



**Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

**PRESENT;** Cllr G Logan (Chairman)  
 Cllr S Archer  
 Cllr A Hibberd  
 Cllr H Morris  
 Cllr J Walker  
 Mrs M Humby (Clerk) and Mrs K Brooker (Assistant Clerk)  
 Also present; approx. 250+ members of the public

<b>Min No</b>	<b>Title</b>	<b>Owner</b>
111/18	<p><b>WELCOME FROM THE CHAIRMAN INCLUDING HOUSEKEEPING AND APOLOGIES</b></p> <p>The Chairman welcomed all in attendance to the meeting. and advised of fire escape procedure. There was a larger number of people present than is ideal of a hall this size. However, in order to not turn people away, all doors and fire exits were left open and members of the public were advised of caution and fire escape routes.</p> <p>A representative from The Alderholt Facebook page had requested, 10 minutes before the meeting, that the meeting be live streamed on Facebook to this members only Facebook page. The Parish Council policy was referred to whereby it was noted that a minimum of 24 hours' notice should have been given but and in the interests of transparency and with agreement of all those present (asked by the Chairman) live streaming was agreed.</p> <p>The following apologies were received and accepted;</p> <p>Cllr D Tooke (out of the country)            Cllr M Smethers (out of the country)            Cllr K Murton (personal commitment)            Cllr Stuart Greenland (See below)</p> <p>Cllrs and staff then stood up to introduce themselves to all present.</p>	
112/18	<p><b>TO RECEIVE DECLARATIONS OF INTEREST AND/OR CONSIDER THE GRANTING OF DISPENSATIONS</b></p> <p>Cllr Stuart Greenland declared a pecuniary interest; He has been approached by developers regarding land he owns in Alderholt. He has not made any commitment to this but in the light of transparency he has declared a pecuniary interest and is therefore unable to take part in the discussions and vote.</p>	
113/18	<p><b>REPORT FROM CHAIRMAN OF ALDERHOLT PARISH COUNCIL.</b></p> <p>Cllr Logan gave the following opening statement;</p> <p><i>The above consultation proposes the option of extending the Alderholt Village envelope with a minimum of 1,000 additional dwellings.</i></p> <p><i>Councillors have not undertaken their responsibilities lightly in</i></p>	

Chairman's initials  
 Date;



**Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

	<p><i>considering this proposal and its impact on Alderholt. In formulating their final response on behalf of the whole village Councillors will need to weigh up the strength of public feeling, mainly opposing the development, against the opportunities that this development may provide for Alderholt including new infrastructure such as improved highways, transport, education, health and future employment.</i></p> <p><i>Everyone is aware of the problems associated with a development of this size particularly related to infrastructure. The Parish Council has therefore spent some time looking at the options of whether this can actually be a feasible option for Alderholt.</i></p> <p>Cllr Logan then proceeded to read out a report (which is attached to these minutes as Appendix A)</p>	
<p><b>114/18</b></p>	<p><b>PUBLIC OPEN FORUM</b></p> <p>Cllr Logan advised that the public were invited to give their comments, after which Parish Councillors would vote on how they wished to proceed forward with their response to this consultation. There were many comments from residents, with the majority objecting to large scale development in Alderholt.</p> <p>Comments included;</p> <ul style="list-style-type: none"> <li>• Rural businesses are run from a rural village- businesses would be impacted with large scale development</li> <li>• The village should stay rural- large scale development would change it</li> <li>• Current Infrastructure totally inadequate, especially roadways</li> <li>• Unlikely to get infrastructure despite new homes being built</li> <li>• Don't trust EDDC or developers</li> <li>• Should fight for infrastructure without more housing</li> <li>• Infrastructure needs to be put in place before development and this won't happen</li> <li>• Proposed new housing in Fordingbridge will already impact on our roads</li> <li>• Suggest engaging a professional planning consultant to advise the Parish Council</li> <li>• The only money towards infrastructure will be from developers (not local authority) and they won't provide enough for infrastructure required</li> <li>• Will s.106 actually be forthcoming?</li> <li>• There is no plan detailed for the roads around the new developments</li> <li>• Hampshire Chamber of Commerce have objected to this.</li> <li>• We should not accept this but instead fight it.</li> </ul>	



**Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

	<ul style="list-style-type: none"> <li>Residents need to be involved in changes proposed by EDDC</li> </ul> <p>There were only a few comments supporting this development;</p> <ul style="list-style-type: none"> <li>There are not enough homes for young people- new homes need to be built somewhere</li> <li>A large proportion of developments have been granted irrespective of highway objections. Engaging with the LPA would allow the village to get the best out of a worst situation. Supporting this would put the village in a stronger position to work with the local authority on gaining the infrastructure needed. APC should request a professionally developed masterplan</li> </ul> <p>Residents also commented that communication needs to be improved. The open forum closed at 8.50pm</p>	
<p><b>115/18</b></p>	<p><b>FINAL DISCUSSION AND VOTE BY COUNCILLORS</b></p> <p>Within the Council report there were 2 proposals to be considered.</p> <p><b>After brief discussion, the following amendment to both options was proposed and unanimously agreed;</b></p> <p><b>Amendment to both Options 1 and 2 that the Parish Council consider engaging a planning consultant to provide help and support regarding future development in Alderholt.</b></p> <p>The following options were then formally proposed and voted upon;</p> <p><b>Option 1;</b> Support draft policy 5.28 and the associated policies and statements with the condition that the following must be achieved (including all the above points raised)</p> <ul style="list-style-type: none"> <li>There is a comprehensive master plan for the development of Alderholt;</li> <li>There is supporting text and policies;</li> <li>The full range of infrastructure that is obviously required for sustaining a doubling of the size of Alderholt as detailed in this response can be provided in a timely manner;</li> <li>There is the opportunity for suitable employment and commercial activity in the village</li> <li>The SANG can be provided.</li> </ul> <p>These all have to be present in the Local Plan document to be submitted to the Secretary of State, which will also be subject to a period of public consultation before submission.</p> <p>Consider engaging a planning consultant to provide help and support</p>	



**Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

<p>regarding future development in Alderholt</p> <p>Proposer; Cllr G Logan Secunder; None <b>Motion dismissed</b></p> <p><b>Option 2;</b> <b>Object to draft policy 5.28 and the associated polices and statements</b> <b>Consider engaging a planning consultant to provide help and support regarding future development in Alderholt</b></p> <p>Proposer; Cllr J Walker Secunder; Cllr H Morris 4 in favour 1 objection <b>Motion Passed</b></p> <p><b><u>Response to Village Infill Policy Envelope</u></b> <b>Statement 5.4.2.19 the Parish Council is in agreement with this statement regarding the inclusion of the two areas shown on map 5.4.2.4.</b></p> <p>Proposer; Cllr S Archer Secunder; Cllr H Morris All in favour <b>Motion Passed</b></p> <p><b>The full response to the consultation document is attached to these minutes under Appendix B</b></p>	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

**Appendix A**

**Report by APC to EPM Meeting 3<sup>rd</sup> September 2018**

**Alderholt Consultation;**

**APC Village Survey**

In 2017 APC carried out a village survey and took the following position regarding development in Alderholt (minute 153/17- 11 Sept 2017):

1. That there should be no building development outside of the Alderholt Village Envelope as defined in the EDDC Local Plan 2012# ;
2. That the growth of new small businesses within the limits of the Village Envelope should be encouraged and supported;

Chairman's initials  
Date;



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

3. That Social Housing is to be encouraged in line with the CEDDC Local Plan Part 1 Core Strategy, policy LN3.

### EDDC Consultation Roadshow in Alderholt

EDDC organised a road show in Alderholt Village Hall on 6<sup>th</sup> August which was well attended and APC sought to attain the views of villagers participating. The overall concern was the need for infrastructure – roads, education, medical services, utilities, shops, leisure and space and employment opportunities. The greatest emphasis being placed on the roads and education.

### Residents comments

Residents were asked to copy their comments to the LPA and Alderholt Parish Council have received 56 responses, mainly objecting to large scale development

### Education and Health

APC will be engaging with the local school and the Dorset and Hampshire surgeries and the Clinical Commissioning Group but have been unable to do so to date due to the limited time restraints of this consultation.

### **Factors to consider if the development is not supported;**

Councillors initially considered that realistically Alderholt is unsuitable for growth of this size. However, having considered all the facts and information gathered during the consultation period, **there is a real concern that Alderholt could still get the development but it will be on a site by site basis (i.e. the size of the Gladman development or smaller) without needing to provide any of the new infrastructure or sustaining existing services. By supporting the options, there may be an opportunity for residents and Councillors to have some input to the future of Alderholt. The following points therefore need to be considered;**

- The Government has emphasised the need for housing, published a new National Planning Policy Framework (NPPF) and introduced a national methodology for objectively assessing housing needs (OAN) which has resulted in EDDC having a short fall of 2,513 dwellings during the Local Plan period 2013 to 2033.
- East Dorset only has 15% of its land with no constraints Alderholt is relatively unconstrained by landscape and biodiversity i.e. outside the Green Belt, is not an AONB, and has low grade agricultural land. Under the new NPPF the Local Planning Authority has to consider alternative options (brown field sites, underutilised land, optimisation of densities, discussions with neighbouring authorities) before it can build on Green Belt land under exceptional circumstances. The NPPF paragraph 72 also considers the potential expansion of villages as a way of meeting housing needs, hence the options of development for Alderholt.
- The Gladman application (3/16/1446/OUT) regarding the site on Ringwood Road outside of the existing village envelope was lost on appeal 20<sup>th</sup> October 2017, thereby setting the precedent for development outside the current village envelope. This experience shows that where delivery of major sites slows down and housing does not



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

come forward as predicted (the 5-year land supply is not being met) then land outside of the Green Belt is probably more vulnerable to “rogue” planning applications. There is a concern that further site by site development will take place possibly by appeal in which the LPA, Parish Council and residents will have no control over, with little or no supportive infrastructure being put in place. This would result in Alderholt being developed piecemeal overtime in an un-coordinated way.

- Due to our proximity to heathland, the loss of greenspace can be overcome by developers providing a SANG (suitable accessible natural greenspace).
- As part of the Local Plan Review process EDDC issued a call for sites Regulation 18 and this has resulted in a number of “option” sites covering a large area mainly to the south of Alderholt submitted by landowners and developers which could collectively deliver in excess of 1,000 dwellings.
- Originally modest growth was planned for Alderholt, but there is an opportunity to introduce a level of growth to provide new services whilst also sustaining existing services.

### **EDDC Local Plan Options Consultation Process:**

The Local Plan document will be submitted to the Secretary of State, which will also be subject to a period of public consultation before submission.

### ***Process of adopting a Local Plan and the possible ensuing scenarios:***

*EDDC collate all the information from the Options Consultation and have discussions with all the relevant neighbouring Councils and Agencies regarding sustainability of the sites put forward and the ability to provide the required infrastructure: roads, health, education sang etc.*

*EDDC formulate the draft Final Local Plan to be submitted to the Secretary of State, but before that submission happens there is another round of public consultation on the final document.*

*At that point no changes are made to the Local Plan by the LPA but all the comments are submitted to the Secretary of State with the final Local Plan.*

*Examination in public follows and it is here the LPA has to justify its decisions (sites included and sites excluded). The developers and landowners will be strongly challenging these.*

*Once the submissions and arguments have been made, the Secretary of State then makes his determination and or recommendations; the LPA then makes / agrees to the recommended changes and adopts the new Local Plan.*

*There can be two other scenarios:-*

- *If the LPA doesn't choose Alderholt but successfully adopt a plan with the housing requirement met elsewhere in East Dorset, they would have a sound plan recently*



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

*adopted and this would strengthen the position on resisting “rogue” applications. But the big issue which can arise subsequently is the “5-year land supply” this can often depend on how long it takes for sites elsewhere to come forward for development. This is an unknown factor but is always present when considering the risk of “rogue” applications. The LPA has no control over the delivery of the sites/housing by the developers. The LPA although having a stronger position re the Local Plan for refusing applications as per the Gladman one, the concern is that the Inspectorate may well grant approval as the precedent has been set.*

- If on grounds of unsustainability, the LPA doesn't put forward Alderholt, at Examination in Public the developers and landowners can argue their case that Alderholt is deliverable and sustainable with infrastructure, is outside of the other proposed green belt sites, and is therefore a better fit with NPPF and can thus change the proposed Local Plan via the Secretary of State so that Alderholt is again included in the Local Plan. It may be proposed that the number of dwellings be increased.*

*The LPA therefore cannot guarantee that by having the original 1,000 houses earmarked for Alderholt built elsewhere in the New Local Plan, its preferences will not be overturned at Examination in Public, and that even if this scenario doesn't occur, the LPA cannot guarantee that development will not occur outside of the village envelope by way of applications and subsequently successful appeals.*

### **Points to include in Alderholt Parish Council's response to Options Consultation**

This considers draft policy 5.28 and the associated policies and statements;

Draft Policy 5.28 refers to a minimum of 1,000 dwellings, and this number is considered to be the benchmark for determining new infrastructure required to meet a doubling of the village by 2033.

The sites have been listed within draft policy 5.28 and it is our suggestion that the area of SANG should be placed within the triangle of Hillbury Road and Ringwood Road where access is easiest from the recreation ground, and that development should be located closest to the existing village envelope along Ringwood Road and Daggons Road.

We are open to the idea of a village centre but feel this should be located close to the existing centre of the village at Charing Cross.

### **Associated Policies**

Draft Policy 4.16 - Agree that in rural areas with limited access to services and transport the housing density should be within the range of 20 to 40 dwellings per hectare.

The following objectives and policies don't actually fit with development of this scale (minimum of 1,000 dwellings) in Alderholt.



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

Objective 6 – Alderholt is not located in the most accessible of locations – it is on the Hampshire Dorset boundary and certainly not on a prime transport corridor – the B3078 isn't mentioned.

Draft Policy 4.17 - refers to Affordable Housing with an up to limit of 50%. We in Alderholt would ask for the provision to be between 30% and 50% with conditions and legal obligations to ensure that the affordable housing is secured for those in housing need and prioritised for those with a Local Connection.

Draft Policy 3.12 is also referenced, but with the Alderholt situation our road infrastructure issues are in direct conflict with the wording of this policy and the transport strategy in the document only focuses on the main transport corridors and their improvement.

Draft Policy 3.14 Community Facilities and Services We question whether the wording at the start of the 2<sup>nd</sup> paragraph is robust enough to ensure new facilities are provided in Alderholt.

**The requirement for infrastructure to ensure such development is sustainable is key and this needs to be in place wherever possible before development on a grand scale commences.**

### Need for a masterplan for development in Alderholt

A masterplan for proposed development needs to be included within the Local Plan document with supporting text and policies before submission to the Secretary of State for Examination in Public. Discussion, consultation and agreement will need to be sought from the Parish.

The main issues/concerns/requirements are as follows and these need to be considered with the expansion of Fordingbridge by way of 820 plus dwellings, 150 of which are proposed at Ashford on Station Road, Fordingbridge:-

- Road infrastructure is woefully inadequate already by way of capacity and access along all 4 routes which are narrow twisting lanes – only C grade roads except for the B3078 from Fordingbridge to Cranborne which links to the A338. Particular points of note are the bridge at Alderholt Mill on Sandleheath Road, Pressey's Corner in Alderholt, the narrowing of Bowerwood Road towards Fordingbridge, and the continuing dangerous degradation of the Somerley Road due to the gravel and infill lorries. There will need to be discussions with Hampshire CC as all the roads except for the B3078 to Cranborne are under their control, and with Wiltshire CC as the main route to Salisbury is via Sandleheath, Rockbourne and Coombe Bisset.
- Education – It needs to be established that St James' School on its existing site can expand to accommodate the inevitable rise in pupil numbers. With Burgate School, Fordingbridge already having to cope with the additional housing programmed there and QE at Wimborne also full, it is essential that the proposed upper school at Verwood be provided.



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

- Health provision – Currently Alderholt residents travel to either the Fordingbridge or Cranborne Surgeries. In the light of the development in Fordingbridge on top of the proposed development in Alderholt, primary health care provision needs to be addressed with potentially a new surgery, or at least a pharmacy in Alderholt
- Utilities – There is no gas available beyond the existing village envelope, the water pressure is currently very poor in some village locations even after previous works, and there would be a need to provide adequate sewerage. The existing Broadband and mobile signal provision is also patchy. A doubling of the village population must not result in any deterioration of the existing utilities.
- Lack of public transport - Alderholt and adjacent PCs have funded for this year only the DCT 97 bus on a reduced three morning a week service. The presumption of no public transport necessitates a greater dependence upon the car resulting in increased pollution and need for car parking spaces. Isolation for those without access to a car and with no public transport is an issue where it impacts adversely on our most vulnerable residents' well being. To address all these issues, improved public transport needs to be available.
- There is also a total lack of any provision for business use which therefore determines that Alderholt will indeed be a dormitory village where everyone needs a vehicle and will be commuting into and out of the village. 1,000 properties equates to at least 2000 additional vehicles. To mitigate against this the provision of suitable small scale commercial/employment units should be provided.
- Provision of alternative green space provided through a SANG.
- Improve leisure facilities including the use of developers' contributions towards the refurbishment and expansion of the sports pavilion for which planning permission has been granted.
- Improved pedestrian routes i.e. pavements along Hillbury Road, Ringwood Road and Daggons Road linking the church to the pub.
- Safety issues - We are lead to believe that the fire engine provision at both Fordingbridge and Cranborne is on a retained basis only. It should be determined that there is adequate provision for the proposed expansion of housing in Fordingbridge circa 820 plus and a minimum of 1000 at Alderholt.

We insist that EDDC continues to consult with Alderholt's elected members, and has cross boundary conversations with all relevant Hampshire and Wiltshire Councils and Agencies to achieve the best possible solutions to the various Alderholt infrastructure issues.

Should the scale of development be achievable and Alderholt doubles in size, a policy is put in place as per the original 14.23 Policy A1 of the East Dorset Local Plan adopted January 2002, in order to protect the village from further growth outside of the "proposed area of search". The new NPPF also considers this under paragraph 72(e).

Chairman's initials  
Date;



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

### Additional condition

If the proposed scale of development is unachievable due to sustainability issues – primarily the existing inadequate road infrastructure - we insist that the Local Planning Authority has robust policies in place to prevent ad hoc planning by appeal in Alderholt, so that the existing “quality of life” can be maintained for residents.

### Response from APC:

Alderholt Parish Councillors to vote on the response that they wish to give to this consultation;

1. Option 1; Support draft policy 5.28 and the associated policies and statements with the condition that the following must be achieved (including all the above points raised)
  - There is a comprehensive master plan for the development of Alderholt;
  - There is supporting text and policies;
  - The full range of infrastructure that is obviously required for sustaining a doubling of the size of Alderholt as detailed in this response can be provided in a timely manner;
  - There is the opportunity for suitable employment and commercial activity in the village
  - The SANG can be provided.

These all have to be present in the Local Plan document to be submitted to the Secretary of State, which will also be subject to a period of public consultation before submission.

2. Option 2; Object to draft policy 5.28 and the associated policies and statements (including all the above points raised)

### Response to Village Infill Policy Envelope

Statement 5.4.2.19 the Parish Council is in agreement with this statement regarding the inclusion of the two areas shown on map 5.4.2.4.

# Note our minute has a typo the EDDC Local Plan was adopted in 2002 so Minute 153/17 requires correction.

### Appendix B

#### Alderholt Parish Council Response to East Dorset Local Plan Review Options Consultation 16<sup>th</sup> July-3<sup>rd</sup> September 2018

**At the extraordinary Parish Council Meeting held on 3<sup>rd</sup> September 2018, Alderholt Parish Council voted on the above consultation. Decisions are detailed below;**

#### Draft Policy 5.28 and the associated policies and statements (pages 205-208)

Councillors have not undertaken their responsibilities lightly in considering this proposal and its impact on Alderholt. In formulating their final response on behalf of the whole village, Councillors have weighed up the strength of public feeling, mainly opposing the development, against the opportunities that this development *may* provide for Alderholt including new

Chairman's initials  
Date;



## Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018

infrastructure such as improved highways, transport, education, health and future employment.

### **Object to draft policy 5.28 based on the points detailed below;**

1. The overwhelming response from residents at the extraordinary council meeting was to strongly oppose the rural village of Alderholt doubling in size. Notwithstanding the concerns over infrastructure, many residents did not want to see their rural village becoming a small town.
2. The requirement for infrastructure to ensure such development is sustainable is key and this needs to be in place wherever possible before development on a grand scale commences. The reality of whether sufficient infrastructure will be provided by developer contributions within a suitable time frame and of an adequate nature to support such a large increase in population is doubted. It is understood that infrastructure will not be in place before development but instead will follow in tranches as resident numbers increase to the required threshold. These could take years to implement and will leave residents with totally inadequate services.
3. Road infrastructure is woefully inadequate already by way of capacity and access along all 4 routes which are narrow twisting lanes – only C grade roads except for the B3078 from Fordingbridge to Cranborne which links to the A338. Particular points of note are the bridge at Alderholt Mill on Sandleheath Road, Pressey's Corner in Alderholt, the narrowing of Bowerwood Road towards Fordingbridge, and the continuing dangerous degradation of the Somerley Road due to the gravel and infill lorries. There is no simple solution without huge cost, to address this. Additionally, this is ever more complex because all the roads except for the B3078 to Cranborne are under the control of Hampshire County Council and the main route to Salisbury via Sandleheath, Rockbourne and Coombe Bisset fall under the authority of Wiltshire County Council.
4. At the neighbouring town of Fordingbridge, New Forest District Council are proposing expansion of by way of 820 plus dwellings, 150 of which are proposed at Ashford on Station Road, Fordingbridge, Hampshire which will also impact on roads and services to Alderholt residents.
5. Many of the services provided to Alderholt residents, such as health and education is across the border in Fordingbridge, Hampshire. This requires cross boundary working and to date there is no evidence that supports this will be provided or that the needs of Alderholt residents (Dorset residents) will be prioritised.
6. Education-There is first school provision in Alderholt at St James' First School and it is unknown whether the existing site will be able to expand to accommodate the inevitable rise in pupil numbers. Currently, older children travel to Cranborne Middle School and Queen Elizabeth School in Wimborne, or schools in Fordingbridge.



## **Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

An Upper School at Verwood has been talked about for many years but has still not been provided despite the ever growing population in Verwood. There is no guarantee that increased dwellings in Alderholt will result in this being built. With Burgate School, Fordingbridge already having to cope with the additional housing programmed there and QE at Wimborne also full, development of this size in Alderholt could lead to totally inadequate education provision for Alderholt schoolchildren.

7. Health provision – Currently Alderholt residents travel to either the Fordingbridge or Cranborne Surgeries. In the light of the development in Fordingbridge on top of the proposed development in Alderholt, primary health care provision will need to be addressed with potentially a new surgery, or at least a pharmacy in Alderholt. It is understood that this is unlikely to happen based on the number of dwellings proposed.
8. Utilities – There is no gas available beyond the existing village envelope, the water pressure is currently very poor in some village locations even after previous works, and there would be a need to provide adequate sewerage. The existing Broadband and mobile signal provision is also patchy. A doubling of the village population could result in deterioration of the existing utilities.
9. Lack of public transport - Alderholt and adjacent Parish Councils have funded for this year only the DCT 97 bus on a reduced three morning a week service. The presumption of no public transport necessitates a greater dependence upon the car resulting in increased pollution and need for car parking spaces. Isolation for those without access to a car and with no public transport is an issue where it impacts adversely on our most vulnerable residents' wellbeing.
10. There is a total lack of any provision for business use which therefore determines that Alderholt will indeed be a dormitory village where everyone needs a vehicle and will be commuting into and out of the village. 1,000 properties equates to at least 2000 additional vehicles.
11. Leisure facilities are already limited in Alderholt. Costs of providing improved facilities to accommodate a doubling of population are likely to far exceed the developer's contributions.
12. Safety issues - We are led to believe that the fire engine provision at both Fordingbridge and Cranborne is on a retained basis only. The proposed expansion of housing in Fordingbridge circa 820 plus and a minimum of 1000 at Alderholt will add ever increasing strains on these services with no guarantees of improved provision.

### **Associated Policies and Statements**

**The following objectives and policies don't actually fit with development of this scale (minimum of 1,000 dwellings) in Alderholt.**



**Minutes of an extraordinary Meeting of Alderholt Parish Council, The Committee Room, Alderholt Village Hall, Alderholt 7.00pm Monday 3<sup>rd</sup> September 2018**

**Objective 6** (page 22) – Alderholt is not located in the most accessible of locations – it is on the Hampshire Dorset boundary and certainly not on a prime transport corridor – the B3078 isn't mentioned.

**Draft Policy 3.12** (page 46) is also referenced, but with the Alderholt situation our road infrastructure issues are in direct conflict with the wording of this policy and the transport strategy in the document only focuses on the main transport corridors and their improvement.

**Draft Policy 3.14** (page 48) Community Facilities and Services We question whether the wording at the start of the 2<sup>nd</sup> paragraph is robust enough to ensure new facilities are provided.

**Draft Policy 4.17** (page 77 and 78) - refers to Affordable Housing with an up to limit of 50%. We would ask for the provision to be between 30% and 50% with conditions and legal obligations to ensure that the affordable housing is secured for those in housing need and prioritised for those with a Local Connection.

**Village Infill Policy Envelope Statement 5.4.2.19** (pages 209 & 210)  
Alderholt Parish Council is in agreement with this statement regarding the inclusion of the two areas shown on map 5.4.2.4.

Signed;

Mrs Maria Humby  
Clerk  
On behalf of Alderholt Parish Council

Dated; 6<sup>th</sup> September 2018

Meeting ended 9.00pm

Minutes Approved;

Chairman's Signature;

Date;

Chairman's initials  
Date;