



**Minutes of a Meeting of Alderholt Parish Council Local Plan Liaison Committee held in the Committee Room, Alderholt Village Hall, Alderholt at 6.00pm on 1<sup>st</sup> November 2018**

**PRESENT;** Cllr A Hibberd (Chairman)  
 Cllr G Logan  
 Cllr H Morris  
 Cllr Smethers  
 Cllr D Tooke  
 Cllr J Walker  
 Mrs M Humby (Clerk)  
 Also present; 4 members of the public

Min No	Title	Owner
06/18	<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.</p> <p>The following apologies were received and accepted; Cllr K Murton. Also Cllr Greenland who is unable to attend the meeting due to declaring a pecuniary interest in the Local Plan Review Options Consultation.</p>	
07/18	<p><b>TO RECEIVE DECLARATIONS OF INTEREST AND/OR CONSIDER THE GRANTING OF DISPENSATIONS</b></p> <p>No declarations received from those members present.</p>	
08/18	<p><b>PUBLIC SESSION</b></p> <p>There were no representations received.</p>	
09/18	<p><b>TO CONFIRM THE MINUTES OF THE PREVIOUS LPLC MEETING</b></p> <p><b>Cllrs unanimously resolved to agree the minutes of the LPLC meeting dated 15<sup>th</sup> October 2018 as a correct record of that meeting.</b> They were signed by the Chairman.</p>	
10/18	<p><b>TO CONSIDER A REPORT FROM THE LPLC WORKING PARTY REGARDING THE ENGAGEMENT OF A PLANNING CONSULTANT</b></p> <p>The Chairman confirmed that the working party appointed to look into Planning Consultants had provided a report containing a draft brief to be sent to consultants and also the names of 3 consultants that the Council should consider. This report had been circulated to all Cllrs. Additionally there had been an EDDC Cabinet meeting on 31<sup>st</sup> October 2018 updating on the Local Plan Review, the agenda of which had been circulated to Cllrs. Cllr Logan, as Alderholt District Councillor, had attended and was asked by Cllr Hibberd to give a verbal update before the working party report was considered.</p> <p>In summary, Cllr Logan advised;</p> <ul style="list-style-type: none"> <li>At EDDC Full Council 29.10.18 the Leader referred to the Shadow Dorset Council Executive re Future of Local Plans in Dorset and commented:- <i>Shadow Council Executive endorsed</i></li> </ul>	

Chairman's initials  
 Date;



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	<p><i>the approach to continue with Local Plans in the Boroughs/Districts – so that they be completed and subjected to examination in public ahead of the new Dorset Council Local Plan coming into being sometime during 2024. This approach if taken up by the new DC will safeguard planning going forward.</i></p> <ul style="list-style-type: none"> <li>• Extended timetable and agreement by Cabinet for master planning-The South East Dorset Multi Modal Study which sets out the initiatives and interventions needed to ensure the area has a transport system fit for purpose has been delayed until 2019. Therefore it is likely that the Council will not be able to carry out its preferred options consultation until the Summer of 2019. This delay will give EDDC time to carry out further master planning work to take into account guidance in the NPPF, help ensure quality of design an any new development and more importantly to address the question concerning the infrastructure requirements to support development. £100k for the master planning was agreed by cabinet.</li> <li>• A4A had also attended and made a deputation.</li> <li>• Cllr Logan spoke at the meeting commenting that she was pleased to see that master planning will occur. She noted the concerns of A4A deputation and reiterated the need for residents to be consulted (point 4.6 of Cabinet paper) and that the best way for this to happen was through the Ward Member and APC.</li> </ul> <p>Cllr Tooke requested it to be minuted that in his opinion, Paragraph 72 of the NPPF does not support development in Alderholt. Discussion then took place regarding the working party report including timings and details for the brief.</p> <p>Cllr Smethers suggested advice should be sought from the planning consultants about the best way to move the Council's objections forward. A local resident asked if he could speak regarding the brief to which the Chairman allowed him to do. The meeting was adjourned between 7.20 and 7.25pm whilst discussions took place in which he suggested identifying somewhere else that is more suitable for development.</p> <p><b>Overall, 2 more objectives were added to the working party draft brief and timings amended as follows;</b></p> <ul style="list-style-type: none"> <li>• Recommendations for the best way of submitting this to the master planning process and to the Local Planning Authority.</li> <li>• To identify any encumbering plans and better locations to meet the local housing requirements within the Local Planning Authority area.</li> </ul> <p><b>Timings were agreed as follows;</b></p> <ul style="list-style-type: none"> <li>• Planning brief to be sent to consultants w/c 5<sup>th</sup> November</li> <li>• Planning Consultant proposals to be submitted to the Council by 9.00am on 19/11/18</li> <li>• Proposals considered at next meeting of this committee - 26/11/18</li> </ul>	<p>MH MH  MH/Cllrs</p>
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	<ul style="list-style-type: none"> <li>• Shortlisted consultants invited to attend a selection meeting on 10<sup>th</sup> December 2018.</li> <li>• Engagement letter to consultant to be sent 11<sup>th</sup> December 2018</li> <li>• Final document to be completed during January 2019 (subject to advice given by planning consultants and to be agreed at selection committee meeting on 10<sup>th</sup> December 2018)</li> </ul> <p><b>The final brief document being agreed as follows;</b></p> <p><b>1. Introduction</b></p> <p>The East Dorset District Council (EDDC) local plan review options include a proposal for at least 1000 new homes in Alderholt, doubling or possibly trebling the size of the village. Details are included in Appendix 1. Alderholt Parish Council (APC) has resolved to oppose development on this scale and to engage consultants to assess the strength of planning arguments on both sides of the case, and to refine these arguments. The Council's initial response to EDDC is attached at Appendix 2.</p> <p><b>2. Objectives of the work</b></p> <ul style="list-style-type: none"> <li>• Using evidence from comparable plans and case-law, the study should assess the soundness of the proposals with regard to potential development in Alderholt</li> <li>• Possible objections to the plan should also be assessed for strengths and weaknesses, and recommendations be made about their likely effectiveness in persuading a planning inspector – suggestions for possible objections are set out in Appendix 3.</li> <li>• Recommendations should be made regarding issues which require further work, such as transport and viability assessments. What effect might these have on the soundness of the potential EDDC Local Plan based on the Options Consultation?</li> <li>• Recommendations for the best way of submitting this to the master planning process and to the Local Planning Authority.</li> <li>• To identify any encumbering plans and better locations to meet the local housing requirements within the Local Planning Authority area.</li> <li>• Preparation of “expert witness” submission to EDDC, putting the</li> </ul>	<p>MH</p> <p>MH</p>
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client's case and citing evidence.

It is possible that this will lead to a further stage of work but this will depend upon the response of EDDC and potentially the response of Dorset Council – the new Unitary Authority (which will take over the role of EDDC from April 2019).

### 3. Selection process

Please respond to this brief by submitting your proposal **by 9.00am on 19<sup>th</sup> November 2018** to [clerk@alderholtparishcouncil.co.uk](mailto:clerk@alderholtparishcouncil.co.uk)

Submissions should include methodology, details of consultant and associate hours you would allocate, a fixed cost for the work, an example of similar work you have prepared and details of your track record in persuading planning inspectors.

Shortlisted consultants will be invited to attend a selection meeting on **Monday 10<sup>th</sup> December 2018**. Selection criteria with equal weighting will be:

- Quality of submission and strategy to meet the objectives
- Track record
- Value for money

It is hoped that the final submission document will be completed **during January 2019**. However, Councillors will be guided by your recommendations regarding the best way of submitting this to the master planning process and to the Local Planning Authority (as detailed in the above objectives)

#### Appendix 1: The EDDC proposal

EDDC issued a Local Plan Review Options Consultation document to set out major policy issues and options. This included possible site allocations for housing, employment, open space etc. The Consultation ran from 16th July 2018 - 3rd September 2018.

The document is available online at:

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/christchurch/localdevelopment-framework/christchurch-and-east-dorset-local-plan-review.aspx>

The document includes the following;

**Draft Policy 5.28 Housing options - Alderholt**



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Land to the south and west of Alderholt is considered suitable for housing development to provide a minimum of 1000 dwellings. Development of land in this area will include, but is not limited to, the following sites: land south east of the village adjoining Hillbury Road, land at north of Ringwood Road, land at Cromwell Cottage, land south of Ringwood Road, land adjacent to Blackwater Grove, Land at Pug's Fields and Crossroads Pug's Plantation. The Oaks Daggons Road, Rear of Pittswood, Daggons Road.

Development of the site is likely to be subject to the following criteria:

- Creation of high quality residential development, of a density and design appropriate to a more rural location;
- Up to 50% affordable housing in line with Policy 4.17;
- Contributions toward heathland mitigation in accordance with policy 4.2;
- Development of a flood mitigation strategy as appropriate;
- Contributions toward and physical provision of transport infrastructure in line with policy 3.12;
- Contributions to, or provision of additional retail, health and community facilities;
- Contributions to education provision; and
- Contributions to open space in accordance with policy 4.30.

At consultation meetings the Council officers confirmed that the proposal could deliver up to 2000 new homes, that no local employment is proposed and that no guarantees can be given about enhancement of local services or transport. Alderholt is the only location in East Dorset for which development on this scale is proposed and the only settlement which will have its character substantially changed by the plan.

## **Appendix 2: Alderholt Parish Council response**

The following response was sent from APC to EDDC:

At the extraordinary Parish Council Meeting held on 3rd 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



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provide for Alderholt including new 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



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	<p>prioritised.</p> <p>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. 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
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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.

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 2nd 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.

### **Appendix 3**

#### **Other possible planning grounds for consideration within EDDC Options Consultation document :-**

- Compliance with the New NPPF Guidance paragraph 72
- Sustainability of the proposal with regards to Objective 3 Climate Change, and Objective 6 Reduce the need for people to travel



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- Please refer to the Sustainability Appraisal which can be found at:-  
<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/christchurch/localdevelopment-framework/pdfs/ldf/local-plan-review-options/east-dorset-local-plan-review-sareport.pdf>
- Lack of suitable transport options
- EDDC will commission a transport study showing the cumulative effect of development at the next stage of plan preparation. Helen Jackson, Principal Transport Planner for Dorset County Council has written saying: "Alderholt is not located on or close to a prime transport corridor so (the proposal) would appear to conflict with the transport policy."
- Compliance with EDDC Objective 5 – Housing with regard to "character of local communities"
- Provision for a Suitable Alternative Natural Greenspace SANG
- Risk that the proposal will not be viable

### Other options:

Any local authority considering development in less sustainable locations or in the Green Belt has a duty to consider all reasonable alternatives first.

EDDC representatives have argued Alderholt is the "least worst option" because East Dorset has exceptionally high levels of Green Belt land and heathland. However, EDDC does not appear to have given due consideration to the following options:

- Alternative locations for development close to services, transport and employment by making use of lower quality green belt land. This approach has been used other Councils including New Forest DC and there is now "case law" that high levels of green belt and protected land constitute "exceptional circumstances" which justify green belt release. EDDC has yet to complete its green belt review so cannot demonstrate it has considered this option.
- Dispersal of the 1000 homes around rural villages rather than concentrating in one place. This would mitigate road safety, congestion, environmental and community impacts by spreading the development more equitably around the District. It is also more likely to be viable by meeting local demand. It could aid local economic regeneration by providing opportunities more



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	suited to local builders and developers.	
<b>11/18</b>	<b>DATE OF NEXT MEETING</b> <ul style="list-style-type: none"><li>• 26<sup>th</sup> November 2018, following Planning Committee Meeting.</li><li>• 10<sup>th</sup> December daytime following the planning consultant selection process on that day. Time to be confirmed</li></ul>	MH/Cllrs MH/Cllrs

Meeting ended 7.30pm

Minutes Approved;

Chairman's Signature;

Date;

Chairman's initials  
Date;