

INDEPENDENT EXAMINATION OF THE ALDERHOLT NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Nicky Ashton
Clerk to Alderholt Parish Council

Philip Reese
Senior Planning Policy Officer
Dorset Council

Via email

Examination Ref:02/AM/ANP

16 July 2024

Dear Mrs Ashton and Mr Reese

Having now had opportunity to review all the documentation submitted with the Alderholt Neighbourhood Plan (ANP) and conducted the site visit, I have a number of questions for Alderholt Parish Council (APC) and Dorset Council (DC) which seek clarification on some of the matters within the ANP.

In order to progress the examination, I would be grateful for responses to my questions to be provided by **Monday 29 July 2024**, if possible. All the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions to Alderholt Parish Council and Dorset Council

Specific questions of clarification to each Council are listed below, but I would be happy to have comments from either Council about any of the questions asked.

1. Date of submission to DC.
 - a. **Question to APC.** Please could the date of the submission of the Alderholt Neighbourhood Plan (ANP) to DC be confirmed?
2. Habitats Regulations Assessment (HRA) (2024)
 - a. **Question to APC.** I note that in paragraph 7.5, the HRA concluded “policy wording recommendations were made to cover recreational pressure, noise and visual disturbance and loss of functionally linked habitat, air quality and water quality. As a result of the changes made for the submission Neighbourhood Plan it can be concluded that a sufficient policy framework exists to ensure no adverse effect on integrity of any Habitats Sites either alone or in combination with other projects or plans”. How were those changes incorporated into the ANP?
 - b. **Question to APC.** I would be pleased to see a copy of the response from Natural England when consulted about the HRA.

3. Policy 7

- a. **Question to APC and DC.** The ANP Appendix 2: Housing Target Paper indicates at paragraph A1.28 that the provisional housing target for Alderholt is 192 dwellings over the period of the Plan from 2022 to 2034. The implication from paragraph A1.19 of Appendix 2 is that 192 is made up of extant permissions (139) and a windfall allowance (53). The table at paragraph A1.23 lists the four extant permissions at April 2022: Alderholt Surplus Stores; Land north of Ringwood Rd; 29 Ringwood Road and 58 Ringwood Road making a total of 139 dwellings. Are the numbers still correct? Is the first paragraph of Policy 7 still able to be fulfilled? And, in particular, does DC agree with the second sentence of Policy 7?

4. Policy 8

- a. **Question to APC.** Whereas I appreciate the desire to have a village “centre”, is the application of Policy 8 to the extent of the “High Street” as defined on Map 10 of the ANP excessive, especially given the residential character of the majority of the “High Street”, and should the “centre” be more focussed on the western section around the junction of Daggons Road/ Station Road with Ringwood Road as recognised in paragraph 4.2.4 of the Plan? If so, is the Parish Council able to suggest an alternative to the “High Street” as currently shown on Map 10?

5. Local Green Spaces

- a. **Question to APC.** Policy 16 lists 12 Local Green Spaces (LGS). Appendix 3 includes reasons for their designation. I would be grateful know whether there is any further evidence of how LGS 10, 11 and 12 are demonstrably special to the local community to justify their designation?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Parish Council and Dorset Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andy Mead

Examiner