



Planning Services

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Date: 7 July 2023

Ref: P/OUT/2023/01166

Case Officer: Ursula Fay

Team: Eastern

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Planning Decision Notice

Outline Planning Permission

Town and Country Planning Act 1990

Town and Country Planning

(Development Management Procedure) (England) Order 2015

Application Number:	P/OUT/2023/01166
Location:	Land To The South Of Ringwood Road Alderholt
Description:	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 facilities; 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)

Dorset Council **refuses** outline planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission is refused for the following reasons:

1. The proposal would have adverse impacts on the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), New Forest SPA/SAC and River Avon SAC and it has not been demonstrated that appropriate mitigation can or will be provided, contrary to Policy ME2 of the adopted Christchurch and East Dorset Local Plan – part 1 2014, the Dorset Heathlands Planning Framework 2020-2025 SPD, and paragraphs 180-182 of the National Planning Policy Framework (NPPF). This forms a clear reason for refusal of the proposal in accordance with NPPF para 11 d) i.

2. The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.
3. The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.
4. The proposed development fails to make an appropriate contribution to affordable housing, contrary to Policy LN3 of the adopted Christchurch and East Dorset Local Plan – Part 1, 2014. The submitted viability assessment relies upon inputs and assumptions which have not been accepted by the Local Planning Authority and statutory consultees and has not been subject to independent scrutiny. As such, it has not been demonstrated that a policy-compliant level of affordable housing cannot be viably accommodated on the site, contrary to policy LN3 of the Christchurch and East Dorset Local Plan – Part 1, 2014.
5. The proposal includes uses defined in Annex 2 of the NPPF as ‘main town centre uses’ expected to total 2,958sqm and include 1,259sqm of retail. The application is not accompanied by a sequential test or retail impact assessment, contrary to Policy KS7 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 87 and 90 of the NPPF.
6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.
7. The submitted Transport Assessment fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated. It has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe. Contrary to Policy KS11 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraph 111 of the NPPF.
8. The proposal, by bringing additional traffic and recreational activity into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), would result in environmental impacts and a loss of tranquillity the extent of which has not been adequately identified and mitigated within the application. Contrary to Policy HE3 of the

Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 174 and 176 of the NPPF.

9. Insufficient information has been provided regarding surface water management from the development. It has not been demonstrated that the proposed surface water drainage scheme can be viably achieved on the site. Contrary to Policy ME6 of the adopted Christchurch and East Dorset Local Plan – part 1, 2014, and paragraphs 167 and 169 of the National Planning Policy Framework.

Informatives:

1. For clarity, the refused plans are as follows:

22-1126 LP01 C Location Plan

22-1126 MPO P4 Masterplan Overview

22-1126 MP01 B Indicative Masterplan

22-1126 PP-AMP P2 Parameters - Access and Movement Plan

22-1126 PP-LU P3 Parameters - Land Use Plan

22-1126 PP-DP P2 Parameters - Density Plan

4256_LS_019 A Green Infrastructure Parameter Plan

4256_LS_012 E Landscape Strategy Plan

22-1126-PP P1 Phasing Plan

9148-D1-AIA (Sheets 1-4) Prelim AIA

2. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The applicant/ agent did not take the opportunity to enter into pre-application discussions.

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.



Decision Date: 7 July 2023

Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

Power to refuse planning permission

This decision is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015 .

Site Notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

Appeals

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at www.planningportal.co.uk.

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

Purchase Notices

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner, in exceptional circumstances, may claim that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).