

# Consultee Comment for planning application P/OUT/2023/01166

<b>Application Number</b>	<input type="text" value="P/OUT/2023/01166"/>
<b>Location</b>	<input type="text" value="Land To The South Of Ringwood Road Alderholt"/>
<b>Proposal</b>	<input type="text" value="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 faculties; 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)"/>
<b>Case Officer</b>	<input type="text" value="Ursula Fay"/>
<b>Organisation</b>	<input type="text" value="DC - Natural Environment Team"/>
<b>Name</b>	<input type="text" value="DC - Natural Environment Team"/>
<b>Address</b>	<input type="text" value="Internal"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text"/>
<b>Comments</b>	<input type="text" value="Please find attached comments from Heathland Mitigation Officer and please expect to receive additional comments from NET Ecology Unit."/>
<b>Received Date</b>	<input type="text" value="27/04/2023 16:31:37"/>
<b>Attachments</b>	The following files have been uploaded: Consultation Response, Alderholt Dudsbury Homes - SENT.docx

**Land to the South of Ringwood Road, Alderholt Comments**

Thank you for giving the Natural Environment Team (NET) the opportunity to comment on planning application ref: OUT/2023/01166

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 center with associated retail, commercial, community and health faculties; 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)

Overall Heathland Recreation Mitigation recommendation: - acceptable

Key comments around the proposal are:

**1.0 SANG**

The proposed SANG appears to adequately mitigate against harm to local heathlands when assessed against the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document. The following comments are made:

1. In the Heathland SPD it sets out how a SANG should aim to reproduce the quality of the Dorset Heathland sites. The spaces proposed as a SANG are of adequate size and proximity to the development with adequate access links.
2. The proposed design subject to some amendment is deemed as acceptable. I would welcome the opportunity to work with the developers to hone the existing plans. A suggestion of these are included in the design comments below.
3. It has been suggested that the current owner will retain ownership and management of the SANG land. If this changes Dorset Council may welcome the opportunity to discuss possibility of owning and/or managing the SANG.
4. If the SANG is to remain under control of the landowners or a third-party then step-in rights will be required by Dorset Council to ensure mitigation is carried out in perpetuity of the development. I would be please to advise further on this.
5. Due to the size of the development, I advise perpetuity period should be dated from last occupancy.
6. The mitigating function and capacity of the SANG needs to be agreed with Natural England at an early stage. I consider the size of the SANG to be sufficient to provide heathland mitigation up to



the proposed number of new homes. However, this should continue to be evidenced through visitor monitoring data, including visitor demographics especially if in the future there is a desire to agree additional capacity.

7. It will be important to monitor the relationship between the SANG and neighbouring SSSI particularly due to the connecting Right of Way. Early and regular engagement with neighbouring landowners/managers the Cranborne Estate and Forestry Commission is key to maximising recreational benefits and reducing adverse impact. I would be happy to help facilitate or be part of any discussions.
8. There are several considerations which need to be extended upon or included in the management plan (which should be seen as a working document at this stage). For example:
  - a. Fully costed, to assist in finance planning for perpetuity.
  - b. Further details of promotion, and engagement with site users around the expected social responsibility standards i.e. site rules
  - c. A list of Key Performance Indicators to monitor function of the SANG
  - d. Visitor monitoring as required in the Heathland SPD
  - e. History, archaeology, and climate statements/considerations for the SANG even if to state that there are no interests.
  - f. Stewardship or other land agreements existing (that will be terminated upon development of the land) or recent that may be useful management information.
  - g. Details of a steering group for review of the SANG and to agree changes to the plan which should include a representative from Natural England, Dorset Council and the owner/managing body. Reviews should take place annually for the first 5 years and then in line with the management plan review every 5-10 years.

To assist with the additional information please see the following guidance note [Natural Environment Team - Advice Note for Greenspace Management Plans for developers and land managers \(dorsetcouncil.gov.uk\)](#)

I have the following initial design advice for the SANG.

- a. The proposed surface pathway has several boardwalks included. These should be removed or reduced where possible as the maintenance on these is usually high.
- b. A construction detail should be submitted to make sure the surfaces are suitable and accessible.
- c. Due to the rural character of the proposed SANG the pathway surface should be recessive in colour and blend into the landscape character.
- d. Adding mown routes that are flexible to prevent soil erosion will help to maximise recreational space without increasing infrastructure.
- e. Proposed wayfinding should conserve the characteristic finger posts and furniture of the area.
- f. Where necessary the existing hedgerows should be planted with additional native whips with adequate deer protection to maintain and restore the boundary features and prevent gaps from forming.



- g. Tree planting will help with the perception of the SANG as a natural space without visually intrusive artificial structures. Natural regeneration should also be used.
- h. Creating compartments will provide the opportunity to undertake low intensity rotational grazing. Which can assist biodiversity and attract visitors, who from monitoring of other SANGs like to see grazing animals. (Please note grazing should be managed to ensure there is always livestock free areas for dog walkers whose dogs do not like livestock.
- i. There are several SuDs features which should be carefully considered. Future management of such features and funds to cover management should be adequately measured.

[Public Open Space and Greenspaces Guidance Notes for Design and Management \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk)

[Sustainable Drainage Systems Advice Note \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk)

### **Public Open Space (POS)**

The POS appears adequate subject to some minor considerations (please refer to guidance notes, link above). I would welcome the opportunity to work with the developers to hone the existing plans.

The inclusion of play facilities within the design is welcomed. It would be beneficial for the developer work with the Parish Council to assess the existing facilities and how the development can support these in addition to providing new.

Please note that these comments are given without prejudice to the other advice that you may receive from Dorset Council colleagues such as the Ecology Unit or Landscape Team. Should you receive conflicting advice I would be pleased to discuss further to help reach resolution.

Jade North, Heathland Mitigation  
Coordinator – 27/04/2023

