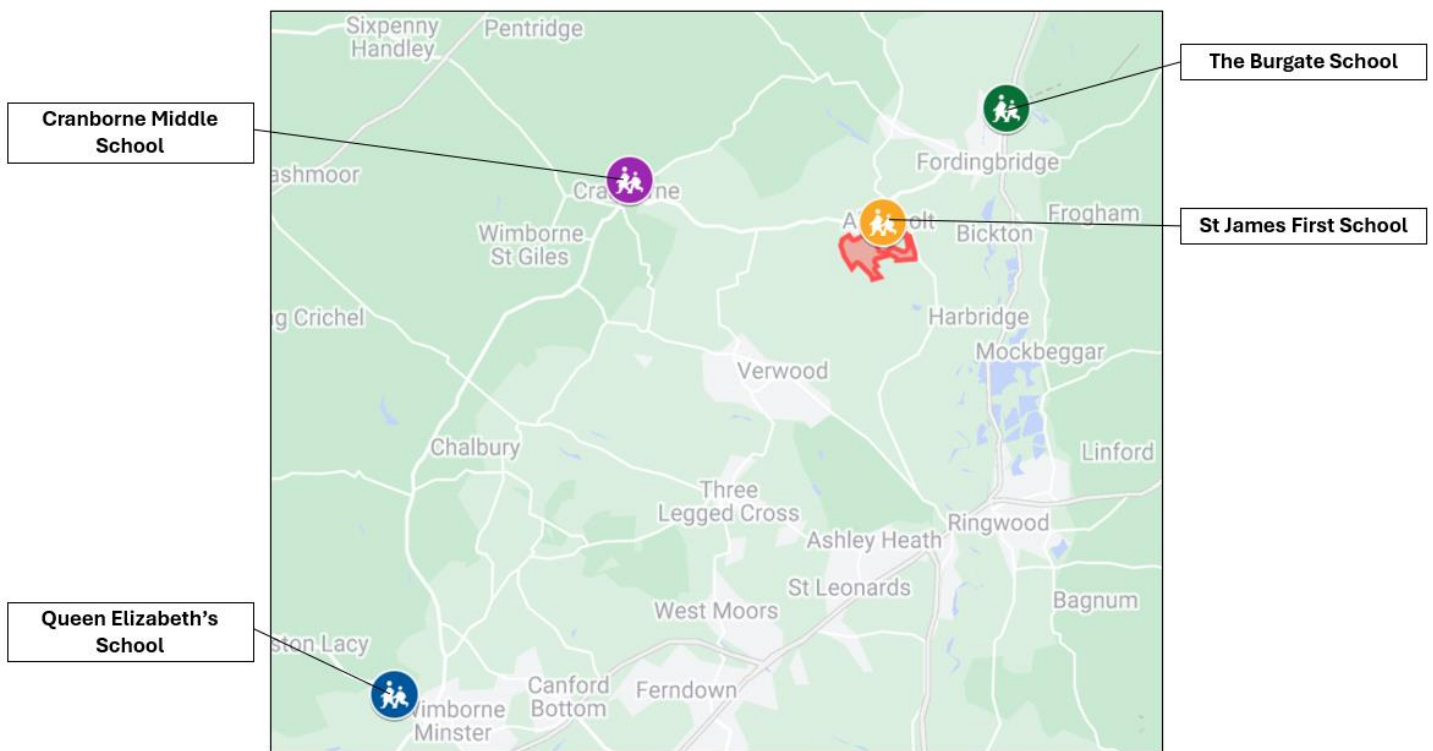
2.3.3. Next, we apply the number of year groups to the total figure. We have produced a table for primary and secondary and an alternative table for first, middle and upper schools.

Sector	Total Pupils
Primary (5-11)	228.844
Secondary (11-16)	163.46

Sector	Total Pupils
First (5-9)	163.46
Middle (9-13)	130.768
Upper (13-16)	98.076

#### 2.4. Local Schools Relevant to the Proposed Site

2.4.1. The map below shows the schools referred to in the following section in relation to the proposed development site:



2.4.2. This map explains the close connectivity between Alderholt and Fordingbridge, and shows that the nearest school provision from Year 7 upwards is in Hampshire at The Burgate School.

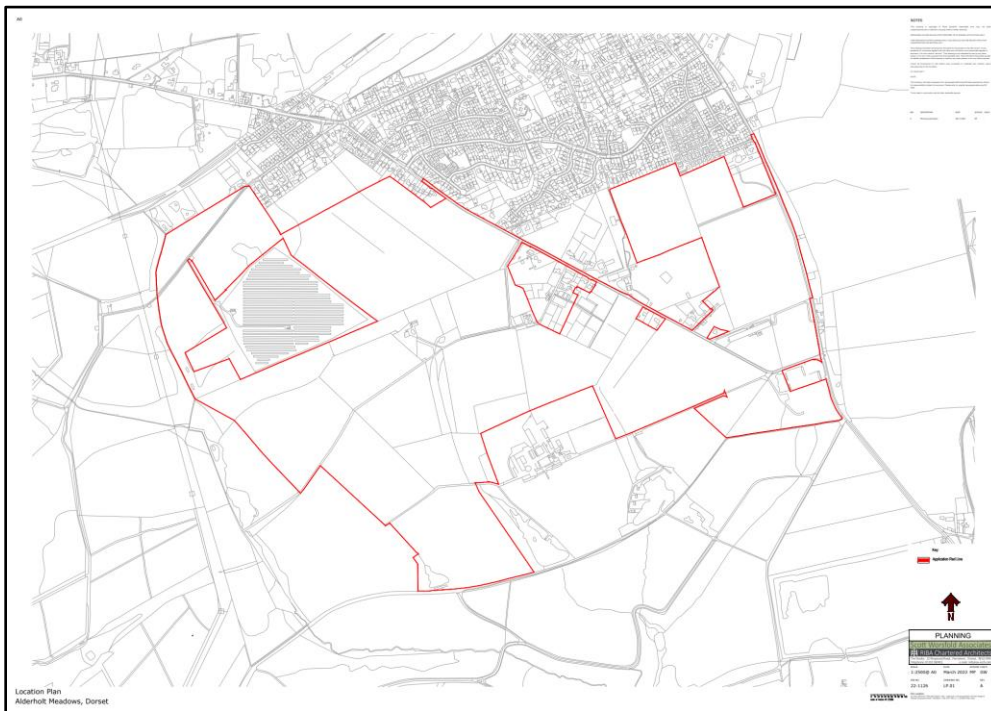
### 3. The Planning Application

#### 3.1. The Site

3.1.1. The planning application site is Alderholt Meadows, Dorset. The site lies within the planning remit of Dorset Council (DC). This site was the subject of planning application ref: P/OUT/2023/01166 which was refused by committee in August 2023. The Reasons for Refusal are attached at Appendix AYA01.

3.1.2. The site's nearest first, middle, high, primary and secondary schools are within the area which the local education authorities are Dorset Council (DC) and Hampshire County Council (HCC).

3.1.3. The location of the site is as indicated below:



[source Location Plan, attached at Appendix AYA02]

#### 3.2. Proposed Mix

3.2.1. The total number of units shown on the illustrative masterplan is up to 1700 dwellings. Within this provision is allowance for an 80-bed care home.

3.2.2. The current proposed mix is set out below:

Type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
<b>Market Housing</b>	210	365	331	166	33	1105
<b>Affordable Housing</b>	113	196	179	89	18	595

### 3.3. Original Education Strategy

3.3.1. Given the demonstrably close links to Fordingbridge, the initial education strategy was to consider a change in age range at St James First School, to include Years 5 & 6 and become a primary school, which would then feed in to The Burgate School, in Fordingbridge, at secondary level.

3.3.2. Anecdotally, in discussions with St James, it appears that parents are choosing not to send pupils to the local first school as they prefer the two-tier system, and this is also influenced by the significant journey times to middle and upper schools.

3.3.3. This point is borne out by the current falling roll at St James.

3.3.4. This strategy would have required approval from the Department for Education and the Salisbury Church of England Diocese.

3.3.5. Both schools had indicated they were in favour of this, and were prepared to expand to accommodate the pupils arising, and developer contributions, or works in kind, would have been made.

3.3.6. This would also have had the benefit of reducing home to school travel times for all pupils arising from the appeal site and for the existing population.

### 3.4. The Trend in Annual Local Birth Numbers

3.4.1. The Office for National Statistics (ONS) birth rate figures show the total annual births within Dorset is currently around its lowest level in the past nine years. Births specifically within the Alderholt area have also fallen marginally since a peak in 2017.

3.4.2. This is best illustrated by the table below:

<b>Area</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Dorset</b>	3,130	3,104	3,086	3,028	3,082	2,841	2,748	2,638	2,755
<b>Alderholt</b>	28	29	27	23	30	28	27	25	24
<b>Current / Future School Year</b>	2025 Year 7						2031 Year 7		

3.4.3. Those children born in 2013 would now be in Year 3 and the 2019 births will be due to start primary school in September 2024.

## 4. Existing First School Site

### 4.1. Dorset Council's Assessment of St. James' First School site area

4.1.1.DC has provided an assessment of the site area of St. James First School. This is attached at Appendix AYA04.

4.1.2.This assessment shows the total site area at the school as being 1.1775ha

### 4.2. Building Bulletin 103

4.2.1.DfE publishes a guidance for school site and building areas, Building Bulletin 103.

4.2.2.This calculation for the area of a school site is given in the table below:

<b>Annex B: Site areas</b>						
<b>Recommended minimum site areas for all schools</b>	<b>Base area for any:</b>		<b>Area per pupil place for:</b>			
	primary or special school	secondary or middle school	Nursery	Reception and Key Stage1	Key Stage 2-4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	350	2000	1	1	5	3.3
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

4.2.3.For a primary school the far-left column is the relevant column to use in calculating the site area.

4.2.4. However, a first school is not the same as a primary school, as it has fewer year groups of Key Stage 2 pupils (and Key Stage 2 pupils are the only pupils that require team game playing fields at first or primary level).

4.2.5. It is therefore important in calculating a first school area to break the pupils down by Nursery, Reception & Key Stage 1, and Key Stage 2, and calculate the area using the relevant columns for each.

4.2.6. It is also important to note that Building Bulletin 103 area guidance includes non-net area, which is the area for the school buildings, access and parking.

### 2FE First School

4.2.7. The table below shows the calculations for a 300 place (2FE) first school, and also includes an allowance for nursery provision on site:

Number of Pupils:	300 (2 FE First school)		
	180 KS1	120 KS2	
	Base	Per Pupil	TOTAL
<b>Soft outdoor PE</b>	0	35	4200
<b>Hard outdoor PE</b>	400	1.5	850
<b>Soft informal social</b>	600	2	1200
<b>Hard informal social</b>	200	1	500
<b>Habitat</b>	0	0.5	150
<b>Float</b>	600	5	2100
<b>Non-net area</b>	200	3.3	1190
<b>Minimum Site Area</b>			<b>10190</b>
<b>Maximum Site Area</b>			<b>12737.5</b>
<b>Additional Site area</b>			
<b>Early Years and Childcare (if onsite)</b>			<b>360</b>
<b>Soft outdoor PE can be halved if using a STP</b>			
<b>Minimum Site Area</b>			<b>8090</b>
<b>Maximum Site Area</b>			<b>10637.5</b>
<b>Actual Site Area</b>			<b>11775</b>

4.2.8. Although the nursery area has not been added in to the totals in the spreadsheet, it is evident that, even including this area, the site is more than capable of accommodating a 2FE first school.

4.2.9. If a synthetic turf pitch (STP) is provided, then the area required is reduced still further, since this area can be timetabled more intensively than a grass pitch.

4.2.10. An indicative plan showing how a STP can be fitted into the site has been drawn up by Scott Worsfold Architects and is attached at Appendix AYA05.

4.2.11. Additionally, a potential phasing of the expansion plans for the school has also been drawn up by SWA and is attached at Appendix AYA06. Given the location of the proposed buildings, it is clear that the school can remain operational whilst expansion works take place.



## 2FE Primary School

4.2.12. The following table shows the same calculation for a 2FE primary school:

<b>Number of Pupils:</b>	420	<i>(2FE Primary School)</i>	
	<b>Base</b>	<b>Per Pupil</b>	<b>TOTAL</b>
<b>Soft outdoor PE</b>	0	20	8400
<b>Hard outdoor PE</b>	400	1.5	1030
<b>Soft informal social</b>	600	2	1440
<b>Hard informal social</b>	200	1	620
<b>Habitat</b>	0	0.5	210
<b>Float</b>	600	5	2700
<b>Non-net area</b>	200	3.3	1586
<b>Minimum Site Area</b>			<b>15986</b>
<b>Maximum Site Area</b>			<b>19982.5</b>
<b>Additional Site area</b>			
<b>Early Years and Childcare (if onsite)</b>			<b>360</b>
Built form is included in non-net area			
<b>Soft outdoor PE can be halved if using a STP</b>			
<b>Minimum Site Area</b>			<b>11786</b>
<b>Maximum Site Area</b>			<b>15782.5</b>
<b>Actual Site Area</b>			<b>11775</b>

4.2.13. This shows that a 2FE primary school might possibly fit on the existing site either with the use of a 0.42Ha synthetic turf pitch (and a small under-provision of float area), or by siting the playing fields off-site.

4.2.14. The chosen education strategy for the forthcoming appeal is therefore to expand on site to a 2FE first school, and make all necessary contributions to early years, first, middle and upper school places.

### Funding concerns for a new First School

4.2.15. Under DC's preferred approach, for a new 2FE first school on a new site as part of the overall development at Alderholt, there are some concerns over the funding.

4.2.16. Given the impact of the proposed appeal site, and the tests set out in the CIL regulations, the developer contributions would total approximately half of the costs required to deliver a new 2FE first school (153 places of 300 required).

4.2.17. This funding shortfall would need to be made up by DC and/or the Diocese of Salisbury from their own capital funds. Currently there is no indication, to date, that sufficient funds would be available to deliver this school.

4.2.18. Additionally, DC and/or the Diocese would also need to purchase approximately half of the new site proposed, potentially at Best Alternate Value. Again, no indication that such funds exist has been provided to date.

#### 4.3. Existing School site – trees

4.3.1. Appendix AYA05 shows a proposed plan for delivering a 2FE First School on the existing site. This plan also shows the impact that this plan would have on the existing trees on site.

4.3.2. This plan has been drawn up in conjunction with Hayden’s Arboricultural Consultants, the arboriculture consultants for the appeal site. These consultants have provided a tree report for the site, which is attached at Appendix AYA07.

4.3.3. In reviewing this plan, the arboriculturist’s comments are:

*“The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.*

*The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site.”*

4.3.4. As such, the proposed plan for the expansion of the existing First School should be seen as acceptable in the wider planning balance.

#### 4.4. Travel to School Implications

- 4.4.1. The existing net capacity of St James' First School is 180, and its current number on roll is 92.
- 4.4.2. The site can therefore, at the very least, accommodate a further 88 pupils travelling to the site.
- 4.4.3. Additional work was undertaken by Paul Basham Associates, transport planners for the appeal site, in understanding the transport implications of this strategy. Their view is set out in the following paragraphs.
- 4.4.4. The matter of travel from the proposed development to St James School was covered in the appellant's Trip Internalisation Report, which was discussed with Dorset at pre-app stage. It was agreed that 90% of the relevant age group would attend St James, with the remaining 10% attending other schools. The forecast number of first school pupils in the development is 180, and taking out the 10% travelling to other schools, 162 children from the development would therefore attend St James.
- 4.4.5. The assumption in the report was that all of the children travelling from the proposed development to St James would do so on foot / cycle, given the proximity of the development and the routes available.
- 4.4.6. Information on existing St James school travel data is available online (sthc.co.uk) for 2015/2016. Of all pupils, 20% travel by car and this proportion decreases the closer the pupils live. Within 1.6km, 15% travel by car, and within 0.8km, 10% drive. The mode map below shows further detail. The majority of the development is within 800m of the school. The assumption agreed in the TIR of all children from the development using sustainable modes is therefore reasonable.
- 4.4.7. However, applying the 10% figure to the proposed development's 162 children suggests 16 children could be driven. Looking at the most direct routes to the school via road from the development, vehicles would likely use either Earlswood Drive and Birchwood Drive, depending on the origin point within the development. The additional vehicle movements from the development to the school through the Hillbury Road / Birchwood Drive junction, and the Ringwood Road / Earlswood Drive development would therefore be 8 in this case.
- 4.4.8. Onward movements post dropping off a child would be distributed between Park Lane, Birchwood Drive, and Earlswood Drive, depending on the destination point. Assuming an equal split, that would be an additional 5 movements on each junction. It is not considered that this would constitute a "severe" impact on capacity, the relevant test set out in the NPPF.
- 4.4.9. For middle and upper school pupils, there would be a requirement for increased home to school transport provision, alongside the existing provision from the village as currently made. Given the likely pupil yields, this would be a further double decker buses to Cranborne as part of the regular service provided and an additional education service to Wimborne.

## 5. Review Mechanism

- 5.1. Acknowledging the profound benefits of reduced travel times and the expressed interest of St. James First School in expanding its age range, the possibility of a change in age range application by the school seems forthcoming.
- 5.2. To ensure that contributions yield the highest educational value, the appellant proposes a review mechanism, to be enacted prior to the occupation of the first dwelling, evaluating the efficacy of contributions and potential adjustments.
- 5.3. The review will meticulously assess the progress toward a viable two-tier education system, considering local needs, stakeholder input, and regulatory frameworks, potentially suggesting amendments to any standing S106 agreements regarding contributions towards education provision.
- 5.4. This review mechanism may also be used to identify a suitable site for a 2FE first school other than on the existing site, and the diversion of contributions towards the construction of such a new school, should such a site come forward in advance of the need to add places at the existing first school site.
- 5.5. Other matters that any review may consider would be expansion on the existing site with offsite playing field provision.
- 5.6. In order to allow for the review mechanism to ensure that the best educational outcomes are reached, a close collaborative approach between all parties (the school, the Diocese, the Council and the appellants) is urged.

## 6. Contributions

### 6.1. Contributions

- 6.1.1. The appellant is prepared to make all necessary and otherwise CIL compliant contributions towards the additional places required as a result of the appeal site.
- 6.1.2. DC has already confirmed that no contributions towards places at middle school are required. Home to school transport to the catchment middle school is being provided through additional regular bus service provision.
- 6.1.3. There is some confusion over whether upper school contributions are necessary as contradictory information on this has been produced by DC. If any such contributions are required, then these will be agreed with the Council. This will include any contributions required towards home to school transport.
- 6.1.4. It will be necessary to increase the first school capacity from 180 to 300, and these places will be funded through works in kind at the existing First School site, in line with the plans at Appendix AYA05 and AYA06, or as amended in conjunction with the school and Council.
- 6.1.5. Additionally, contributions towards early years and childcare will be made where these are demonstrated to be CIL compliant.

## 7. Conclusions

### 7.1. Commentary & Conclusion on Education Mitigation and Reason for Refusal

7.1.1. Plans as drawn up show that a 2FE first school would be deliverable on site and as such the education Reason for Refusal is flawed. The existing site could deal with the pupils arising, if contributions were paid. There was no suggestion that an agreed level of contributions would not be forthcoming.

7.1.2. On the basis of the potential request for contributions set out at 5.1 above, and the subsequent analysis of this request, it is clear that further discussions with DC will be necessary prior to the appeal to agree a CIL compliant level of contributions

7.1.3. Subject to DC agreeing with the area calculations above, the highways and tree assessments undertaken, and an agreement on appropriate levels of contributions, there would be no education reason for refusal.

## 8. Appendices

8.1. The following Appendices accompany this document:

- APPENDIX AYA01 - Dorset Council Reasons for Refusal Document;
- APPENDIX AYA02 - Site location plan;
- APPENDIX AYA03 - Planning Obligations for West Dorset;
- APPENDIX AYA04 - DC Assessment of St James' First School site;
- APPENDIX AYA05 - SWA concept indicative site plan;
- APPENDIX AYA06 - SWA concept floorplan ;
- APPENDIX AYA07 - Hayden's Arboricultural Consultants Tree Report



## Planning Services

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) 01305 838336- **Development Management**

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8 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Mr Nigel Jacobs  
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**Date:** 7 July 2023

**Ref:** P/OUT/2023/01166

**Case Officer:** Ursula Fay

**Team:** Eastern

) 01202 228806

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## Planning Decision Notice

### Outline Planning Permission

Town and Country Planning Act 1990

Town and Country Planning

(Development Management Procedure) (England) Order 2015

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<b>Application Number:</b>	P/OUT/2023/01166
<b>Location:</b>	Land To The South Of Ringwood Road Alderholt
<b>Description:</b>	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)

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Dorset Council **refuses** outline planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

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### This planning permission is refused for the following reasons:

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1. The proposal would have adverse impacts on the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), New Forest SPA/SAC and River Avon SAC and it has not been demonstrated that appropriate mitigation can or will be provided, contrary to Policy ME2 of the adopted Christchurch and East Dorset Local Plan – part 1 2014, the Dorset Heathlands Planning Framework 2020-2025 SPD, and paragraphs 180-182 of the National Planning Policy Framework (NPPF). This forms a clear reason for refusal of the proposal in accordance with NPPF para 11 d) i.



2. The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.
3. The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.
4. The proposed development fails to make an appropriate contribution to affordable housing, contrary to Policy LN3 of the adopted Christchurch and East Dorset Local Plan – Part 1, 2014. The submitted viability assessment relies upon inputs and assumptions which have not been accepted by the Local Planning Authority and statutory consultees and has not been subject to independent scrutiny. As such, it has not been demonstrated that a policy-compliant level of affordable housing cannot be viably accommodated on the site, contrary to policy LN3 of the Christchurch and East Dorset Local Plan – Part 1, 2014.
5. The proposal includes uses defined in Annex 2 of the NPPF as ‘main town centre uses’ expected to total 2,958sqm and include 1,259sqm of retail. The application is not accompanied by a sequential test or retail impact assessment, contrary to Policy KS7 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 87 and 90 of the NPPF.
6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.
7. The submitted Transport Assessment fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated. It has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe. Contrary to Policy KS11 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraph 111 of the NPPF.
8. The proposal, by bringing additional traffic and recreational activity into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), would result in environmental impacts and a loss of tranquillity the extent of which has not been adequately identified and mitigated within the application. Contrary to Policy HE3 of the

Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 174 and 176 of the NPPF.

9. Insufficient information has been provided regarding surface water management from the development. It has not been demonstrated that the proposed surface water drainage scheme can be viably achieved on the site. Contrary to Policy ME6 of the adopted Christchurch and East Dorset Local Plan – part 1, 2014, and paragraphs 167 and 169 of the National Planning Policy Framework.

**Informatives:**

1. For clarity, the refused plans are as follows:

22-1126 LP01 C Location Plan

22-1126 MPO P4 Masterplan Overview

22-1126 MP01 B Indicative Masterplan

22-1126 PP-AMP P2 Parameters - Access and Movement Plan

22-1126 PP-LU P3 Parameters - Land Use Plan

22-1126 PP-DP P2 Parameters - Density Plan

4256\_LS\_019 A Green Infrastructure Parameter Plan

4256\_LS\_012 E Landscape Strategy Plan

22-1126-PP P1 Phasing Plan

9148-D1-AIA (Sheets 1-4) Prelim AIA

2. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The applicant/ agent did not take the opportunity to enter into pre-application discussions.

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.

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**Decision Date:** 7 July 2023

*Mike Garrity*  
**Head of Planning**  
**Economic Growth and Infrastructure**

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## **Planning Decision Notes**

### **Power to refuse planning permission**

This decision is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015 .

### **Site Notice**

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

### **Appeals**

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at [www.planningportal.co.uk](http://www.planningportal.co.uk).

### **Southern Gas Networks – Overbuild Advisory**

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

### **Purchase Notices**

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner, in exceptional circumstances, may claim that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

**NOTES**

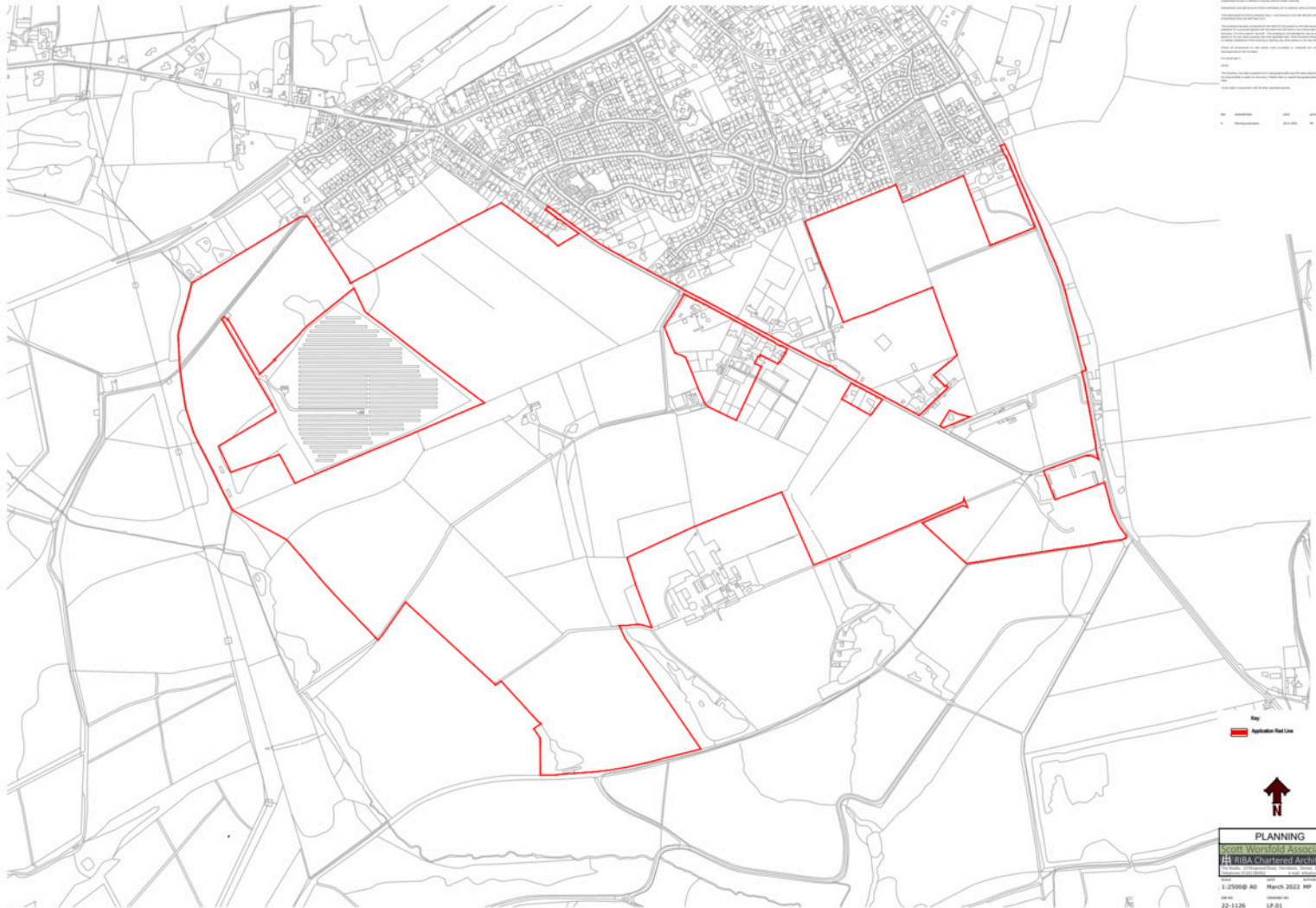
1. This plan is a location plan for the proposed development. It is not a site plan and does not show the details of the development. It is intended to show the location of the development in relation to the surrounding area.

2. The proposed development is shown in red on this plan. It is a residential development consisting of a number of dwellings.

3. The plan shows the location of the development in relation to the surrounding area. It is situated to the south of the existing residential area.

4. The plan shows the location of the development in relation to the surrounding area. It is situated to the south of the existing residential area.

5. The plan shows the location of the development in relation to the surrounding area. It is situated to the south of the existing residential area.



Key  
Application Red Line



**PLANNING**

Scott Worold Associates  
RIBA Chartered Architects

Scale	1:2000p AD	Date	March 2022	Rev	001
Sheet	22-1126	Project No.	UP.01	Author	A

2022-11-26

Location Plan  
Alderholt Meadows, Dorset

## 8. EDUCATION

### 8.1. Introduction

- 8.1.1 Within West Dorset, Dorset County Council is the local education authority and therefore the key agency responsible for delivering education. The county council is required by law<sup>75</sup> to give all young people of school age the opportunity to receive appropriate education, by ensuring that there are enough schools in its area, and that these schools are of a suitable standard. The county council must also have a strategy in place for the provision of childcare sufficient to meet the needs of working parents (and those in training or looking to obtain work). The county council works in partnership with a range of agencies bringing together public, private, community and voluntary sectors to work together more effectively.
- 8.1.2 The majority of young people of school age receive their education in government-funded schools, with some requiring specialist support dependent upon their particular needs. Money for this service comes from central government grant, council tax and any additional funds raised locally. Pre-school age facilities (such as nursery places) are primarily provided through private provision, supported by central government funding for children over three years of age. The Department for Children, Schools and Families provides national guidelines on service standards and funding.
- 8.1.3 Other related educational facilities (libraries and museums) are considered within chapter 6 on culture and leisure facilities.

### 8.2. Existing education provision

- 8.2.1 There are five pyramids of schools in the West Dorset area, Dorchester, Beaminster, Bridport, Lyme Regis and Sherborne. There is also a pyramid covering the Weymouth, Portland and Chickerell areas. As of 2 February 2010, there were few surplus places within the existing school system, and some schools were oversubscribed. Within the Beaminster pyramid the schools are mostly at capacity, and three schools in the Dorchester pyramid are due for replacement because of their unsuitability. Although there is some spare capacity in a few of the schools in the Weymouth, Portland and Chickerell pyramid, the schools relating to Chickerell will need to expand to accommodate the level of growth anticipated in the local plan.
- 8.2.2 Children with special educational needs are normally catered for in mainstream early education settings or schools, with specialist expertise brought in to help the school meet the child's needs. There is one specialist school in the area, Mountjoy, for children and young people with severe, complex, profound and multiple learning difficulties from West Dorset, Weymouth and Portland. There are plans to replace and relocate this facility from Bridport, to provide a new, slightly larger (48 place) premises on the Beaminster Technology College site. There are a very limited number of children whose needs cannot be met locally and who are educated outside of the county.
- 8.2.3 As of 2 February 2010, the number of childcare places appears to be sufficient to meet demand, however demand is likely to grow as the offer of government funded places is extended between now and September 2010. In more rural areas choice is limited, with some areas (such as Broadwindsor, Netherbury and Loders) recorded as having no pre-school providers.

### 8.3. The need for contributions towards education provision

- 8.3.1 A proportion of new homes will be occupied by families with children who will require pre-school childcare provision or attend schools funded through the county council. This can place additional pressure and over-stretch school and childcare provision in an area. It is therefore reasonable to expect such development to help address this impact.
- 8.3.2 In assessing the level of contribution required from new development, the capacity of existing schools and

<sup>75</sup> §14 of the Education Act, 1996

## 8. EDUCATION

pre-school nursery provision is a key factor. The number of children on the school roll and the net capacity are reported every year<sup>76</sup>. The county council also regularly updates its Childcare Sufficiency assessment. Some capacity is needed to meet natural fluctuations in the existing population base, and the repercussions of parental choice<sup>77</sup>. In general, schools which have less than 5% of their places unfilled will be considered as having insufficient capacity, taking into account current and projected school population figures.

- 8.3.3 The quality and accessibility of the existing infrastructure also needs to be considered. For example, the educational infrastructure available at a school which is below capacity may only be sufficient to meet the current pupil population size, and contributions may still be needed to improve existing buildings and associated facilities to make them more suitable, particularly where the school has temporary or undersize facilities<sup>78</sup>.
- 8.3.4 The county council has a prioritised capital work programme to expand and improve facilities, based on an assessment of current and likely future needs, and it is expected that developer contributions will help fund those priorities identified within the local area for that development.
- 8.3.5 The following table highlights those areas where there is a known capacity or suitability issue in school provision that would either occur as a result of, or be exacerbated by, further development. It therefore indicates what level of schooling contributions will be collected in what local areas. This will need to be kept under review. At the time of writing, all areas had schools in at least one level that need improving or new provision added. [Table 13] in [Background Information] sets out in more detail the current schools where there is a known capacity or suitability issue. In most cases where there are capacity or suitability issues, these can be resolved by extending or otherwise improving existing provision. In Crossways, Poundbury and Puddletown the need for land for new or replacement education facilities as a direct result of large-scale development has been identified in the adopted local plan (Policies EA12, EA17 and EA33).

	Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
<b>First / primary</b>	✓	✓	✓	✓		✓
<b>Middle</b>	n/a	n/a	n/a	✓	n/a	n/a
<b>Upper / secondary</b>	✓		✓		✓	✓
<b>Sixth Form</b>						
✓ Indicates contributions will be required						

### 8.4. Thresholds and exceptions

- 8.4.1 Where there is an identified need for funding within an area, all new homes that may be occupied by families with school-age children will be expected to contribute towards education provision, with the exception of affordable housing (see below). This would include both new-built homes and those provided through a change of use.
- 8.4.2 Where a new school will be required due to a strategic allocation, this will be identified in the site specific policy. In these circumstances, the developer would normally be expected to provide the site in addition to contributing the construction and fit-out costs.
- 8.4.3 An exception will be made in relation to new homes which are highly unlikely to accommodate school-age children. This applies to one bedroom homes, care homes, sheltered housing schemes for the elderly and holiday homes. An exception is also made for affordable housing, which is a key priority for this area and a

<sup>76</sup> The annual Surplus Places Return to the Department for Children, Schools and Families and annual school census provides this information

<sup>77</sup> §86 of the School Standards and Framework Act 1998 introduced parental preference, where the county council must adhere to the preference expressed by parents for where their children should be taught, provided this would not prejudice the provision of efficient education or the efficient use of resources. This has meant that, even where there may be an overall surplus of school places in a local area, development may still apply additional pressure to the more popular schools, and this effect needs to be mitigated. The admission of additional pupils (through the School Standards appeal system) does not mean there is no need to mitigate the effect of these additional pupils.

<sup>78</sup> There may also be implications from changes in the national curriculum and ways school run, for example, introducing hot school meals and the diploma / extended school agenda for 14 - 19 year olds. Accessibility of the school is another factor that needs to be taken into account.



## 8. EDUCATION

planning obligation in its own right

8.4.4 On this basis, no contribution will be required from the following homes:

- Care homes
- Sheltered housing schemes for the elderly
- One bedroom homes
- Homes restricted to holiday accommodation use
- Affordable housing



### 8.5. Calculating the contributions

8.5.1 The level of contributions will be based on the Department for Children, Schools and Families national standards, index linked and adjusted by location<sup>79</sup>. As of the end of 2008 the school build costs per place were estimated as follows, based on the Department for Children, Schools and Families estimates with a 1.03 weighting (to take into account the fact that school build costs in Dorset are higher than the national average).

Because the Dorchester area pyramid has first, middle and upper schools, the first school costs have been based on the DCSF primary school costs, middle school costs based on the split between primary and secondary school costs, and the upper school costs based on the DCSF secondary school costs

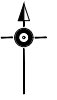
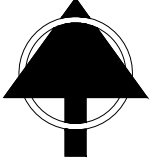
8.5.2 Occupancy rates have been calculated based on the 2001 Census information. This information is used to calculate the number of places generated per school year, and therefore the likely level of contribution required.

Dorchester area		
Tier	Years	Cost per place
First	5 years	£9,017
Middle	4 years	£11,216
Upper	3 years	£11,414
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

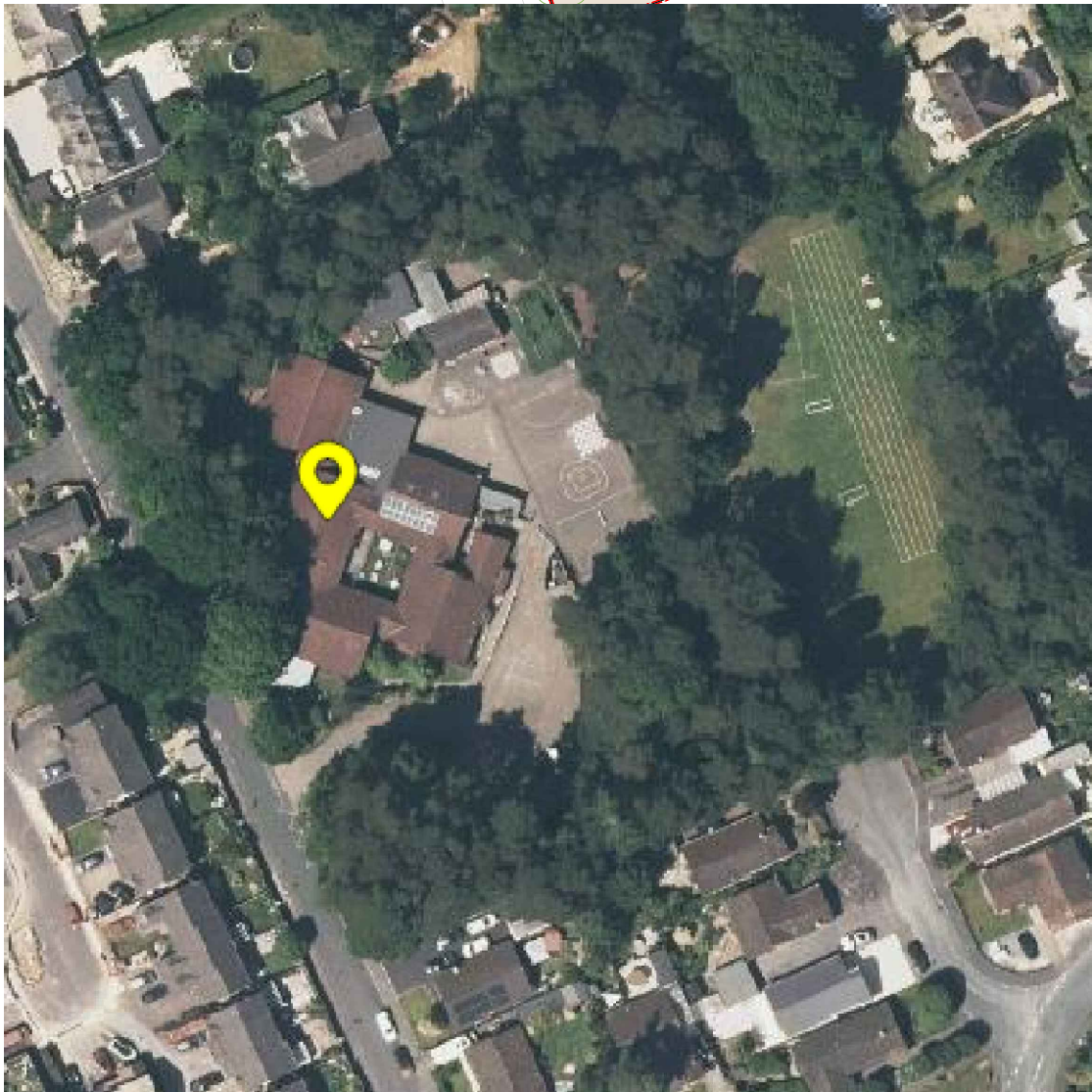
Remaining areas		
Tier	Years	Cost per place
--	--	--
Primary	7 years	£12,624
Secondary	5 years	£19,023
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

Home	Places (per year)	Cost of contribution by area					
		Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
2 bedroom home	0.020	£3,653	£1,759	£3,653	£1,791	£1,894	£3,653
3 bedroom home	0.028	£5,210	£2,509	£5,210	£2,554	£2,701	£5,210
4 bed (or larger)	0.032	£5,936	£2,859	£5,936	£2,910	£3,077	£5,936

<sup>79</sup> <http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/schooldesign/costinformation/>



**TOTAL EXISTING MEASURED GROSS SITE AREA = 11775m<sup>2</sup>**



EXISTING MEASURED SITE AREAS	
<b>TOTAL NET SITE AREAS = 9858m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 1917m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 0 m<sup>2</sup></li> <li>HARD OUTDOOR PE = 282m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 5238m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 1220m<sup>2</sup></li> <li>HABITAT = 2035m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 1244m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 673m<sup>2</sup></li> </ul>
<b>GROSS SITE AREA = 11775m<sup>2</sup></b>	

NEW SITE AREA REQUIREMENTS FOR 2FE FIRST SCHOOL INC. NURSERY & PRE-SCHOOL	
<b>TOTAL NET SITE AREAS = 11100m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 3149m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 6000m<sup>2</sup></li> <li>HARD OUTDOOR PE = 850m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 1320m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 560m<sup>2</sup></li> <li>HABITAT = 150m<sup>2</sup></li> <li>FLOAT = 2220m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 1749m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 1400m<sup>2</sup></li> </ul>
<b>CALCULATED GROSS SITE AREA OF 14248m<sup>2</sup></b>	
REQUIRED FOR A NEW 2FE FIRST SCHOOL inc. NURSERY & PRE-SCHOOL PROVISION	

DATA CALCULATED USING ANNEX A & B TABLES FOUND WITHIN BB103 ALONGSIDE ASSOCIATED DfE SoA TOOL FOR A 2 FE FIRST SCHOOL inc. NURSERY & PRE-SCHOOL FACILITIES

NEW SITE AREA REQUIREMENTS FOR 2FE PRIMARY SCHOOL INC. NURSERY & PRE-SCHOOL	
<b>TOTAL NET SITE AREAS = 14700m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 3934m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 8400m<sup>2</sup></li> <li>HARD OUTDOOR PE = 1030m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 1560m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 680m<sup>2</sup></li> <li>HABITAT = 210m<sup>2</sup></li> <li>FLOAT = 2820m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 2138m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 1796m<sup>2</sup></li> </ul>
<b>CALCULATED GROSS SITE AREA OF 18634m<sup>2</sup></b>	
REQUIRED FOR A NEW 2FE PRIMARY SCHOOL inc. NURSERY & PRE-SCHOOL PROVISION	

DATA CALCULATED USING ANNEX A & B TABLES FOUND WITHIN BB103 ALONGSIDE ASSOCIATED DfE SoA TOOL FOR A 2 FE PRIMARY SCHOOL inc. NURSERY & PRE-SCHOOL FACILITIES



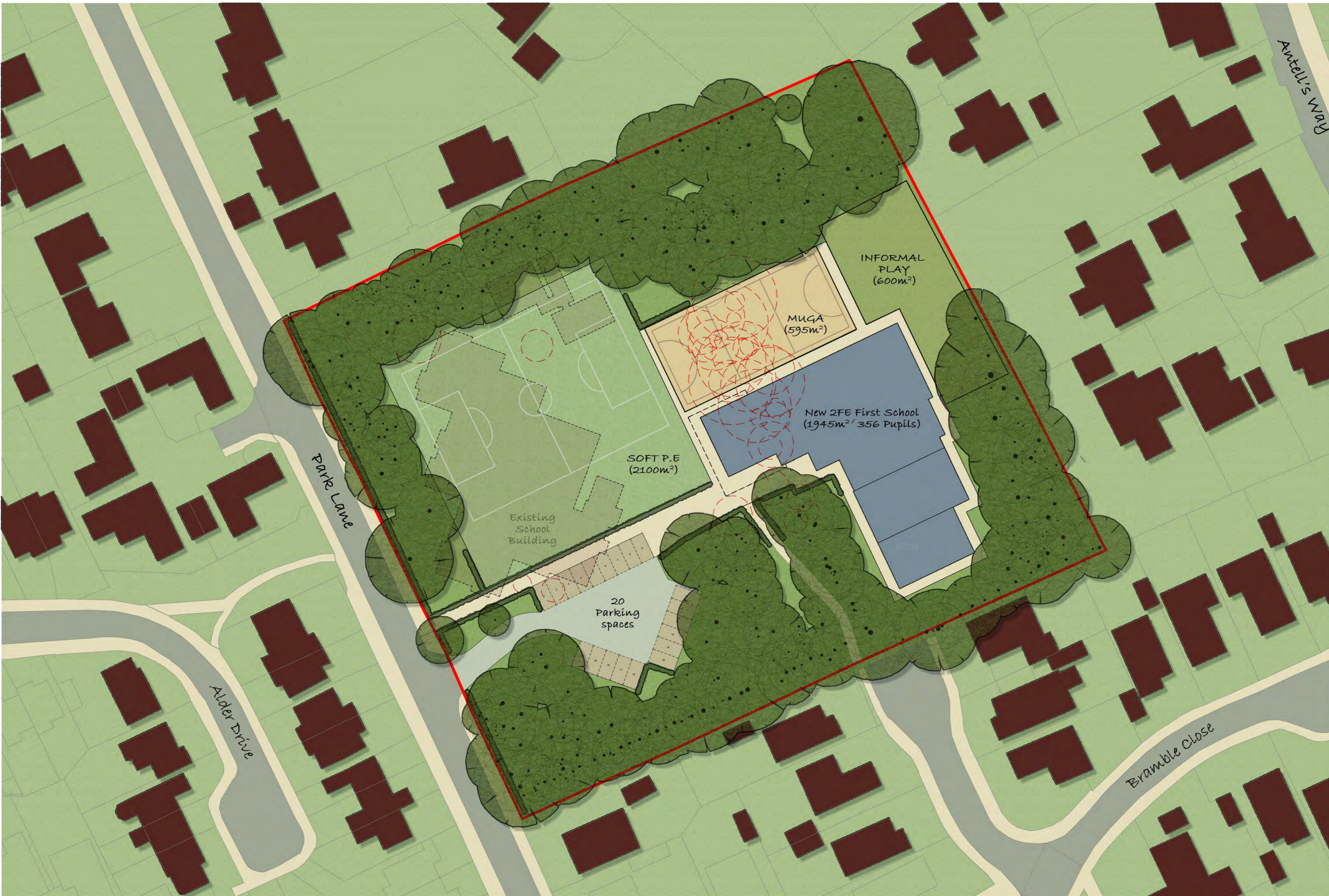
Site/Property  
**ST JAMES CE FIRST SCHOOL**  
 PARK LANE  
 ALDERHOLT  
 FORDINGBRIDGE SP6 3AJ

Drawing Title  
**GROSS SITE AREA**  
 NET CAPACITY ASSESSMENT  
 ANALYSIS OF AREAS AGAINST BB103

Scale: NTS @ A3 Date: FEB 2024 Drawn: KLT

UPRN: **200004748116** Drawing Number: **NCA.02**

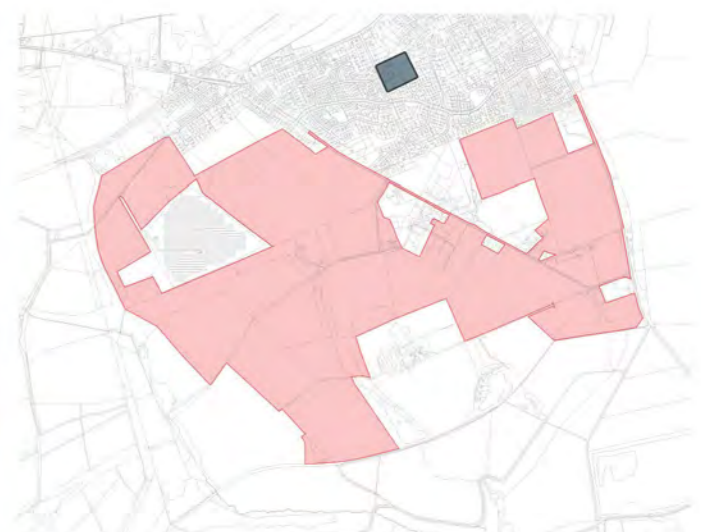
Indicative Concept only - Proposal Subject to Further Detailed Design & Consultant Input



**NOTES**

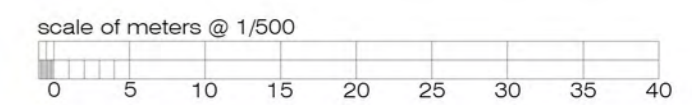
The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.

The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site.



Plan showing School location in relation to the Alderholt Meadows application.

- KEY**
-  Existing Trees
  -  Tree to be removed
  -  Existing School buildings
  -  Proposed New School Building (Amended Position)



SCALE	DATE	AUTHOR	CHK'D
1:500@ A2	April 2024	AA	GW
JOB NO.	DRAWING NO.	REV	
23-1150	SK-01	A	

Indicative Concept only - Proposal Subject to Further Detailed Design & Consultant Input

**New St James CE First School**

2 Form Entry Nursery - Year 4

12 Classrooms

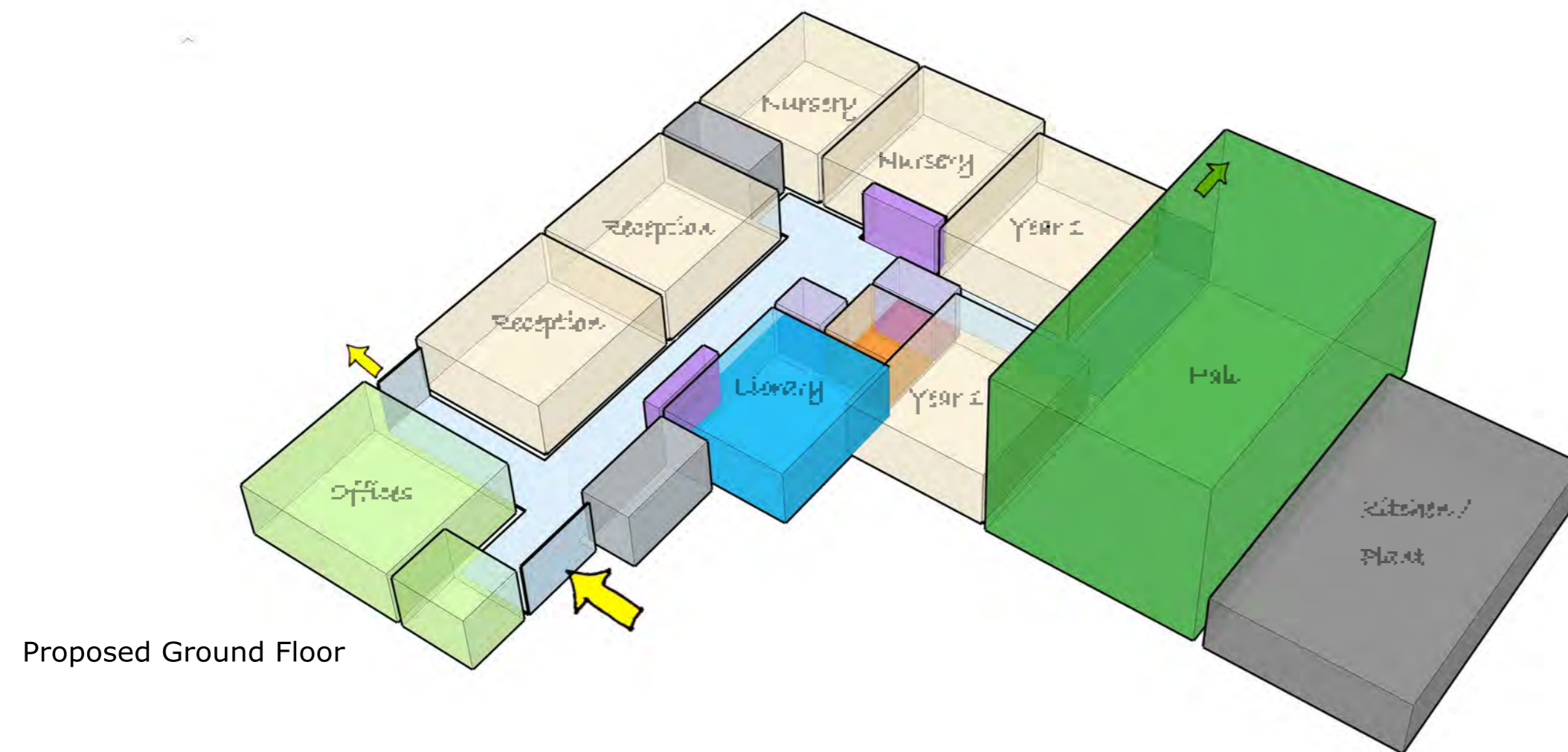
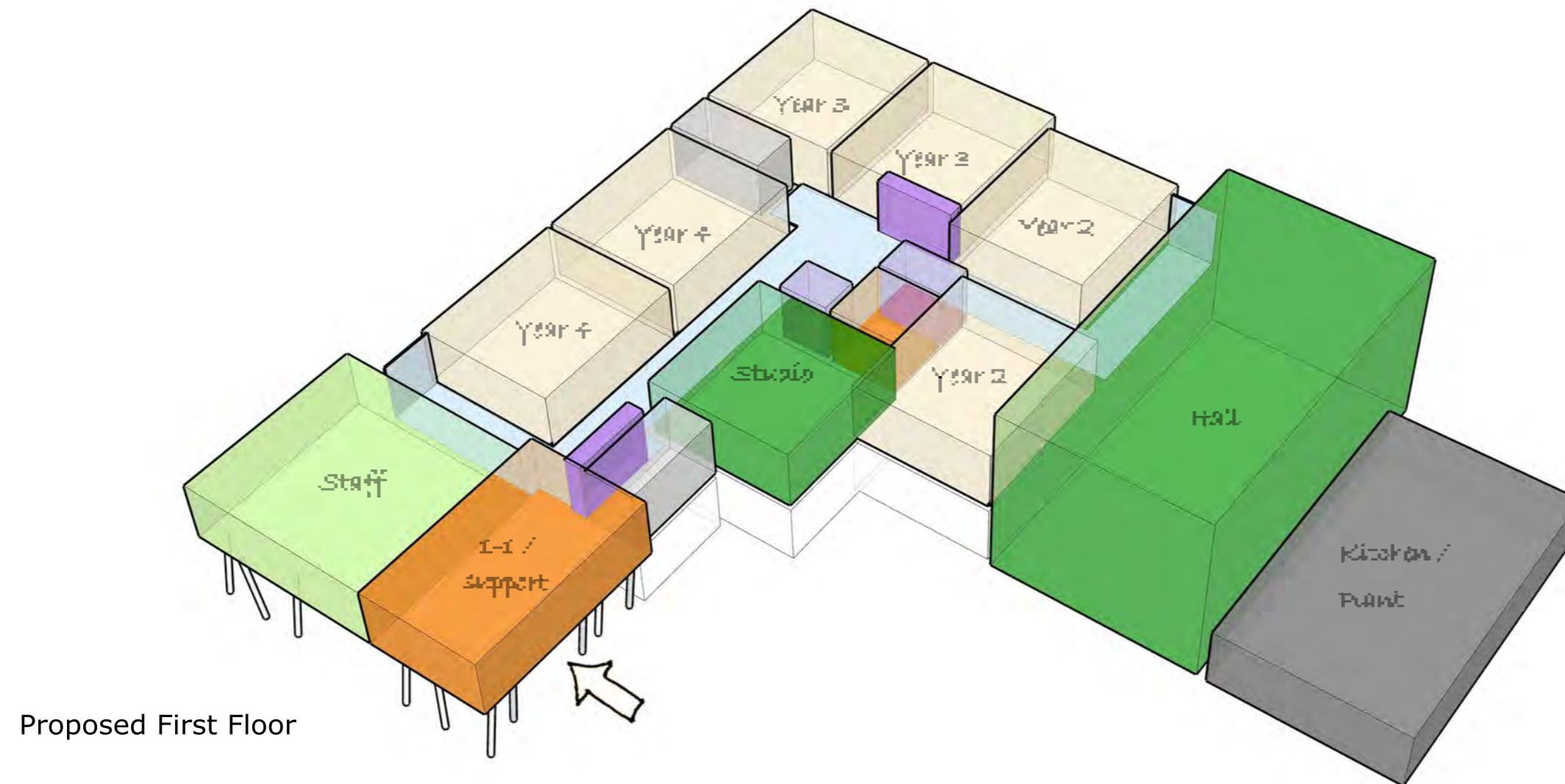
New Capacity 356 pupils

Overall Gross Area

Ground 1103m<sup>2</sup>

First 842m<sup>2</sup>

Total 1945m<sup>2</sup>



- Key
- Classrooms
  - 1-1 Teaching / SEN / Support
  - Hall / Studio
  - Library
  - Offices / Staff
  - Kitchen
  - Storage
  - WC's
  - Circulation



## TREE SURVEY & CONSTRAINTS PLAN

Proj. No <b>10894</b>	<b>St James CE First School &amp; Nursery, Park Lane, Alderholt SP3 3AJ</b>	
Client:	Intelligent Land	
Date of Report:	16/04/2024	

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre  
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

Telephone: 01284 765391    Email: [Info@treesurveys.co.uk](mailto:Info@treesurveys.co.uk)  
[www.treesurveys.co.uk](http://www.treesurveys.co.uk)

Existing Site Plan



LEGEND	
	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Dead tree within feature
	Existing Hard Surfacing within RPA
	Existing retaining wall and associated level change most likely to have precluded notable root growth
	Existing structures most likely to have precluded notable root growth

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 16/04/24

- We were informed that:
- TPO's are present on site
  - The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment and Preliminary Method Statement" which will form part of the planning application submission.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

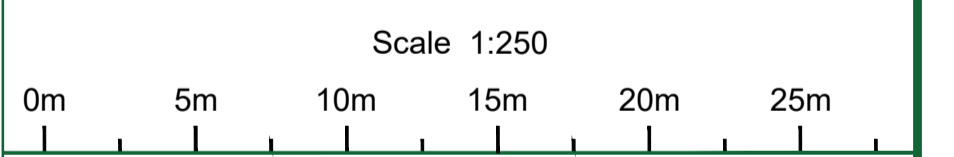
NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

16/04/24	JF	Based on topo ref: 18607
Rev:	Date:	By: Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/04/24

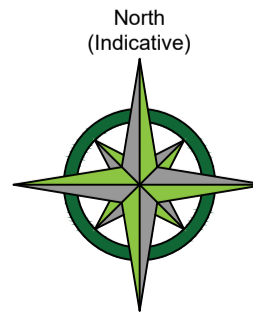
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



© HAYDEN'S 2024  
 5 Moseleys Farm Business Centre  
 Fornham All Saints,  
 Bury St Edmunds  
 Suffolk IP28 6JY  
 Head Office: 01284 765391  
 Southern Office: 01722 657423  
 www.treesurveys.co.uk  
 Email: info@treesurveys.co.uk

Client: Intelligent Land  
 Drawing Title: Constraints Plan

Site: St James' CE First School & Nursery, Park Lane, Alderholt, Fordingbridge, Wiltshire, SP6 3AJ			
Date: 16/04/24	Drawn By: JF	Cad File Ref: C:\Pro\10894-D-CP.dwg	
Scale: 1:250 (A1)	Checked By: NH	Drawing No: 10894-D-CP	Rev: -



# SCHEDULE OF TREES

Park Lane, Alderholt, Fordingbridge, Wiltshire

Surveyed By: Nick Hayden Date: 10/04/2024

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m <sup>2</sup> )	Aspect	Aspect	SULE	Ground Cover				
<b>T001</b>	Pine	520	18.5		High	N6, E5.5, S6, W5	Located within a fenced play area. No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4
		6.24	6.1-10m		M	Moderate				
<b>Yes</b>		122.3			20+ years	Rubber bark chip				
<b>T002</b>	Oak	640	17.5		High	N8, E7, S8.5, W7.5	Located within a fenced play area. No obvious indicators of disease or decay. Reasonable vigour.	A1	No work required.	4
		7.68	2.1-4m		EM	High				
<b>Yes</b>		185.3			40+ years	Rubber bark chip				
<b>T003</b>	Oak	350	10.5		High	N5, E5, S5, W5	No obvious indicators of disease or decay. Reasonable vigour.	A1	No work required.	4
		4.2	2.1-4m		EM	High				
<b>Yes</b>		55.4			40+ years	Grass, Tarmac				
<b>T004</b>	Pine	220	9.5		Moderate	N3, E3, S3, W3	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4
		2.64	2.1-4m		SM	Moderate				
<b>Yes</b>		21.9			20+ years	Block paving, Shrub bed				
<b>T005</b>	Rowan	140	6.5		Moderate	N3, E3, S3, W3	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4
		1.68	2.1-4m		SM	Moderate				
<b>Yes</b>		8.9			20+ years	Grass				
<b>T006</b>	Rowan	180	9.5		Moderate	N2, E3, S2.5, W2.5	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4
		2.16	2.1-4m		SM	Moderate				
<b>Yes</b>		14.7			20+ years	Grass, Block paving				
<b>T007</b>	Apple	250	6		Low	N3, E3.5, S3, W3	Topped at circa. 2m above ground level (agl). No obvious indicators of disease or decay. Reasonable vigour.	C2	No work required.	4
		3	0-2m		M	Low				
<b>Yes</b>		28.3			10+ years	Block paving				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m <sup>2</sup> )	Aspect	Aspect	SULE	Ground Cover				
<b>W001</b>	Apple, Birch, Cypress,	50	23		High	N5, E5, S5, W5	Mixed species woodland bordering the site's southern aspect. Retaining wall to north has most likely precluded notable root growth beyond. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Two dead trees in woodland identified on drawing. Health and safety inspection of the woodland / school undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
	Douglas Fir, Oak	0.6	0-2m		M	High				
<b>Yes</b>		1.1			40+ years	Light undergrowth, Woodland floor				
<b>W002</b>	Bay Laurel, Birch, Cherry, Cypress,	50	22		High	N5, E5, S5, W5	Mixed species woodland bordering the site's southern and eastern aspects. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. One dead tree in woodland identified on drawing. Health and safety inspection of the woodland / school is undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
	Douglas Fir, Holly, Pine, Oak, Willow	0.6	0-2m		M	High				
<b>Yes</b>		1.1			40+ years	Light undergrowth, Woodland floor				
<b>W003</b>	Birch, Cypress, Holly, Oak, Pine	50	23		Moderate	N5, E5, S5, W5	Mixed species woodland separating the school and playing fields to the east and west respectively. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Health and safety inspection of the woodland / school is undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
		0.6	0-2m		M	High				
<b>Yes</b>		1.1			40+ years	Light undergrowth, Woodland floor				
<b>W004</b>	Blackthorn, Birch, Cherry Laurel, Holly, Pine, Oak, Rowan	50	23		High	N5, E5, S5, W5	Mixed species woodland bordering the site's northern and western aspects. Retaining wall has most likely precluded notable root growth beyond at north west aspect of site. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Two dead trees in woodland identified on drawing. Health and safety inspection of the woodland / school undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
		0.6	0-2m		M	High				
<b>Yes</b>		1.1			40+ years	Light undergrowth, Woodland floor				



## Explanatory Notes for Tree Constraints Plans

<b>DBH (mm)</b>	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
<b>RPA</b>	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
<b>Crown Base</b>	Recorded in metres, the distance from ground and aspect of the lowest branch material.
<b>Crown Spread</b>	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
<b>Age</b>	<p>Recorded as one of the following categories:</p> <p><b>Y</b> Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.</p> <p><b>S/M</b> Semi-mature. An established tree, but one which has not reached its prospective ultimate height.</p> <p><b>E/M</b> Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.</p> <p><b>M</b> Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.</p> <p><b>O/M</b> Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.</p> <p><b>V</b> Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.</p> <p><b>D</b> Dead.</p>
<b>Safe Useful Life Expectancy</b>	<p>Relates to the prospective life expectancy of the tree and is given as one of 4 categories:</p> <p>40 years+;</p> <p>20 years+;</p> <p>10 years+;</p> <p>Less than 10 years.</p>

**Water Demand** This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.

**BS 5837 Main Category** Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:

**Category A** - Those of high quality with an estimated remaining life expectancy of at least 40 years;

**Category B** - Those of moderate quality with an estimated remaining life expectancy of at least 40 years;

**Category C** - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;

**Category U** - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

**BS 5837 Sub Category** Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:

**Sub-Category 1** - Mainly arboricultural qualities

**Sub-Category 2** - Mainly landscape qualities

**Sub-Category 3** - Mainly cultural values, including conservation

Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.

**Recommended Works** Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.

**Priority** This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.

**1** Urgent – works required immediately;

**2** Works required within 6 months;

**3** Works required within 1 year;

**4** Re-inspect in 12 months,