



Minutes of an Extraordinary Meeting of Alderholt Parish Council held remotely at 7.00pm on Thursday 4th March 2021

Present: Cllr A Hibberd (Chairman)

Cllr S Butler (Vice Chairman)
Cllr A Butler
Cllr S Greenland
Cllr G Logan
Cllr K Mason
Cllr M Smethers
Cllr R Stone
Cllr D Tooke

Ms L Ellis, Parish Clerk
Mrs K Brooker, Assistant Clerk
One member of the public

Due to the Covid-19 restrictions the meeting was held remotely via conference link. The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, which came into force on 4th April 2020, gives Parish & Town Councils the power to do this until May 2021.

Min No	Title	Owner
25/21	WELCOME FROM THE CHAIRMAN & APOLOGIES The Chairman, Cllr Hibberd, welcomed all in attendance to the remote meeting of Alderholt Parish Council. There were no apologies for absence.	
26/21	TO RECEIVE DECLARATIONS OF INTEREST AND/OR CONSIDER THE GRANTING OF DISPENSATIONS Cllr David Tooke made the following statement; I am looking at these applications and voting based on the information before me at this time. If this application is referred to Dorset Council Planning Committee there will be much more background information available, and information flowing from their debate, and I may well alter my view at that time. On this basis <u>Dorset Council's Monitoring Officer</u> has advised that it is appropriate for me to take part both at this meeting and at Dorset Council's Eastern Area Planning Committee. Cllr Martin Smethers advised of a non-pecuniary interest in agenda item 6 due to his home bordering an entrance to the Recreation Ground that is the subject of this discussion. As this is a non-pecuniary interest he took part in the discussion and vote.	
27/21	TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM DORSET COUNCIL FOR COMMENT BY THIS COMMITTEE Application No: 3/21/0046/FUL	



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	<p>Location: Land to the Rear of 17 Hillbury Rd, Alderholt, SP6 3BQ</p> <p>Proposal: Entry Level Exception site for the provision of 34 affordable residential dwelling together with associated access, parking and landscaping together with alterations to 17 Hillbury Road.</p> <p>Case Officer: Naomi Shinkins</p> <p>Reporting Parish Councillor; Cllr Gina Logan</p> <p>It was proposed by Cllr Kate Mason and seconded by Cllr Stuart Greenland that the objections shown at Appendix A be submitted to Dorset Council.</p> <p>Nem Con – 1 abstention</p> <p>Application No: 3/20/1732/FUL</p> <p>Location: High Wood, Alderholt</p> <p>Proposal: Use of High Wood as a Suitable Alternative Natural Greenspace (SANG)</p> <p>Case Officer: Naomi Shinkins</p> <p>Reporting Parish Councillor; Cllr Gina Logan</p> <p>It was proposed by Cllr Steve Butler and seconded by Cllr Stuart Greenland that the objections shown at Appendix B be submitted to Dorset Council.</p> <p>Nem Con – 1 abstention</p>	
28/21	<p>EXCLUSION OF PRESS AND PUBLIC – PUBLIC Bodies (Admission to Meetings) Act 1960 (as amended by the Local Government Act 1972 s.100) on the grounds of the confidential nature of the business to be transacted.</p> <p>It was proposed by Cllr Gina Logan and seconded by Cllr Dave Tooke to exclude the press and public under PUBLIC Bodies (Admission to Meetings) Act 1960 (as amended by the Local Government Act 1972 s.100) on the grounds of the confidential nature of the business to be transacted. ALL IN FAVOUR</p>	
29/21	<p>TO CONSIDER A REQUEST FROM THE OWNERS OF ALDERHOLT NURSERIES, RINGWOOD ROAD, ALDERHOLT</p> <p>This item is exempt due to legal advice and contracts.</p>	

Meeting ended 7.58pm



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Minutes Approved:

Chairman's Signature:

Date:

Appendix A

Application No: 3/ 21/0046

Address; Land to rear of 17 Hillbury Road, Alderholt SP6 3BQ

Councillor Name; Gina Logan

Brief summary of application location, type, proposal

Entry Level Exception site for the provision of 34 affordable residential dwellings together with associated access, parking and landscaping together with alternations to 17 Hillbury Road.

Relevant Planning Policies (Refer to The Local Plan www.dorsetforyou.com/planning)

NPPF Paragraphs 71 & 77

Core Strategy objective 6

Core Strategy Policies LNI, LN4, HE2, HE4, ME1, ME2 & ME7 and KS11

Local Plan Policies DES11

Any other considerations:

APC strongly objects to this application for the following reasons: -

- The site was rejected by Dorset Council's Strategic Housing Land Availability Assessment because it is adjacent to the Bonfire Hill SNCI

NPPF para 77 & Glossary, Core Strategy Policy LN4 – Rural Exception Sites

- With reference to NPPF 77, its glossary and Core Strategy Policy LN4 the emphasis is on small scale sites, that are required to meet a local need. In this instance this is not the case as 34 dwellings represents considerable housing numbers on an estate which is not responsive to local needs. The local need for affordable housing in Alderholt has recently been independently assessed as being for 8 homes. This requirement figure is far short of the intended supply of 34.

Reference is made at the end of the Affordable Housing Statement to an appeal decision APP/Y3940/W/3236860 in Wiltshire where the 20 units was accepted by the Inspector. However, this number of units is just 60% of the 34 that this application is currently seeking approval for.

NPPF para 71 Entry-Level Exception Sites

- With regard to this paragraph the maximum area for an entry-level exception should be under 1 hectare, this site for a small village is stated as being about 0.94ha which

Chairmans Initials;

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is to all intents and purposes right on the maximum size limit, and therefore too large for the village. In conjunction, the 34 dwellings can be estimated at about 3.7% of additional affordable housing which is also high for a small rural village.

East Dorset Core Strategy and Local Plan Policies

- The application is contrary to Objective 6 which states that:
Development will be located in the most accessible locations, focused on prime transport corridors and town centres. New development will be located either close to existing facilities, or where good transport links exist to such facilities.

This development is unsustainable, as it is the furthest point from the village facilities, has no public transport that will support commuting out of the village for employment (no employment opportunities within Alderholt) and will therefore result in at least 68 regular daily car journeys onto an already stretched and inadequate road network.

Although Alderholt may be relatively close to Fordingbridge, Hampshire (2.5 miles) good transport links don't exist. Public transport is limited to one bus the 97 which has a very limited service. There's a lack of safe walking and cycle routes to Fordingbridge.

- The site is outside the village envelope but adjoins it thus meeting the criteria for a rural exception site. However, the design quality is uninspired with an emphasis on uniform square boxes with no architectural value and a lack of detailing. It reflects an urban estate with regard to density which is not in a rural setting adjoining the SNCI which it will adversely impact, and would result in harm to the open character of the countryside and is therefore contrary to Policy HE2 of the Core Strategy and policy DES11 of the Local Plan.
- Policy LN1 *The size and type of new dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment (SHMA).* The question for this site is does it meet this local test? We don't believe so as data collected independently in 2017 indicated a need for only 8 affordable dwellings locally.
- We understand that generally for affordable housing within market housing developments it is required that the affordable housing is pepper potted within the whole site so as to overcome the development of "estates". In this instance an estate is being created.

Transport issues Policy KS11

In reading the transport Assessment document the following points need to be made as East Dorset has the highest level of car/van ownership.

- 76 car parking spaces will equate to 68 vehicles (2 per dwelling) and thus potentially 136 daily car journeys both morning and evening as there are no readily available



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alternatives to the car, not just for work, education and other out of village services, but also access to the pub, church, and the Co-op. This contrary to statement made a point 3.8.

- Road network is generally unsafe for cyclists – narrow twisting rural lanes which have become increasing busy due to increased delivery traffic in particular, so disagree with statement 3.11.
- With regard to statement 3.14 the Bus service is unsuitable for commuting to work or school etc as there are not enough services with none in the evenings or at weekends.
- In summary points 3.15 to 3.17 are unachievable and this therefore impacts negatively on the climate emergency to reduce the transport carbon emissions.
- The site access is adjacent to the Z bends of Pressey's Corner B3078 and is opposite the staggered entrance to Windsor Way a cul-de-sac of 59 properties potentially generating 118 morning & evening journeys. This of itself will adversely impact the traffic movements into and out of the site, as well movement along the B3078.
- There is a real parking issue at the bottom of Hillbury road especially on a Sunday where marshals have to control the traffic any extra traffic would exacerbate the problem. This is not only on a Sunday as during the week the Chapel is well used which causes more problems.
- As there is no pavement on the east side of Hillbury Road all pedestrians will have to cross the road to access the pavement on the west side. Potential safety issue.
- In 5.3 and Appendix 11 the traffic generation has been undertaken using TRICS "Affordable/Local Authority Housing" and this is shown to have used urban areas ie Leeds, Huddersfield, Blackpool where it is not the type of housing that is relevant but the access to alternatives modes of transport that result impact the results. Such urban areas thereby having access to other modes of transport – particularly public transport so resulting in the low two way am 17 and pm 19 number of vehicle movements. This urban situation would not reflect the activities within Alderholt an isolated rural community.
- In essence the transport situation is unable to reflect the conclusions in the 1st and 3rd points of 6.8.

Provision of Open Space – play areas Policy HE4

- The site plan shows small back gardens with frontages mainly for car parking. There is no mention or provision of a LAP – Local area for Play nor a LEAP – Locally Equipped Area for Play for the anticipated children where the properties are 12 x 3 bedroom and 22 x 2 bedroom (small family homes). This is contrary to policy HE4 as the distance to the entrance to the Amanda Harris Recreation Ground is greater than 1km via the shortest walking route, and in a straight line the distance is 700m.

Natural Environment - Policies ME1, ME2 & ME7 & Dorset Heathlands Planning Framework SPD 2020-2025

- As the area is within 400m -5Km of the Dorset Heathlands and as a requirement of Natural England due to the accumulative effect of recent development in Alderholt, SANG provision will need to be made before any further development can proceed.



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- Impact on Bonfire Hill SNCI: - The roads are at a distance of 1.28m to 5.77m from the SNIC. The nearest building lies at a distance of 9.23m. Is the suggested buffer zone ranging 9.23m to 13.24m adequate to mitigate material harm on the SNCI?
- When considering the Ecological Impact Assessment, it is shown that the development site will adversely impact Bonfire Hill SNCI, but to a greater extent the development will ultimately destroy a wildlife rich habitat, page 48 “the grassland will be destroyed to facilitate the development”. The area is excellent for nesting birds (pg 44 & 45), excellent for a suite of 7 reptiles (pg 45 & 46), has 13 species of bat (pg 37 to 41) with the possibility of great crested newts being within two ponds on the site, and evidence of badger activity.
- A great deal of mitigation will have to be put in place, as Bonfire Hill SNIC is a locally protected site and the woodland by proximity is a UK BAP Habitat, thus forming an Ecological Network. The adjoining development site is designated as a Higher potential Ecological Network due to its proximity to the Existing Network.
- A comprehensive Construction Environmental Method Statement is required (pg 47 & 48), but in any event the grassland will be destroyed and mitigation is required for the reptiles, bats and badgers. We question whether the mitigation suggested ie provision of the narrow buffer zone & hedging, heras fencing, lighting conditions etc is sufficient to offset the loss of such a rich bio-diverse site.
- Policy ME7 refers to ground water and it should be noted that Alderholt lies within the catchment of the River Avon Special Area of Conservation and any development would have an adverse impact due to the potential eutrophication of the river by increased phosphate levels. New development must be phosphate neutral.

Sustainability

The proposed development does not meet the roles of NPPF7 & 8 and is unsustainable as the infrastructure of the village is poor.

Following on from this, there is a potential for social isolation and exclusion which will impact on the wellbeing of the residents.

Very little chance of full-time employment in the village therefore necessitating more daily traffic flow out of the village and then back again.

Climate Change Emergency

The development doesn't meet the objectives set out by Dorset Council regarding this as there is no employment within Alderholt nor schooling beyond 9yrs, sufficient retail outlets or other infrastructure to negate the use of the private car. Carbon emissions will inevitably be increased.



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Economic Viability Assessment

In the past Alderholt has lost out on affordable housing and cites the Surplus Store application as an example where following an Economic Viability Assessment the affordable housing was lost. We are very concerned that a similar situation could arise at this site following the granting of permission, with a subsequent EVA allowing for market housing on this site instead of the 100% affordable.

Alderholt Parish Council fully supports the objections raised in the East Dorset Environment Partnership (EDEP) submission.

Appendix B

Dear Miss Shinkins

Proposal: - PA 3/20/1732/FUL Use of High Wood as a Suitable Alternative Natural Greenspace (SANG)

Location: - High Wood, Alderholt, SP6 3RB

With reference to the above application and your letter of 19 February 2021 asking for any further comments subsequent to the deposit of 4 documents by the applicant during January and February 2021, we wish the following to be considered when determining the application: -.

11 January 2021 document from PFH Land at Alderholt SANG Identification.pdf

PFH admits that they are unable to find an alternative site for the SANG, this indicates that the Highwood site is of itself unsuitable as a SANG. Furthermore, as PFH couldn't find an alternative site this doesn't mean that the High Wood site is therefore acceptable.

We note that there is land available for a SANG closer to the development site.

9 February 2021 EPR Updated Management Plan

- 2.1 Assessment was a desk top study and a walk over in the summer – photos show dry land, not the usual wet and impassable conditions of winter.
- 2.5 The geology is clay therefore resulting in poor drainage.
- 2.30 The invasive species New Zealand Pigmyweed has apparently been misidentified – how can we be sure of this?
- 3.4 This SANG will not attract visitors & more importantly dog walkers away from the Dorset Heathlands – notably Cranborne Common as on street parking is readily available and there is safe off-road access. The access by way of a bridleway is always passable even in the wettest of weathers.
- 3.8 & 4.13 & 5.13 Suggested positioning of dog bin western end of RoW E34/30 on E34/41 is the furthest point from the SANG.
- 3.9 & 4.18/19 Signage and leaflets to provide information – notification of where this well-hidden piece of land is meant to be an accessible SANG.
- 4.8 & 9 We fail to see how wood chip arisings will be adequate for the woodland paths.



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- 3.7 Naturalistic paths and Gravel paths 4.11 are totally unsuitable for wheelchairs buggies etc.
- 5.1 The SANG will not be readily usable by anyone with a mobility issue, it is being targeted at a particular group of visitors namely dog walkers, “those local residents who would otherwise seek to walk dogs on the Dorset Heathlands”.
- 5.4-7 Annual SANG paths inspection and maintenance inadequate as paths will deteriorate in winter months.
- 9.2 & 3 Still no details for the subsequent Funding and Management of the proposed SANG once it has been delivered. PFH responsible for the initial 10 years but what happens afterwards?

19 February 2021 EPR Response to NE

- 1.3 *The SANG criteria in this instance are bespoke to the local situation these were developed in agreement with NS.* How can the SANG be well located as it breaches the Dorset Heathlands Planning Framework 2020-2025 guidelines ie being much further than 400km from development, no car parking, access RoW footpaths totally impassable during the winter months – photographic evidence Appendix A. RoW E34/9 is itself an “obstacle course requiring the old railway embankment to be negotiated with wooden stepping points to negotiate very wet areas – see photos in Appendix A.
- 1.10 Location of dog bin that will require emptying is questionable as have had to locate others in Alderholt adjacent to a normal collection route and the entry points to this proposed SANG are far from such a route.
- 1.19 *NS advises the authority that other residential developments in Alderholt may not be occupied until the SANG is authorised by DC/NE.* This therefore renders this application as pivotal – such pressure should not be seen to allow for the permission of the SANG in a site that is totally inappropriate.
- 1.23 & 24 *NS also suggests that the council seek to maintain the relevant RoWs.* Provision of this site as a SANG means that DC would have to seek to maintain the relevant RoW E34/30, E34/41 & E34/9. This is unacceptable as in suitable situations access would be much easier to achieve and maintain ie SANG site close to development on open green space.

8 February 2021 EPR Response to Comments Received

- 1.18 & 19 pg 10 and 1.12 pg 20 Refer to the access via road walking from Ringwood Road to the E34/41 start on Daggons Road, suggesting that on road walking is only for a short distance and not along any main thoroughfares. There is in fact a minimum of 850m that is unsafe on road walking along both Ringwood Road and Daggons Road which are main village thoroughfares.
- 1.87 pg 15 and 1.7 pg 17 Statements confirm the limitation of users: *The SANG is principally designed to be resource for active dog walkers rather than all users. The SANG is intended for dog walkers and not principally aimed at attracting “parents with small children and buggies” in this instance.*
These statements contravene the **Disability Discrimination Act** in defra RoW Circular (1/09) V2) October 2009: -
5.4 Note that all aspects of the specification of Public Path Orders (unlike Definitive Map Modification Orders which represent what is believed to have been the route,



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width and structures existing when a way was dedicated) will be affected by the DDA, particularly in relation to the limitations and conditions to be defined in the statement.

- 1.9 pg 18 Alderholt Parish Councillor has personal experience of outsiders asking for specific directions to Cranborne Common with their dog autumn 2020.

Conclusions

The proposed SANG doesn't adhere the guidelines for SANGS – Dorset Heathland Planning Framework 2020 – 2025 Supplementary Planning document.

The proposed SANG only provides for walkers and dog walkers and contravenes the Disability Discrimination Act.

The provision of this SANG will not detract visitors from accessing the SSSI Cranborne Common.

To provide the SANG it will result in Dorset Council having to maintain the existing access RoWs to a much higher quality. Thus, the requirement to develop the site in Ringwood Road for the developers to maximise cash return, will result in the costs of being able to access this remote SANG falling on the LPA Dorset Council ie the Tax Payer, in perpetuity. This is unacceptable as in most situations a SANG is provided adjoining the development, on greenfield sites where the costs are proportionate.

Finally, due to the fact that Natural England has advised that other developments in Alderholt cannot be occupied until the SANG is authorised by DC/NE, this therefore renders this application as pivotal. Such pressure should not be seen to allow for the permission of this proposed SANG in a site that is totally inappropriate.

Alderholt Parish Council fully supports the submission by East Dorset Environment Partnership (EDEP).

Yours sincerely



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Further evidence of the state of the access RoWs in February 2021



Left: Totally waterlogged RoW 34/30 with the junction of E34/9.
Below: The flooded RoW E34/9 showing the wooden stepping points.



Below: Junction of RoW E34/30 and E34/9.

Right: Further along E34/30 approaching the eastern end of the proposed SANG



Left: E34/9 where the RoW goes up and over the old railway embankment.



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EXEMPT Appendix '1'



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