

**ALDERHOLT MEADOWS**

**PLANNING APPLICATION P/OUT/2023/01166**

**PROVISION OF ADDITIONAL INFORMATION AS REQUESTED BY THE LOCAL PLANNING AUTHORITY**

**SUBMITTED BY INTELLIGENT LAND ON BEHALF OF DUDSBURY HOMES (SOUTHERN) LTD**

**25 MAY 2023**



<b>Dorset Council Comment</b>		<b>Applicant's Response</b>
<b>Development</b>	Proposed Phasing Plan / Development Trajectory, to include: <ul style="list-style-type: none"> <li>o Timeframe for minerals extraction</li> <li>o Details of SANG phasing</li> <li>o Delivery milestones for employment uses and local centre (which could be secured through a legal agreement)</li> </ul>	Proposed phasing plan is appended to this response (Appendix A) together with the Infrastructure Delivery Plan Project Schedule (Appendix B). It includes details of SANG phasing. It has also had regard to any prospective mineral extraction that may need to occur.
	Studies you have undertaken to determine the demand for employment in this location	A 'Review of Commercial Property Allocation within the Outline Planning Application' has already been submitted separately to this response. It concludes that the 10,000sqm of office and light industrial floorspace is proportionate and commercially viable at Alderholt.
	Any further details you have regarding the proposed SANG e.g. layout, walking routes	See accompanying note from EPR in response to questions regarding the SANG.
<b>Design</b>	Rationale behind strategy for location of employment and local centre land uses including any analysis that has informed this	The location of the Local Centre has been carefully considered to ensure that it is in the most accessible location for all Alderholt's residents. It is located on the new primary route through the development within 1200m (15 minutes walking distance) of almost all homes within Alderholt and where it is also visible for anyone passing through the village. The proposed centre is also adjacent to another significant community focus in Alderholt – Alderholt recreation ground. It is proposed to double the size of this open space to create Alderholt Park – a focus for sport, leisure and community activities in the village. Linking the centre with the park encourages additional synergy between activities and support to the viability of uses in the centre. It also provides many residents with a choice to walk through the park to access the centre or to walk down tree lined footways on the new Ringwood Road. It is anticipated that some employment uses including a business hub and attractive communal spaces for those wishing to work close to home in Alderholt will be located within the local centre providing additional vitality to the centre. Further employment is proposed on the edge of the residential

		neighbourhood on Hillbury Road a little over 400m to the east. In this location employees can easily walk the short distance into the centre whilst the majority of vehicular trips serving the businesses will not have to pass through the village but can access the employment area from the strategic road network to the south of Alderholt.
	Rationale behind location of bridge connecting northern and southern residential parcels which would require removal of TPO trees	The structuring of the layout for Alderholt Meadows is premised on the basis of an enhanced local park and recreation ground in the centre of the expanded settlement. The main access and therefore connecting road will run to the south of the existing Alderholt Recreation Ground. This determines the point at which it crosses Ringwood Road and how it provides the connection to the new local centre. Any new road crossing Ringwood Road will have some impact, but it has been carefully designed to minimise loss of trees.
<b>Affordable Housing</b>	You have stated your intention to provide a policy-compliant level of affordable housing. Our policy requires 50%, rather than the 35% mentioned. Could you confirm your intentions?	<p>The extant Local Plan policy requires up to 50% affordable housing subject to viability. A high level viability assessment was submitted with the application making an affordable housing offer of 35%. Accompanying this response is the full viability assessment which confirms that 35% is deliverable. 35% is also the mid-point between the suggested viability in the Reg.18 Dorset Local Plan 2021. It is also the figure being used by Alderholt Parish Council in its most recent literature as it embarks on its Neighbourhood Plan, May 2023.</p> <p>Further, a review of major housing applications for allocated sites in the Christchurch and East Dorset Local Plan 2014 reveal that the highest level of affordable housing delivered is 33%, this at the Wyatt Homes Schemes in Cuthbury, Wimborne. Other levels of provision are:</p> <ul style="list-style-type: none"> <li>• Bloor Homes, Minster Gate, Wimborne 32%</li> <li>• Bellway, Parley Cross 19%</li> <li>• BDW, Leigh Road, Wimborne 28%</li> <li>• Taylor Wimpey, Roeshot Hill, Christchurch 27%</li> <li>• Pennyfarthing, Ringwood Road, Alderholt 16% (non-allocated site)</li> </ul> <p>Elsewhere in Dorset, Bellway at Blandford are delivering 350 homes with 23% affordable provision.</p>

	<p>The proposed affordable rented mix is not in accordance with local housing needs. Two bedroom flats are not considered suitable family accommodation. The Housing Team have provided a mix that would be acceptable, as follows – would you be willing to update your application accordingly?</p>	<p>The Housing Mix has been updated to reflect the Housing Team’s comments on this issue and this is reflected within the Site Wide Viability Report that accompanies this response.</p> <p>It is to be noted as is recognised by consultation comments that the mix is a notional mix and will be subject to review as and when further applications are submitted for detailed elements.</p>
<p><b>Other infrastructure / contributions</b></p>	<p>Evidence to support your strategy regarding education provision. Evidence of discussions with local schools, particularly regarding capacity at St James Primary / The Burgate School. Also, the expected impacts of your proposal on the wider school network</p>	<p>With this response is the Education Impact Assessment that has been produced. This has only now been able to be completed as there had been no response from your education team to requests for information since last year. It therefore incorporates and responds to the points you raise in your question. The strategy approach seeks to transform the school experience by reducing unnecessary travel to schools beyond catchment. Discussions with St James School have been on-going for about 5 years and the culmination of this is the plans within the appendices to the Education Report which demonstrate how a 2FE Primary School can be accommodated on the existing site. Securing this provision will require the School and landowner to be party to a s106 agreement which they are willing to sign.</p> <p>The Burgate School, as the report notes, has reconfirmed its commitment to taking pupils from an enhanced Primary School and Hampshire’s education team have no in principle objection.</p>
	<p>Details of the proposed medical facility and any discussions you have had with relevant parties.</p>	<p>Like the timeframe for discussions with St James, constructive talks have taken place with the Fordingbridge GP practice. This has culminated in a requirement for a circa 600sqm health facility for which early design work has commenced.</p> <p>GB Partnerships work with the NHS and public sector to deliver health infrastructure to meet the needs of communities. They have been engaged to help facilitate the new medical facility in Alderholt and have commenced discussions with the Hampshire West and IOW Integrated Care Board that covers the area. The new facility will:</p> <ul style="list-style-type: none"> <li>• be designed to modern healthcare standards, taking account of NHS Health Bulletin and Health Technical memorandum space standards, hygiene standards and accessibility requirements</li> </ul>

		<ul style="list-style-type: none"> <li>• The facility may also include other primary healthcare provision depending upon the needs of the area as it grows</li> <li>• Discussions have been held with the local GP practice in Fordingbridge, Hampshire. The practice currently has a very small branch surgery in Alderholt. Many of the patients who travel to the Fordingbridge surgery are residents of Alderholt and the practice is keen to grow its provision in Alderholt in the future as the population growth is realised and would be interested in occupying the health centre</li> <li>• H&amp;loW ICB are involved due to their covering of the Fordingbridge surgery area – which services Alderholt residents due to the proximity to County boundaries. These discussions are ongoing following an initial positive meeting</li> <li>• [The developer] anticipates a s106 contribution towards the new health centre and expects a request to be made by H&amp;loW ICB as part of the planning consultation process. This has been allowed for within the Viability Assessment and draft Heads of Terms</li> </ul>
	<p>Details and evidence of need for community uses proposed on the site – would these be secured and delivered through a legal agreement?</p>	<p>The community uses proposed consists of an indoor space that can accommodate a badminton court that can double up for indoor bowls or other activities, and associated space. This space can operate as a community space for hire for classes and also operate as a youth space for which there is no provision in Alderholt. The size of the building originates from Sport England requirement and the space standards for this type of facility.</p> <p>The facility can be secured via s106 and would be delivered by the developer.</p>
	<p>Do you propose any indoor sports facilities (e.g. within the community space) and what evidence do you have of local needs in support of your approach?</p>	<p>See response above. This has been informed from discussions with Sport England. The calculation is based on a population equivalent of 2.5 persons per dwelling, similar to the SANG ratio of 2.4.</p> <p>Sport England have identified a need for the provision of indoor space that could be used for space for such activities as badminton (one court), exercise classes, yoga or other activities like dance classes. This space could either be provided within a community space / hall within the local centre or through off site contribution. The masterplan allows for such provision within the local centre and this is detailed on the schedule of uses that has been provided.</p>

	<p>Details of sports pitches / facilities / changing rooms etc. proposed to be provided at the recreation ground extension, and evidence of need</p>	<p>Sport England has advised that there is no demand for 3G all-weather pitches and that the maintenance of these can be problematic. They would prefer to see provision of two 11-aside grass football pitches (each 91 x 55m) within the new Alderholt Park and a contribution towards offsite 3G pitch provision and offsite swimming pool provision. Pitches are illustrated indicatively on the landscape strategy plan (drawing 4256_LS_012 Rev E) and in drawing 4256_LS_020 (Alderholt Park and its Context). No requirement was identified for additional changing space although we recognise that the existing changing facilities could be updated, and a contribution could be made to this with a sum allowed for within the proposed contributions.</p>
	<p>Details of proposed play provision / equipped spaces including sizes and levels of equipment to be provided</p>	<p>"Play England's Design for Play: A guide to creating successful play spaces, states that:</p> <p>"Play is essential to children and young people's physical, social and cognitive development. Outdoor play is particularly valuable as it provides unique opportunities to experience the elements and because of the sense of well-being and enjoyment that being outdoors can bring. Access to the outdoors also gives children more space to move freely and run around.</p> <p>Play spaces also have particular social value for parents and carers of young children, as places for both adults and children to meet informally, taking away some of the pressure of individual childcare responsibilities."</p> <p>Design for Play identifies ten principles for designing successful play spaces:</p> <p>Successful play spaces...</p> <ul style="list-style-type: none"> <li>• are 'bespoke'</li> <li>• are well located</li> <li>• make use of natural elements</li> <li>• provide a wide range of play experiences</li> <li>• are accessible to both disabled and non-disabled children</li> <li>• meet community needs</li> <li>• allow children of different ages to play together</li> <li>• build in opportunities to experience risk and challenge</li> <li>• are sustainable and appropriately maintained</li> <li>• allow for change and evolution.</li> </ul>

		<p>A playground consisting only of basic equipment, fencing and rubber safety surfacing caters for a narrow range of play experiences. That is what is currently available in the recreation ground in Alderholt, but it is not what the applicant is looking to provide in Alderholt Meadows.</p> <p>The approach to play promoted in the Landscape Strategy is “designed to challenge and promote children’s growth by providing opportunities for them to engage in multiple different types of play and to use their bodies and minds to interact with the environment and others” (Page 28 of Landscape Strategy). It will offer opportunity for active play, sensory play, creative and imaginary play, and social play but fundamentally to allow children to experience the outdoors, get close to nature and have exciting, social, creative experiences. Play areas will be designed to blend with the landscape and use natural materials that are both robust and enduring but aesthetically pleasing. They will be bespoke to each place and work with the existing landscape. Play spaces are proposed within each of the neighbourhoods in Alderholt and whilst they will be designed for younger children (up to the age of ten years) will also provide an attractive environment for older children. Some play elements, for instance swings, are popular with all age groups.</p> <p>In accordance Dorset Council’s Advice Note for Practical Design and Management of Greenspace play spaces are “readily accessible by foot” and “designed as an integral part of the housing layout”. A larger play area is proposed within Alderholt Park. This is designed to complement the existing facility in the recreation ground but cater for older children and will be designed in character with the wider Alderholt Meadows development to work more closely with the landscape in respect of materials and design (incorporating planting and timber equipment). The intention is to develop the design of the park and play space with the local community and the existing plan (refer to drawing 4256_LS_020) is illustrative only. Play equipment will provide opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, and imaginative and social play with a minimum five pieces of play equipment provided. The design will create physical challenge for older children including young teenagers. The design of the park will also be designed to provide opportunities for older children and</p>
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		<p>teenagers and could include a skate park and seating / hang out areas with the design of these developed with young people.</p> <p>Play spaces can be secured by condition and the viability allows for the construction of these elements as an infrastructure cost.</p>
<b>Other supporting information/queries</b>	Do you have additional evidence regarding road widening to enable assessment by Hampshire County Council of the roads in their jurisdiction.	<p>Separate responses are provided to concerns raised by both Dorset and Hampshire Highway Authorities.</p> <p>Regarding road widening, the TA states that all widening measures can be accommodated within highway land and that no third party land is required. At outline stage this is all that is normally required with detailed design secured through s278 agreements.</p>
	Can you confirm if you have undertaken infiltration testing to support your proposed drainage strategy?	<p>Infiltration testing has been undertaken in March and April 2023 as part of the borehole testing to assess the mineral resource within the application site.</p> <p>The tests indicate that infiltration will not be suitable. The piezometers have been left in place and further monitoring can be undertaken later in the year.</p> <p>As part of this response is a letter from our Drainage Engineer which addresses this matter.</p>
	Have you undertaken any archaeological trial trenching?	<p>No. Based on the works for the Alderholt site so far, the request for trial trenching at this stage to inform a decision does not seem proportionate in relation to the findings of the assessment and the geophysical survey. While several weak anomalies were identified across the site, including two ditch like features in its southern area, the survey did not identify anomalies that could confidently be interpreted as being of archaeological origin. This does not, however, negate the presence of as yet unknown archaeological remains within the site, and it is acknowledged that it is possible for it to contain remains that could be associated with wider known prehistoric (especially Bronze Age) to medieval activity.</p> <p>As the application is submitted as outline, the information provided, that is the Historic Environment Desk-based Assessment, the ES Chapter, the geophysical survey and the Overarching Written Scheme of Investigation, is considered to be suitable at this stage, and it is suggested that subsequent fieldwork, such as an archaeological trial trench evaluation, can be undertaken following determination and secured by way of an appropriately worded planning condition.</p>

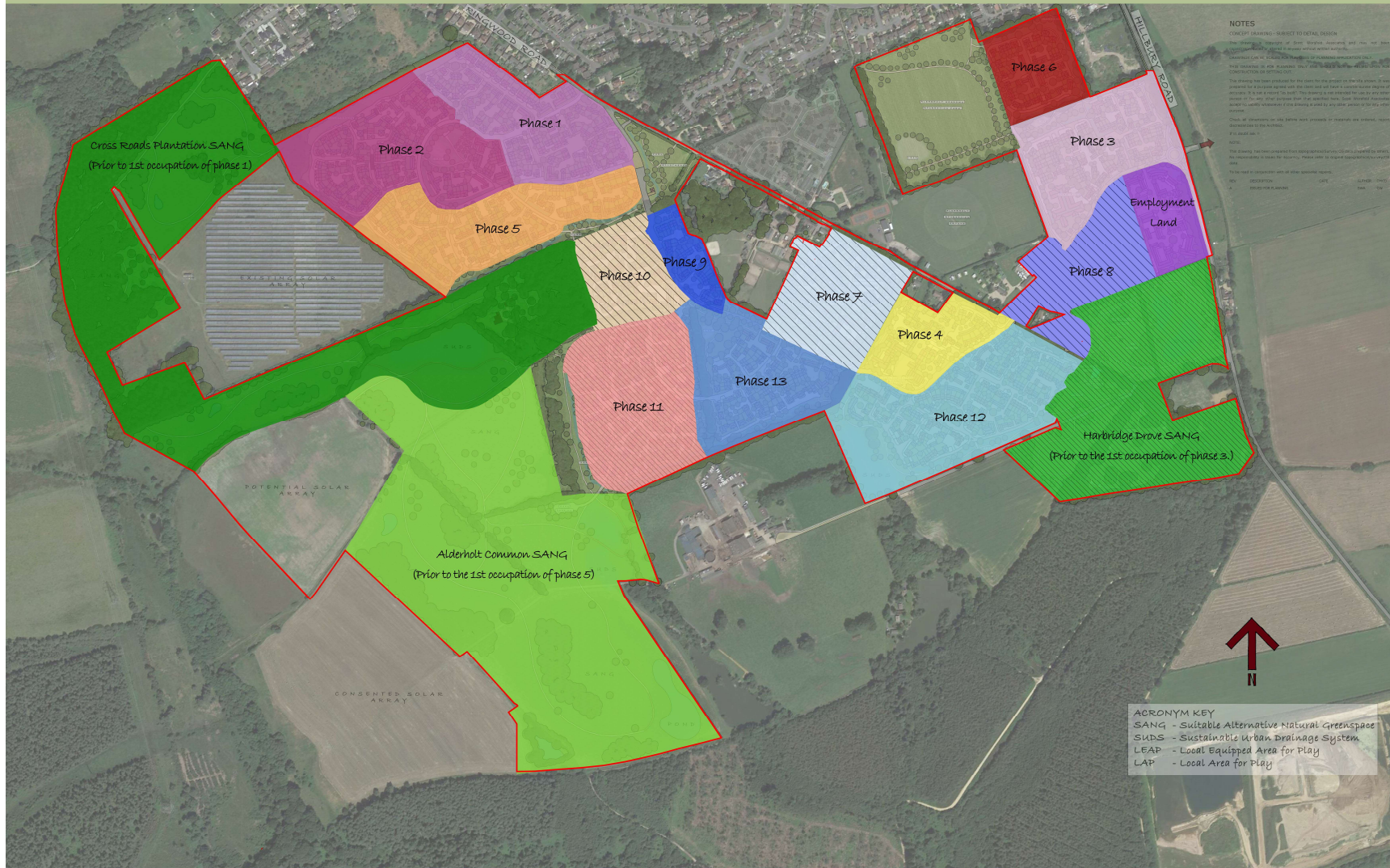


		The WSI can be updated and is submitted separately.
	Have you assessed impacts on air quality of the New Forest International Sites?	<p>The screening stage air quality assessment, described within TA 9.2 'Information for HRA' (see para 7.34 et seq), identified the road links predicted to experience an increase in traffic flows of more than 1,000 AADT (or 200 HDV) as a result of the Proposed Development either alone or in combination with other committed development, in accordance with Natural England's guidance (2018). International Sites located within 200m of these 'affected roads' were then identified as having the potential to be significantly affected by air pollution, requiring further detailed air quality modelling and assessment as part of an Appropriate Assessment. Map 6 shows the 'affected road network' (or ARN), and the sites located within a 200m linear distance. This zone of influence does not include parts of the New Forest International designations. However, it is recognised that Map 6 does not display the entirety of the 200m ARN zone at its northeastern extent, therefore a revised Map 6 is provided for clarity.</p>
	Have you carried out any assessment of night-time landscape and visual effects on the Cranborne Chase & West Wiltshire Downs AONB?	<p>No. the issue raised by the AONB relates to possible light pollution and references that providing the standard E1 is provided that there would be no objection.</p> <p>The lighting impact assessment has assessed the Application Site as being within an E2 environmental zone. The reason for this is clearly discussed within the report but is not engaged with by the AONB comments.</p> <p>In terms of impact on the AONB the only difference between the requirements of E1 and E2 would be upward light ratio (ULR) of the external lighting design. The ULR for an E1 is 0% whereas the ULR for an E2 is 2.5%. The luminaire specification within the lighting strategy will ensure that the external lighting design does have a 0% ULR – this is due to the optical control of the specified luminaires. Therefore, the lighting strategy is already compliant with the E1 environmental zone requirements the AONB are concerned about. This is discussed within section 2 paragraph 2.25, section, 9.2 paragraph 9.2.6, section 10.2 paragraph 10.22, section 10.3 paragraph 10.3.6, and throughout appendix 1 of the lighting impact assessment.</p> <p>The distance of the AONB from the Application Site means all other effects of lighting as described in GN01:21 will be compliant with an E0 environmental</p>

		<p>zone on the AONB. This is due to the decrease in illuminance as a product of the square of the distance from the light source, as well as topographical changes, screening by woodland, and other structures.</p> <p>To clarify, there is no difference in illuminance levels on roadways between an E1 and E2 environmental zone as per BS 5489-1:2020, which is the most up to date standard for deciding which road lighting class is to be used. This means the light levels specified are already the lowest that apply.</p> <p>It does seem that the AONB have not engaged with the lighting strategy or the lighting impact assessment and have instead focused on the assessment of the environmental zone of the Application Site. The lighting strategy clearly references that the lighting design is required to have a 0% ULR, that all luminaires use colour temperatures that are compliant with International Dark Skies Association guidance, that large areas of the proposed development are not lit all night, and the lowest applicable lighting classes are specified. All of which are a key parts of lighting guidance for protecting the night sky and dark sky reserves.</p> <p>I would suggest that a planning condition is sought to ensure the illuminance levels, luminaire specification, and mitigation within the lighting strategy and lighting impact assessment are compiled with by all phases of the development moving forward. This will ensure that the ULR of 0% is maintained by all future designs.</p>
<b>S106 Legal Agreement</b>	Do you intend to submit a draft Heads of Terms so that your proposed contributions and obligations can be evidenced and considered?	Summary schedule of s106 offer accompanies this response.
<b>Additional Requests</b>	What is the use class of the 80 unit care home	For the outline application the care home is taken to be within use class C3 and included within the up to 1700 residential units.

## **APPENDIX A**

### **Phasing Plan**



**NOTES**  
 CONCEPT DRAWING - SUBJECT TO DETAIL DESIGN  
 This drawing is a conceptual drawing and does not show a detailed design. It is intended to provide a general impression of the proposed development and is not to be used for detailed design or construction purposes. The drawing is not to be used for any other purpose without the written consent of the architect.

This drawing has been prepared for the client for the project on the site shown. It is intended for use as a guide only and does not constitute a contract. The drawing is not to be used for any other purpose without the written consent of the architect. The drawing is not to be used for any other purpose without the written consent of the architect.

Check all dimensions on this drawing with care. All dimensions are indicated in millimetres unless otherwise stated.  
 If it is not stated:  
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**ACRONYM KEY**  
 SANG - Suitable Alternative Natural Greenspace  
 SUBS - Sustainable Urban Drainage System  
 LEAP - Local Equipped Area for Play  
 LAP - Local Area for Play

## **APPENDIX B**

### **Infrastructure Delivery Plan**





## APPENDIX C

### List of Additional Documents

<b>Document Name</b>	<b>Author</b>
SANG response Note	EPR
Map 6 Designations AQ-ARN	EPR
Alderholt Meadows Viability Report	Intelligent Land
Education Impact Assessment	Alfredson York Associates
Landscape Strategy Plan Rev E	Urban Initiative Studios
Alderholt Park and its Context-Illustrative Layout	Urban Initiative Studios
Dorset Council Highways Response Note	Paul Basham Associates
Hampshire County Council Highways Response Note	Paul Basham Associates
Response to Lead Local Flood Authority	Campbell Reith
Updated Written Statement of Investigation 9to be sent separately)	Wessex Archaeology
S106 contributions	Rapleys