

1.0 **Application Number** – P/OUT/2020/00495

Site address - Land To The South East Of Lodden Lakes New Road,
Gillingham, Dorset

Proposal - Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access only).

Applicant name - Taylor Wimpey

Case Officer – Simon McFarlane

Ward Members – Cllr Val Pothecary, Cllr Belinda Ridout, Cllr David Walsh

2.0 **Summary of Recommendation:**

Recommendation A: **GRANT**, subject to the completion of a legal agreement under section 106 of the town and country planning act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following:

- 25% affordable housing
- Principal Street contributions
- Principal Street Commuted Sums - Landscaping/Trees
- Principal Street Commuted Sums – Final Footway/Cycle way resurfacing
- Bus Service contributions
- Bus stop contributions
- Community Transport contributions
- Enmore Green Link Road/contributions
- Gillingham Rail Station Improvements Contribution
- Sustainable Transport Improvements Contributions
- Sustainable Travel Vouchers
- Town-wide Personalised Travel Planning Contributions
- Community Hall contributions
- Library contributions
- Household recycling contributions
- Green Infrastructure
- Local Area of Play
- Play Trail with 5 stations
- Informal Open Space along the River Lodden
- Primary Education Contribution
- Secondary Education Contribution
- Pre School Provision Contribution

- NHS contribution

And the conditions (and their reasons) listed at the end of the report.

Recommendation B; Refuse permission for failing to secure the obligations above if the agreement is not completed by (29 January 2022) or such extended time as agreed by the Head of Planning.

3.0 Reason for the recommendation:

- The site is allocated in the North Dorset Local Plan (Policy 21) and the proposal accords with all relevant local plan policies
- Paragraph 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. None have been identified
- The location is considered to be sustainable
- The development would secure significant economic and social benefits.
- The Council cannot demonstrate a five year housing land supply
- The proposal would contribute towards the Council's 5 year housing land supply
- There are no material considerations which would warrant refusal of this application

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The principle of development was agreed through the strategic Local Plan allocation and supported by the Gillingham Neighbourhood Plan.
Housing Delivery	The development will provide upto 115 dwellings making a valuable contribution to the housing land supply.
Affordable Housing and Infrastructure	The development will provide policy compliant affordable housing at 25% and a significant suite of s.106 obligations (onsite and offsite).
Master Plan Framework	The application accords with the Masterplan Framework as required by Policy 21.
Points of access/Transport	The application is for outline and access only. The proposed access onto New Road is considered to be acceptable. Contributions to the Principal Street and offsite transport

	improvements will result in beneficial effects on the local highway system.
Environmental Statement	An assessment has been undertaken in respect to the scoped areas of potential environmental concern. This has shown that if the identified additional mitigation is implemented during the design, construction and operational stages of the development, the majority of operational and construction stage effects identified can be appropriately mitigated or compensated and reduced to a level which is not considered to be significant.
Landscape	With the introduction of suitable mitigation, the LVIA confirms that there will be no significant residual landscape and visual effects.
Ecology	Impact upon protected species can be mitigated to avoid significant effects.
Flooding/Drainage	The development has been design sequentially avoiding areas of flood risk. Drainage details can be adequately secured by condition.
Impact on Heritage	There are no heritage assets within 1km of the site and the lack of intervisibility will result in no harm to their significance.
Archaeology	Extensive archaeological investigations have taken place to the satisfaction of the councils Senior Archaeologist. Further work is to be secured by condition.
Air, Noise, Contamination	The proposed development is not considered to be contrary to any of the national and local planning policies.
Economic benefits	Significant benefits would come from the delivery of this housing development, the provision of jobs

	during construction, and future residential expenditure.
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5.0 Description of Site

The site comprises an area of approximately 6.73 hectares, which is wholly within the Strategic Site Allocation – Gillingham Southern Extension (Policy 21). The land is identified as ‘Land to the East of Lodden Lakes’ in Policy 21 of the Local Plan Part 1 (2016).

Gillingham is located to the north of the North Dorset District Boundary, approximately 35km to the west of Salisbury. It is recognised as one of the main towns in NDDC which serves a wide catchment of surrounding villages and settlements.

The application site is located to the south of Gillingham town. It comprises an area of agricultural land with a gentle north west to south east gradient towards the River Lodden on the south east boundary. There are no existing buildings within the application site. The site adjoins two coarse fishing lakes (Lodden Lakes) to the west and lies south of land soon which is currently being developed for housing (Lodden Lakes Phase 1).

The site has access frontage to New Road (B3092) Shaftesbury Road on the Western boundary. Access will also be available from the primary vehicle route through the Phase 1 development on adjoining land to the north, which in turn has access from Addison Close which joins New Road at a T-junction to the north west of the Phase 1 site.

To the South of the site, beyond the River Lodden is the other site ‘Land to the South of Ham’ which forms part of the Gillingham Southern Extension SSA. This area of land currently has resolution to approve (subject to s.106) for 961 dwellings and other associated infrastructure (please see planning history).

6.0 Description of Development

The description of the proposed development on the planning application form is;

‘The proposed development of up to 115 new homes, residential roads and public open space with access from New Road and Lodden Lakes phase 1, Gillingham’

The proposed development is for up to 115 new homes, being the balance of the SSA allocation for 1,800 homes taking account of the capacity of Lodden Lakes Phase 1 (90 homes), the Welbeck Strategic Land proposals (961 homes) and the CG Fry proposals (634 homes); it includes residential roads, public open space and associated infrastructure, with a new access from New Road and Lodden Lakes Phase 1.

The planning application seeks outline planning permission with all matters reserved for later approval save for the main point of access from the adjacent New Road (B3092). Subject to the approval of outline permission, details of the 'layout', 'scale', 'appearance' and 'landscaping' of the development would be 'reserved matters', requiring the subsequent submission of an application(s) to the Council for approval.

The application is submitted with a series of Parameter Plans that define the maximum parameters within which the development must be accommodated and that have formed the basis of the assessments of environmental effects contained in the Environmental Statement. The detailed design of the scheme for subsequent Reserved Matters approval would need to fall within these design parameters. The Parameter Plans include:

- Parameter Plan 01 – Land Use

The land use Parameter Plan sets out the extent of different land uses proposed within the site. These include:

- Residential Development Area
- Public Open Space
- Retained Woodland, Hedgerows and Trees
- Indicative Attenuation SuDS Areas
- Indicative Primary Route

- Parameter Plan 02 – Building Heights

The building heights Parameter Plan shows the maximum storey height of new homes across the residential development area. The maximum heights include up to 2 storeys (up to 9m to top of ridgelines) within neighbourhood clusters; up to 2.5 storeys (up to 11m to top of ridgelines) at the edge of the neighbourhood clusters, and up to 3 storeys (up to 12m to top of ridgelines) in the small area fronting New Road.

- Parameter Plan 03 - Green Infrastructure and Open Space

The green infrastructure and open space Parameter Plan provides a framework for the provision of green space, including public open space, retained woodland and hedgerows, indicative SuDS areas, as well as hedgerows to be retained/removed and areas for new planting. Other features shown include the indicative locations for proposed pedestrian access points, an otter tunnel, a Local Area of Play (LAP), a Play Trail and Play Trail Stations. The Plan identifies various ecological considerations that have shaped these parameters including an 8m ecology offset to the River Lodden; the extent of Flood Zone 2 & 3; the climate change sensitivity buffer, and the root protection areas to existing woodland, hedgerows and trees.

- Parameter Plan 04 – Access and Movement

The access and movement Parameter Plan sets out corridors within which various access routes will be contained: the indicative primary route, indicative pedestrian and cycle links and the alignment of the Gillingham Principal Street as proposed by Dorset Council. It also shows the proposed access points for vehicles (off New Road and Phase 1) and for pedestrians and cyclists

- Illustrative Masterplan and Constraints Plan

The constraints plans highlights the environmental, planning, transport, infrastructure and physical characteristics of the site and its wider context. This plan has informed the Illustrative Masterplan which provides a concept of the urban form for the site taking account of all the constraints. It has also determined the parameters of the proposals shown in the Parameter Plans.

The application is supported by the following suite of technical reports;

- Environmental Statement
- Planning Statement
- Design and Access Statement
- Arboricultural Impact Assessment
- Cultural Heritage Desk Based Assessment
- Ecology Assessment
- Foul Drainage & Services Appraisal
- Flood Risk Assessment
- Preliminary Geotechnical Investigation and Contamination Assessment
- Landscape and Visual Appraisal
- Transport Assessment
- Noise Assessment
- Air Quality Assessment
- s106 Heads of Terms
- Statement of Community Involvement

7.0 Relevant Planning History

Application Site

2/2000/0154 - Develop land for residential purposes
Decision: Refuse. Decision Date: 09/01/2002

2/2011/0824/PLNG
Request for EIA Screening Opinion in respect of the proposed erection of 90 No.dwellings.
Decision: Determined Decision Date: 09/08/2011

2/2014/1230/SCREIA - Request for EIA Screening Opinion under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations 2011 to develop land by the erection of up to 90 No. dwellings with public open space and vehicular access from Addison Close.

Decision: Determined Decision Date: 08/10/2014

2/2014/0968/OUT- Develop the land by erection of up to 90 No. dwellings with public open space and create access from Addison Close, (outline application to determine access).

Decision: Granted Decision Date: 11/05/2015

2/2014/1315/SCOEIA - Request for scoping opinion relating to proposed mixed-use sustainable urban extension regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (S.I. 2011/1824) ("THE REGULATIONS")

Decision: Determined Decision Date: 12/12/2014

2/2018/0483/REM - Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT).

Decision: Granted Decision Date: 27/02/2019

2/2019/0241/DOC - Discharge of Condition Nos. 3 - Foul and Surface Water Drainage; 4 - Floor Levels; 5 - Access to River Lodden; 6 - Outline Estate Road Construction; 7 - River Buffer - Ecology; 8 - Voles and Otters; and 9 - Access Crossing; following grant of Outline Planning Permission No. 2/2014/0968/OUT.

Decision: Determined Decision Date: 24/04/2019

2/2019/0896/DOC- Discharge of Condition Nos. 3 - Foul and Surface Water Drainage; 7 - River Buffer - Ecology; and 8 - Voles and Otters; following grant of Outline Planning Permission No. 2/2014/0968/OUT.

Decision: Determined Decision Date: 10/07/2019

P/NMA/2021/00485 - Non material amendment against planning application 2/2018/0483/REM to allow changes to the layout and boundaries of plots 31-33

Decision: Granted Decision Date: 15/03/2021

Gillingham Strategic Site Allocation

2/2018/0036/OUT - Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise up to 961 dwellings. Up to 2,642 sq. m. in a new local centre providing retail, community, health and leisure uses, new and

enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure (Outline application to determine access only). West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

2/2018/0077/OUT - Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated/infrastructure. (Outline application to determine access only). Land at Park Farm Kingsmead Business Park, Gillingham, Dorset

These outline applications were recommended for approval by officers and was subsequently delegated by members at the February 2019 North Dorset District Council Planning Committee and subsequently at the May 2020 Northern Area Committee, subject to no adverse comments from environmental health, conditions and completion of a Section 106 agreement.

In these applications above there is provision in the s.106 legal agreements to repay the Principle Street infrastructure costs through the provision of a roof tax. This will eventually repay the £6.8 million HIF funding.

2/2020/0379/FUL - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. Approved November 2020.

P/FUL/2020/00282 - Form a temporary access for the construction of the Gillingham Principal Street. Approved April 2021.

P/FUL/2021/00063 - Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street. Resolution to approve, subject to legal agreement. Pending Decision.

P/VOC/2021/01567 - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound). Approved.

8.0 List of Constraints

Agricultural Land Grade - Grade: GRADE 3

Flood Zone 2

Flood Zone 3

HSE Hazardous Installations: Brickfields Business Park, New Road, Gillingham, Dorset

9.0

Consultations

All consultee responses can be viewed in full on the website.

Gillingham Town Council

No objection

Housing Enabling Team

No objection, subject to s.106

Landscape Officer

No objection in principle, with outstanding matters to be addressed through reserved matters applications.

Environment Agency

No objection subject to conditions.

Drainage (Flood Risk Management) – Dorset Council

No objection, subject to conditions.

Wessex Water

No objection.

Transport Development Management - Dorset Council

No objection, subject to S106 and conditions.

Archaeology

No objection, subject to conditions.

Natural England

No objection, subject to conditions.

Natural Environment Team

No objection, subject to conditions.

Tree Officer

No objection, subject to conditions.

Rights of Way Officer

No objection

Planning Obligations Officer

No objection, subject to s.106.

Environmental Health

No objection, subject to conditions.

Fire Safety Officer

No objection, subject to meeting building regulations.

Planning Policy

There was no response from this consultee at the time of report preparation.

Dorset Travel Plan Co-Ordinator

There was no response from this consultee at the time of report preparation.

Dorset Waster Partnership

There was no response from this consultee at the time of report preparation.

Dorset Police - Architectural Liaison Officer

There was no response from this consultee at the time of report preparation.

Health & Safety Executive

There was no response from this consultee at the time of report preparation.

Dorset NHS

There was no response from this consultee at the time of report preparation.

North Dorset Primary Care Trust

There was no response from this consultee at the time of report preparation.

Dorset Clinical Commissioning Group

There was no response from this consultee at the time of report preparation.

National Planning Case Work Unit

There was no response from this consultee at the time of report preparation.

10.0**Representations**

3 letters of representation were received.

1 letter of support from a local resident stated the following;

'Cannot wait for more details of these houses. As a family with 2 children at High School in town the location is perfect and hopeful some houses will be affordable for my husband and I (both teachers) to be able to get on the housing ladder!'

The remaining two letters were from the adjacent Gillingham and District Anglers Association. The first letter raised several objections relating to the following;

- The effect of the development upon the replenishment of the spring fed lakes and disruption to the clay subsoil
- The effect upon the lakes outflow pipe and potential flooding
- Potential contamination
- Sewerage capacity
- Boundary treatments between the development and the lakes

Following further discussions with Taylor Wimpey the Gillingham and District Anglers Association wrote to the Council confirming the withdrawal of their earlier objection. This was provided on the basis that their discussions had been positive and that there would be the opportunity for further consultation and dialogue.

11.0 Relevant Development Plan Policies

Local Plan: The North Dorset Local Plan Part 1 (LPP1) was adopted by North Dorset District Council (NDDC) on 15 January 2016. It, along with policies retained from the 2003 North Dorset District-Wide Local Plan, 1 and the 'made' Gillingham Neighbourhood Plan, form the development plan for North Dorset. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Relevant applicable policies in the adopted North Dorset Local Plan Part 1, January 2016 are as follows:

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Core Spatial Strategy
- Policy 3: Climate Change
- Policy 4: The Natural Environment
- Policy 5: The Historic Environment
- Policy 6: Housing Distribution
- Policy 7: Delivering Homes
- Policy 8: Affordable Housing
- Policy 11: The Economy
- Policy 12: Retail, Leisure and Other Commercial Developments
- Policy 13: Grey Infrastructure
- Policy 14: Social Infrastructure
- Policy 15: Green Infrastructure
- Policy 17: Gillingham
- Policy 21: Gillingham Strategic Site Allocation
- Policy 23: Parking
- Policy 24: Design
- Policy 25: Amenity

Gillingham Neighbourhood Plan

The Gillingham Neighbourhood Plan was 'made' on 27 July, 2018 and forms part of the Development Plan for North Dorset. Relevant policies applicable to these outline applications are:

- Policy 1. Custom and self-build housing
- Policy 4. Support improvements in existing employment sites
- Policy 12. Pedestrian and cycle links
- Policy 13. Road designs in new development
- Policy 14. New and improved health and social care provision
- Policy 15. New and improved education and training facilities
- Policy 16. New and improved community, leisure and cultural venues
- Policy 17. Formal outdoor sports provision
- Policy 18. Equipped play areas and informal recreation / amenity spaces
- Policy 19. Allotments
- Policy 20. Accessible natural green space and river corridors
- Policy 23. The pattern and shape of development
- Policy 24. Plots and buildings
- Policy 25. Hard and soft landscaping

Other Material Considerations

National Planning Policy Framework (NPPF):

The NPPF has been updated with a revised version published July 2021. The following sections and paragraphs are relevant to this outline application:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

The presumption in favour of sustainable development

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development. ...

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay...

Current housing land supply

Officers note that where a 5-year supply of housing land cannot be demonstrated paragraph 11d i) and ii) of the Framework outlines the implications for how development proposals should be determined. It states that where the (local) development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits.

North Dorset District Council published its latest [Annual Monitoring Report](#) (AMR) last year. It confirms that there is still a lack of an identifiable 5 year housing land supply.

Dorset Council Local Plan (Consultation version January 2021)

Dorset Council have produced a draft Local Plan containing proposals for guiding future development over the whole of the Dorset Council area up to 2038. The initial consultation period ran until the 15 March 2021. Given its early stage of consultation the weight to be given to it is very limited.

Relevant Policies;

DEV4: Growth in the northern Dorset functional area
DEV9: Neighbourhood plans
ENV1: Green infrastructure: strategic approach
ENV2: Habitats and species
ENV3: Biodiversity and net gain
ENVV4: Landscape
ENV5: Heritage Assets
ENV8: The landscape and townscape context
ENV11: Amenity
ENV12: Pollution control
ENV13: Flood risk
ENV14: Sustainable drainage systems (SuDs)
HOUS1: Housing Mix
HOUS2: Affordable housing
COM4: Recreation, sports facilities and open space
COM8: Parking standards in new development
COM9: Provision of infrastructure for electric and other low emission vehicles
COM12: The provision of utilities service infrastructure
GILL2: Gillingham Southern Extension

Master Plan Framework (MPF), August 2018

The Master Plan Framework (MPF) was prepared by a consortium of three developers Taylor Wimpey, CG Fry and Welbeck over the period 2015-2018, working with and in consultation with the officers at North Dorset District Council (now Dorset Council). The MPF is a requirement of Policy 21 of the NDLP. It covers the whole SSA and was a pre-requisite to the submission and consideration of any planning applications for development.

The MPF sets out the overall vision for the SSA, from which an analysis of constraints and opportunities provides the basis of a Framework Masterplan in the MPF. The analysis covered the key planning, transport, landscape and delivery aspects of the various land parcels. The site investigations led to a series of plans that set out the site opportunities and responses to constraints in terms of topography, views to/from the site, green infrastructure, walkable neighbourhoods, transport links, density, form and open space.

North Dorset District Council Landscape Character Assessment (2008)

The site lies within the Dorset Landscape Character Assessment 'Clay Vale' landscape character type and the North Dorset District Council Landscape Character Assessment 'Blackmore Vale' landscape character type. The area forms of a broad expansive clay vale with a mosaic of woods and pastoral fields bounded by straight hedgerows dotted with mature Oaks. Open layered views are possible across the gently undulating landscape to the low hills of the chalk escarpment which forms a backdrop. The area has a dense network of twisting lanes often with grass verges and sharp double 90 degree bends. It is also characterised by a network of ditches, streams and brooks which drain into the tributaries of the River Stour. There are numerous small villages and hamlets across the area built with distinctive mix of materials such as stone, red brick, tile and thatch.

Gillingham Town Design Statement (adopted 2012)

The Gillingham Town Design Statement (TDS) was adopted by Cabinet on 19 March 2012 and endorsed by Council on 30 March 2012, as an evidence base study. It was developed to safeguard the local characteristics of the Town, and to encourage sensitive, high quality design where new development occurs. It details distinctive local features and policies to inform those applying for planning permission what should be considered when preparing a scheme for submission.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

14.0 s.106/Financial benefits

Benefit	Quantum
Affordable Housing	25% Affordable Housing (70% affordable rent/30% intermediate)
Principal Street contributions	£457,520.24
Principal Street Commuted Sums - Landscaping/Trees	£27,223.07
Principal Street Commuted Sums – Final Footway/Cycle way resurfacing	£29,891.69
Bus Service contributions	£434.04 per dwelling
Bus stop contributions	£52.63 per dwelling
Community Transport contributions	£29.23 per dwelling
Enmore Green Link Road/contributions	£329.47 per dwelling
Gillingham Rail Station Improvements Contribution	£94.15 per dwelling

Sustainable Transport Improvements Contributions	£137.43 per dwelling
Sustainable Travel Voucher	£100 provided to the first occupant of each dwelling
Town-wide Personalised Travel Planning Contributions	£99.85 per dwelling
Community Hall contributions	£936.32 per dwelling
Library contributions	£241.00 per dwelling
Household recycling contributions	£271.94 per dwelling
Green Infrastructure	Local Area of Play Play Trail with 5 stations Informal Open Space along the River Lodden
Primary Education Contribution	£2017 per qualifying dwelling
Secondary Education Contribution	£4077 per qualifying dwelling
Pre School Provision	£190.50 per qualifying dwelling
NHS	£722.00 per dwelling
Construction Jobs	Lasting approximately 4 years
Council Tax Revenue	Generated by upto 115 dwellings

15.0 Planning Assessment

- Principle of development
- Housing Delivery
- Affordable Housing and Infrastructure
- Master Plan Framework
- Points of access/Transport
- Environmental Statement
- Landscape
- Biodiversity
- Flooding
- Heritage/Archaeology
- Air
- Noise
- Contamination
- Planning balance
- Conclusion

Principle of development

Policy 2 (Core Spatial Strategy) of the NDLP part 1 requires development to be located in accordance with the spatial strategy which directs development to the 4 main towns and larger villages. Gillingham is identified as one of the larger towns and will be a main focus for growth and for the vast majority of housing delivery.

The proposed development forms part of the SSA allocated under policies 17 (Gillingham) and 21 (Gillingham Strategic Site Allocation), so is consistent with the adopted spatial strategy for North Dorset and Gillingham.

The site is sustainably located south of Gillingham, with access to the B3092 and the ability to provide good pedestrian and cycle connections through the Phase 1 development to the town and the wider SSA. This will support sustainable travel and the permeability of the proposals in line with Policy 2 and associated policies.

The Neighbourhood Local Plan also supports the principal of the Strategic Site Allocation Gillingham Southern Extension;

The plan does not allocate further land for housing or employment, as these are well covered in the Local Plan and will be largely detailed through the master planning of the Southern Extension. P.7, Paragraph 5.5

Therefore the principle of residential development is considered to be acceptable and in accordance with the spatial strategy.

Housing Delivery

Policy 6 (Housing Distribution) provides for 5,700 net additional homes in North Dorset between 2011 and 2031, to be concentrated in the four main towns, including 2,200 homes in Gillingham.

The proposed development will deliver up to 115 new homes in accordance with the proposals in the MPF and will thereby contribute towards fulfilling the housing needs of North Dorset and Gillingham in accordance with Policy 6. The Phase 2 site will, together with Phase 1, provide new housing supply over the period 2021-2024. It will therefore make a valuable contribution towards boosting housing and affordable housing supply in Gillingham to meet needs/demand within the town and elsewhere.

Policy 7 (Delivering Homes) states that housing should contribute towards the creation of mixed and balanced communities based on a negotiation starting point of 40% of market housing being one or two bed properties and 60% of affordable housing being 3+ bed properties. The policy goes on to set out that housing layouts should achieve densities that make effective use of a site, reflect the character of the locality and are acceptable in terms of design and amenity.

The precise mix of housing types / sizes will be addressed at the reserved matters stage. The Land Use and Building Heights Parameter Plans provide sufficient flexibility to accommodate a range of house types/sizes to reflect the market demand/needs of the area at the time of the reserved matters. The proposals will allow for an urban form and density that broadly reflects that approved for Phase 1, being medium density (31dph). This will strike a balance between making effective use of the site and reflecting the character of the locality.

Affordable Housing and Infrastructure

Policy 8 (affordable housing) states that in Gillingham, 25% of the total number of dwellings are to be affordable with a presumption that it will be provided on-site. The scheme will deliver a 25% policy compliant level of affordable housing on site. This would amount to the provision of 28 no. homes on site and 0.75 as an offsite financial contribution (In the event 115 dwellings are delivered through reserved matters applications). By providing 25% affordable dwellings with a tenure split of 70/30 affordable rent/shared ownership this development would make a valuable contribution to meeting the affordable provision across the North Dorset area.

In order to ensure the proposed development is acceptable in planning terms, the proposals need to provide/fund a number of onsite and off-site improvements to transport, community and green infrastructure in the context of the other SSA proposals and the requirements of Policies 13 (Grey Infrastructure), 14 (Social Infrastructure), 15 (Green Infrastructure), and 21 (Gillingham Strategic Site Allocation).

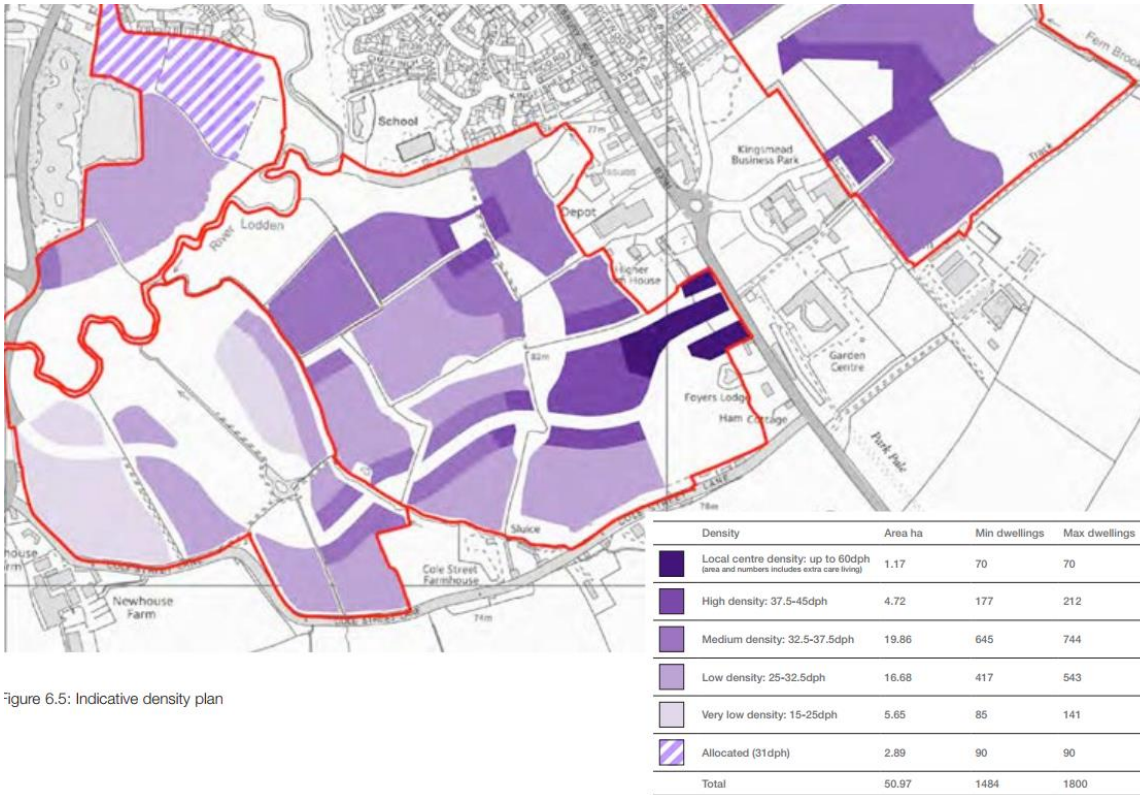
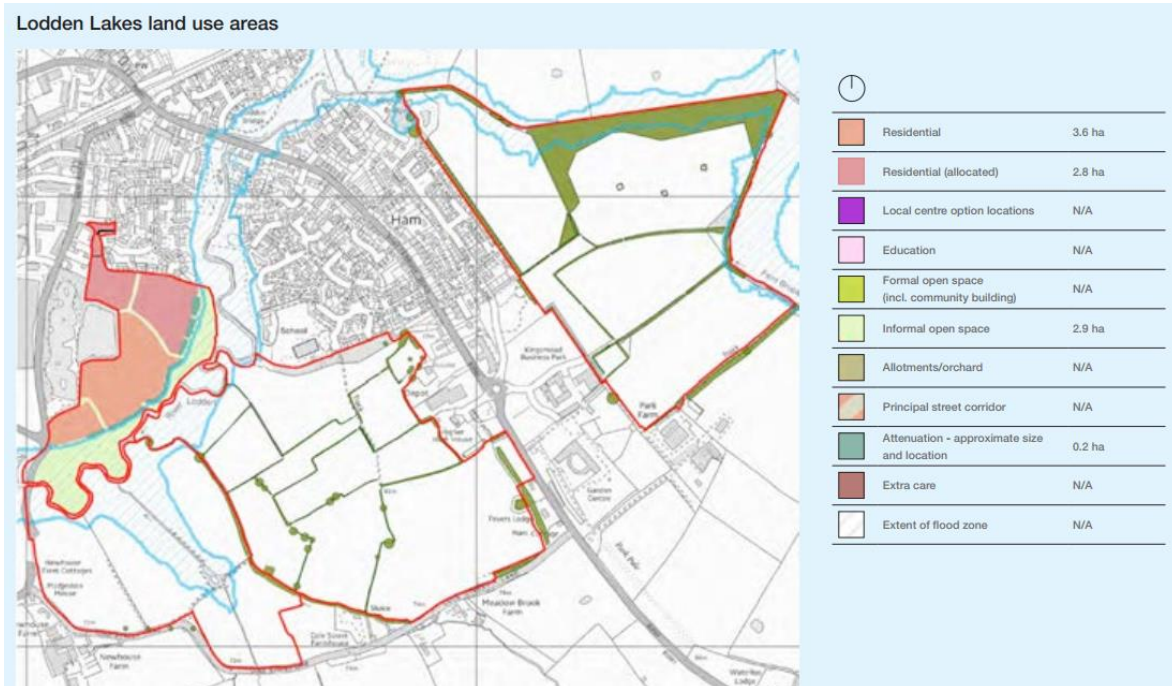


Figure 6.5: Indicative density plan

Master Plan Framework Density Plan



Masterplan Framework Land Use Plan



Proposed Illustrative Masterplan

The Illustrative Master Plan broadly reflects the MPF plan, and reflects the more detailed information on flood levels, which has resulted in minor revisions to the configuration of the development area.

In terms of the concept proposals for the Lodden Lakes Phase 2 land parcel, the following review sets out the key elements and how the Illustrative Masterplan and Parameter Plans have responded;

- Townscape strategy

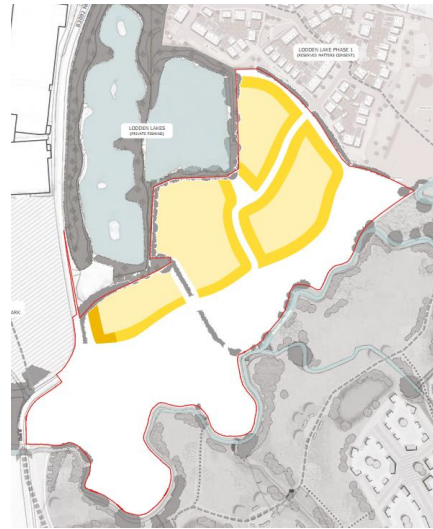
The illustrative master plan and parameter plans include landmark buildings on the New Road frontage, and a 'key space' or 'local space' near the centre of the site located on the Primary Route as part of a strong green infrastructure framework to the development area (MPF Figures 5.2 & 5.3). The development will create the requisite interconnected spaces through a highly legible and permeable development.



01. NORTH DORSET LOCAL PLAN CONCEPT | 02. MASTERPLAN FRAMEWORK EXTRACT | 03. MPF TOWNSCAPE STRATEGY EXTRACT



Concept Sketch



Building Heights Parameter Plan



Illustrative sketch - entrance from New Road

- Character areas plan

The GSSA was split into five distinct character areas in the MPF. These perform specific functions relating to their overall role within the scheme and their position in the southern extension and their relationship to specific site features, such as topography or landscape.



The site is characterised in the MPF as 'Green Edges' which should have the following relevant characteristics;

- Streets aligned to provide viewing vistas over green space
- Low to medium density housing
- Varied building lines
- Housing clusters

These characteristics are respected in the illustrative proposals and the green edge/adjacent extensive area of informal open space will provide a sympathetic outlook to the River Lodden and beyond.



Illustrative image

- Density plan

The development area will result in a density of 31dph which is compatible with the density envisaged for the site (between 25-32.5 dph). The MPF was based on the site accommodating 118 residential units: the reduction to up to 115 units will assist in achieving these objectives.

- Land use plan and budget

The Illustrative Masterplan shows the site being used for residential use which is aligned with the land use areas shown on MPF Figure 6.4 (Lodden Lakes land use areas).

- Movement framework

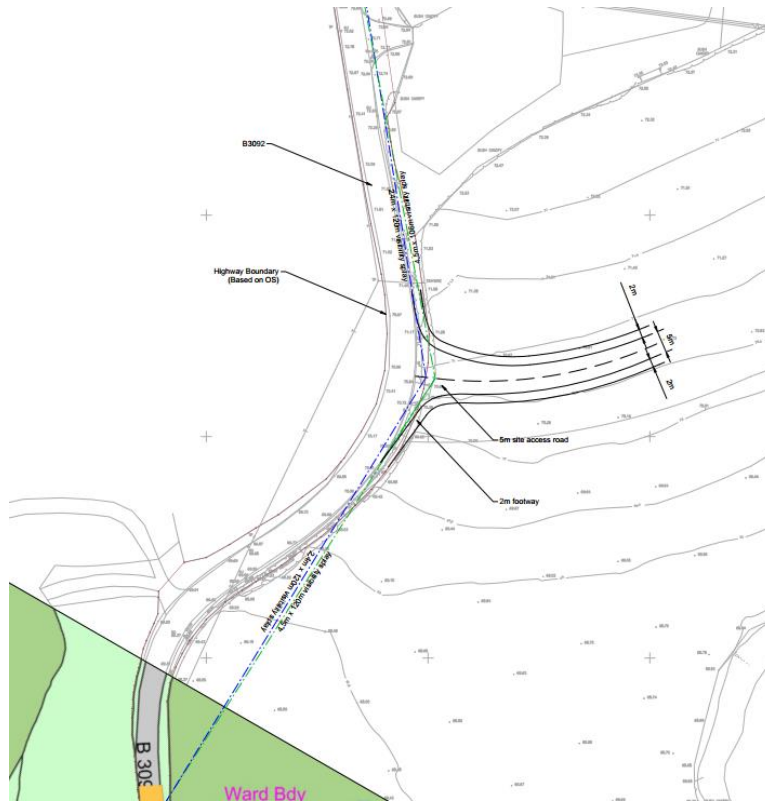
The Illustrative Masterplan shows the Primary Route access road through the site closely aligned with that shown in the MPF (Figures 7.1-7.3). Access is shown from New Road and Phase 1 in accordance with the MPF. A network of footpaths/cycleways is shown that accords with the pedestrian routes and cycle ways shown in the MPF.

The Illustrative Masterplan and the Parameter Plans have been based on and develop the concepts and objectives contained in the MPF. They are therefore in compliance with the broad objectives and development concept outlined for Lodden Lakes and as such comply with the Master Plan Framework and Policy 21 of the NDLP.

Points of access/Transport

The application is for outline planning and seeks consideration and permission for access only. A priority junction is proposed on New Road supported by a through connection to Phase 1, ultimately utilising the existing junction of Addison Close with New Road. The junction on New Road requires the removal of the hedge within the applicant's land to provide appropriate forward visibility. This is considered to be acceptable in light of the significant hedge replanting proposed in the Green Infrastructure parameter plan.

The proposed Access Arrangement Plan is submitted for the Council's approval as part of this outline application. A swept path analysis has been provided which confirms that all vehicles can freely turn into and out of the new junction. It should also be noted that the proposed site access arrangement is supported by an independent Stage 1 Road Safety Audit, prepared by independent auditors.



Policy 23 (Parking) identifies the need to accommodate car and cycle parking in accordance with the Council's standards and that the parking needs of people with impaired mobility are addressed in accordance with the Council's standards. The detailed scheme to be the subject of a reserved matters application will incorporate parking provision in accordance with the Council's standards. The proposals can therefore accommodate parking so as to be compliant with Policy 23.

Dorset Council submitted an application for the construction of a Principal Street, associated access, landscaping and infrastructure works (2/2020/0379/FUL), on Land to the South of Ham. The application was subsequently approved. The Principal Street will provide the primary access to SSA (as explained in Policy 21) and is a key infrastructure requirement to enable the early delivery of housing. It will be delivered with the assistance of Homes England funding (£6.8 million), which will be repaid through a roof tax across the GSSA. The applicant has agreed to these terms and will contribute proportionately to the delivery and also to the ongoing maintenance through commuted sums for trees/landscaping and the final resurfacing of the footway/cycleway towards the end of the delivery of the land referred to as 'Land to the South of Ham' (promoted by Welbeck). The construction of the Principal Street is planned to start in summer 2021.

The Highway Authority considers that the submitted Transport Statement is satisfactory and robust and that the residual cumulative impact of the development cannot be thought to be "severe", when consideration is given to paragraphs 110 and 111 of the National Planning Policy Framework (NPPF) – July 2021. The

highways officer has recommended planning conditions be attached to any approval to secure the details of construction, visibility spays, layouts/turning/parking areas, cycle parking, electric vehicle charging, travel plans and construction traffic management.

Environmental Statement

Whilst the application proposals alone do not give rise for the need for an Environmental Impact Assessment (EIA), they must be considered as part of the wider SSA. Two planning applications for other land in the SSA were submitted by Welbeck Strategic Land and CG Fry & Son Ltd in 2018. An EIA carried out by WYG in 2017 (known as the “ES 2017”) was submitted in connection with these applications. An update to the ES 2017 has been provided with the application which has taken into account; changes to policy, guidance, technical evidence, any additional plans and projects which are required to be taken into account as part of the assessment of in-combination and cumulative environmental effects; and the need to provide a robust evidence base.

On this basis, topics to be assessed as part of the EIA were decided through a ‘scoping’ process under the 2011 Regulations which involved consultation with a number of statutory and non-statutory consultees, such as the Environment Agency, Natural England and Officers from North Dorset District Council (NDDC) – now Dorset Council (DC) since formation of the unitary authority from 1st April 2019.

The outcome of the scoping stage was that the following topics should be included within the assessment:

- Landscape and Visual;
- Ecology & Nature Conservation;
- Transport & Access;
- Flood Risk & Surface Water Drainage;
- Noise and Vibration;
- Air Quality;
- Archaeology & Cultural Heritage;
- Land Contamination / Ground Conditions;
- Socio-economic; and
- Energy and Carbon Reduction

A range of potential environmental effects have been predicted to occur as a result of the proposed development, both positive and negative. However, mitigation and compensation measures have been identified to appropriately reduce, minimise or offset any potential negative environmental effects.

Landscape

A full Landscape and Visual Impact Assessment (LVIA) has been submitted with the application. The environmental impacts on the landscape are limited to

residential properties to the southern and eastern fringes of Gillingham. With the introduction of suitable mitigation, the LVIA confirms that there will be no significant residual landscape and visual effects. The councils senior landscape officer agrees with this conclusion;

Given the nature of the site, its surrounding landscape and the proposed future development to its west, south and east I would agree with the conclusions of the Landscape and Visual Appraisal that “the application site is an appropriate location for the proposed development and the local landscape has the capacity to accommodate it despite some local adverse effects upon existing character, features and elements of the baseline landscape and views” (RPS LVIA December 2020 page 39).

There are matters of detail to be addressed in future reserved matters applications to ensure any impacts are mitigated through careful consideration of the height and orientation of development and secondary mitigation measures at detailed design stage such as soft landscaping, reduction of lighting impacts and controlled use of materials to reduce visual intrusion.

Important trees / hedgerows will be retained, sustainable drainage will be incorporated, additional planting will be proposed, visual impacts have been mitigated, and important views to the wider landscape have been conserved. These matters have been addressed in the Green Infrastructure and Open Space Parameter Plan - these design provisions are reflected in the Illustrative Masterplan.

The Illustrative Masterplan and the Green Infrastructure and Open Space Parameter Plan provide for a Local Area of Play (LAP) within the central 'Local Space' and a Play Trail with Play Trail Stations through the River Lodden valley. Informal open space will be located along the River Lodden valley with native shrub buffer planting to provide landscape mitigation and enhance biodiversity. Therefore overall the impacts upon the landscape are considered to be acceptable at this outline application stage.

Biodiversity

Policy 4 (The Natural Environment) aims to protect and enhance the natural environment of North Dorset. The policy highlights the requirement for buffers between the development and environmental assets to improve their biodiversity value and to facilitate adaptation to climate change. It also states that where development takes place, buffers should be provided with habitat enhancement to improve their biodiversity and adaptation to climate change. Further guidance is provided on mitigating landscape impacts, protecting designated wildlife sites, safeguarding the best and most versatile agricultural land and conserving protected species.

The application is supported by desk based assessments and extended Phase 1 habitat assessments undertaken in 2015, 2017 and 2019. These included an assessment of European Protected Sites and other protected sites in the vicinity of the proposed development site.

Protected species surveys indicated that the site supported locally important populations of badger, rarer species of bat (Lesser Horseshoe and Daubenton's), Great Crested Newts, Otters, Water Voles and a bird assemblage typical of the habitats present which include standing water, running water, woodland, hedges and grassland.

It is considered that there is no risk to any European Designated Site. There is therefore no requirement for an 'Appropriate Assessment' under the Conservation of Habitats and Species Regulations 2010 (as amended).

The survey results have informed the scheme design, ensuring that key habitats and features will be retained, protected and enhanced. The main potential impacts on biodiversity from the development would be short term during construction, as well as increased pressure as a result of the proposed residential-led mixed use. These impacts can be mitigated through a Construction Environmental Management Plan (CEMP) and sensitive design and lighting to ensure that there are no significant environmental impacts, and this is demonstrated in Chapter 7 of the ES.

Further ecological design strategies, surveys, ecological impact assessments and a landscape and ecological management plan (LEMP) will be required through the imposition of planning conditions. This guide the establishment, management and monitoring of retained and new habitats during the construction and operational phases and propose detailed mitigation in order to minimise impacts on species and provide biodiversity net gain.

The following measures are proposed in this outline application;

- 8m and a 20m buffer are proposed to the River Lodden. The buffer will be the focus for native shrub planting and habitat creation – these provisions will protect the riparian environment and enhance its biodiversity.
- The proposed urban form and structure planting will ensure that, over time, the residual landscape and visual impacts will be between minor and moderate.
- There are two hedgerows that are to be removed to facilitate development, however the GI and Open Space Parameter Plan shows new interconnected landscaping and hedgerow planting that will compensate and ensure a net gain in the landscape and habitat value of the Lodden valley. Detailed ecology, landscape and arboricultural reports contain

assessments of the effects of the proposals and mitigation and compensation in order to ensure that they are acceptable.



The ES provides the formal assessments under the EIA Regulations and concludes that after mitigation/compensation, the effects of the proposals are either negligible/minor/moderate or otherwise beneficial. Based on the technical assessments, the proposals comply with Policy 4.

Flooding

By virtue of the site being located adjacent to the River Lodden, it partly lies within flood zones 3 (high risk) and flood zone 2 (medium risk). A site which lies within a flood zone would normally be required to undertake a sequential test in order to explore other available alternative sites which are at lower risk of flooding. However this is an allocated site in the local plan and that process has already been undertaken. Therefore there is no requirement for this application to provide a sequential test.

There is however a requirement to take a sequential approach on the site. The proposed development is residential and classed as 'more vulnerable' and should be located outside of flood zones 2 and 3. In this case all of the proposed built development has been located within flood zone 1 (low risk) and is therefore appropriate on this site. Therefore there is no requirement to undertake the exceptions test.

All sources of flood risk at the application site have been assessed in the Flood Risk Assessment (Rev D) and the risks of flooding occurring are considered to be low and the risk to the safety of people is considered acceptable for all foreseeable flooding events. The impact of future climate change on flood levels has been considered over the lifetime of the proposed development (100 years) and is considered to be acceptable.

The preliminary surface water drainage strategy has identified measures for the management of surface water run off using sustainable drainage techniques. Consequently this will reduce surface water run off rate from the site, for storm period up to the 1 in 100 year event, plus an additional 40% allowance for detrimental effect of climate change.

Neither the Environment Agency or the Lead Local Flood Authority (Dorset Council) have any objections to the proposed development and recommend planning conditions to secure further details on finished floor levels, river buffers, landscape management and pollution prevention, and surface water management/maintenance.

Heritage/Archaeology

Policy 5 (Historic Environment) notes that it is important that heritage assets are protected. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Any harm to designated and significant undesignated heritage assets will need to be fully justified.

In the accompanying heritage statement, the site has been identified as having a low archaeological potential for all past periods of human activity and has not been identified as making a contribution to the significance of any built heritage asset within a 1km radius, nor does it have an appreciable visual, historical or functional association with any relevant built heritage assets. The report provides assessment of the applications impact on the historic environment. It concludes that the application is highly unlikely to have any significant impact on archaeology and that there will be no impact upon the significance of any other heritage asset. This conclusion is supported by council officers.

In order to ascertain the likelihood of archaeological potential the applicant was required to carry out archaeological trial trench surveying and, if required, agreeing with the Councils Archaeologist a programme of consequential additional surveying, works and recording, prior to the issue of outline planning permission.

In April and May 2021, the applicant arranged for the archaeological evaluation of land. The evaluation was carried out in accordance with a written scheme of investigation (WSI) approved by the council's senior archaeologist. The evaluation fieldwork comprised the planned excavation of 21 trenches. Of the planned 21 trenches, 13 were opened, representing a 60% completion of the planned archaeological scope. It was not possible to complete the trenching works due to the wet summer weather and waterlogged ground. However this sample is considered sufficient to clarify the archaeological interest of the site for the purposes of informing a planning decision.

Based on the results of the pre-determination archaeological evaluation, the archaeological interest of the site can be categorised as low. This work has

satisfied the Council's senior archaeologist and a planning condition has been recommended that will secure the implementation of a programme of further archaeological work/recording which shall be submitted to and agreed prior to commencement of any works on site.

Air Quality

An assessment of the potential impacts on local air quality that would result from the proposed residential development has been undertaken. For the construction phase without mitigation, the potential impact description of dust emissions has potential as 'medium' at some worst affected receptors. However, appropriate site specific mitigation measures have been recommended, which along with a Construction Environmental Management Plan (CEMP), would reduce the risk of adverse effects such that they would not be significant.

For the operational (occupation) phase, the impact description of the effects of changes in traffic flow as a result of the proposed development, with respect to Nitrogen Dioxide (NO₂) exposure, is determined to be "negligible" at all receptors. Given the quantitative nature of the assessment and the verification of the air quality dispersion model, the confidence of the assessment is deemed to be 'high'. In relation to particulate matter (PM₁₀ and PM_{2.5}), the impact description of the effects of changes in traffic for existing residential receptors is determined to be 'negligible'. Given the quantitative nature of the assessment and the verification of the air quality dispersion model, the confidence of the assessment is deemed to be 'high'. In conclusion, the proposed development is not considered to be contrary to any of the national and local planning policies.

Noise

An assessment of the potential impacts from noise that would result from the proposed residential development has been undertaken. The noise assessment concludes that the proposed development is not expected to have an 'adverse impact' on health or quality of life. Similarly, it is considered that all 'adverse impacts on health and quality of life' (relating to noise) are mitigated by the use of a suitable glazing and ventilation strategy.

Noise levels within private external amenity areas (gardens) are expected to be below 55 dB LAeq, 16 hours when placed on the shielded facades of proposed dwellings, away from the B3092. An assessment of the increases in road traffic noise as a result of the cumulative effects of the Gillingham Strategic Site Allocation, has shown that noise levels at nearby existing sensitive receptor locations are predicted to experience a negligible increase in noise levels as a result of the cumulative scheme and therefore the noise levels are not expected to have a significant adverse impact.

Given that the site is located in proximity to sensitive residential properties to the north (The Meadows), it is not considered that existing or future businesses, located in the Brickfields Business Park and its proposed extension wanting to

develop, would be restricted by the use of the proposed development site for residential purposes. The development is situated in a CPRE Zone 3-4 for tranquillity (1 being least tranquil and 10 being most). There is currently no public right of way through the proposed site, as such, the use of the site is not considered likely to affect this rating.

Contamination

A contamination risk assessment has shown elevated levels of polyaromatic hydrocarbon contamination to be present at one location, which are considered to potentially harmful to human health given the proposed end use, but not to the water environment. Further investigation is recommended to confirm the extent of the contamination and assess the need for remedial measures. If required, the most suitable remedial technique is likely to be source removal or to isolate the contaminated soils from end users by hardstanding or capping with inert soil in affected garden areas. No radon protection measures are required and no additional ground gas protection measures are considered to be necessary. Once the proposed site layout has been approved at Reserved Matters stage and prior to development, further investigation and laboratory testing is required to confirm the preliminary recommendations provided within this report and to provide parameters for detailed design. This will be secured by planning condition. The Environmental Health Officer and the Councils contamination advisor have no objection subject to conditions.

Planning Balance;

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to this: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Proposed development that accords with an up-to-date Local Plan should be approved; and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance and a material consideration in determining applications.

The Council's policies in the adopted Local Plan follow the approach of the presumption in favour of sustainable development. This is an allocated site with in adopted Local Plan as such the principle of housing on this site has been accepted.

The development follows the agreed principles of the Policy 21 strategic site allocation and other relevant local plan policies, the Master Plan Framework and accords with all relevant material planning considerations, including the National Planning Policy Framework.

The application needs to be considered 'in the round' weighing all material issues in the planning balance, including:

- Lack of an identifiable 5 year housing land supply and the presumption in favour of sustainable development
- Prospect of delivery of up to 115 homes with policy compliant affordable housing in a sustainable location
- Financial benefits through construction and the creation of local jobs
- Increased spending in the Town centre and other local businesses from future residents
- New Home Bonus payments and increased Council tax revenue
- Section 106 agreement which supports overall objectives to secure policy compliant affordable housing and enhanced community infrastructure within Gillingham and which also underpin the Strategic Site Allocation Policy requirements

It is important to note that there are no adverse impacts which would significantly and demonstrably outweigh these benefits. There are no fundamental concerns with regard to any of the following topics;

- The Principle
- Access/Transport
- Landscape Impacts
- Heritage/Archaeology
- Highways
- Flood risk/Drainage
- Trees/Hedgerows
- Ecology/protected species
- Noise
- Air Quality
- Contamination

Therefore in this case the proposed development is in accordance with the development plan and there are no considerations of specific policies in the NPPF that weigh against the balance towards housing provision.

17.0 Conclusion

The view of Officer's is that the application should therefore be approved.

18.0 RECOMMENDATION

Recommendation A: **GRANT**, subject to the completion of a legal agreement under section 106 of the town and country planning act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following:

- 25% affordable housing
- Principal Street contributions
- Principal Street Commuted Sums - Landscaping/Trees
- Principal Street Commuted Sums – Final Footway/Cycle way resurfacing
- Bus Service contributions
- Bus stop contributions
- Community Transport contributions
- Enmore Green Link Road/contributions
- Gillingham Rail Station Improvements Contribution
- Sustainable Transport Improvements Contributions
- Sustainable Travel Voucher
- Town-wide Personalised Travel Planning Contributions
- Community Hall contributions
- Library contributions
- Household recycling contributions
- Green Infrastructure
- Local Area of Play
- Play Trail with 5 stations
- Informal Open Space along the River Lodden
- Primary Education Contribution
- Secondary Education Contribution
- Pre School Provision
- NHS

And the conditions (and their reasons) listed at the end of the report.

Recommendation B; **Refuse** permission for failing to secure the obligations above if the agreement is not completed by (29 January 2022) or such extended time as agreed by the Head of Planning.

Conditions

Time Limits

1. Approval of the reserved matters (i.e. any matters in respect of which details have not been given in the application concerning the layout, scale or appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s), or the landscaping of the

site) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for the approval of any reserved matter must be made not later than the expiration of two years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

Approved Plans

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Parameter Plan 01: Land Use, PP- 01, Rev D
- Parameter Plan 02: Building Heights, PP-02, Rev C
- Parameter Plan 03: Green Infrastructure and Open Space, PP-03, Rev D
- Parameter Plan 04: Access and Movement Plan, PP-04, Rev D
- Illustrative Masterplan 01, IMP-01, Rev H
- Phase 2 Access, 19-027-001, Rev C

Reason: For the avoidance of doubt and in the interests of proper planning

Quantum of Development

5. The development hereby approved shall be limited to a maximum of 115 dwellings only.

Reason: To define the extent of the permission

Trees/Landscaping

6. Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to, and approved in writing by the Local Planning Authority. All

works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
- c) a schedule of tree work conforming to BS3998;
- d) details of the area for storage of materials, concrete mixing and any bonfires;
- e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- f) details of any no-dig specification for all works within the root protection area for retained trees;
- g) details of the supervision to be carried out by the developers tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

6. The reserved matters shall include a landscape management plan. This shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure the landscape scheme secured by reserved matters is implemented and satisfactorily maintained in the interests of the character and amenity of the completed development.

Drainage

7. Prior to the commencement of the development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction, shall be submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding and to protect water quality.

8. Prior to the commencement of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason

To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

9. Prior to the commencement of the development a foul drainage scheme shall be submitted to and approved in writing by the local planning authority. The foul water scheme shall be implemented in accordance with the approved details before the development is completed.

Reason

To prevent pollution of the water environment

Flooding

10. Prior to the commencement of the development plans of a scale not less than 1:200 showing the finished floor levels of the dwellings in relation to Ordnance Datum shall be submitted to and approved in writing by the Local Planning Authority. The finished floor levels shall be set above the design flood level plus a suitable allowances for climate change. The development shall be carried out in accordance with the approved details.

Reason: To reduce the impact of flooding to the proposed development and future occupants

11. Prior to the commencement of any development a scheme for maintenance access to the River Lodden and associated flood risk management infrastructure, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the River Lodden.

Heritage

12. Prior to the commencement of any development the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Ecology

13. Prior to the commencement of any development, an ecological design strategy (EDS) addressing all mitigation measures for protected species, European Protected Species and important ecological features; biodiversity net gain and compensation shall be submitted to and approved in writing by the local planning authority.

The EDS shall include the following;

- a) an Ecological Impact Assessment report to include:
 - habitat losses and gains assessment and demonstration of measurable biodiversity net gain;
 - European protected species mitigation licence as required for Great crested newts or a compensation payment certificate issued under the Dorset Council GCN licence scheme;
 - provision of otter holts along the River Lodden;
 - provision and management of a minimum 8 metre wide buffer zone alongside the watercourse (River Lodden). The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and should form part of green infrastructure provision. Plans showing the extent and layout of the buffer zone, a detailed proposed planting scheme, mitigation measures to protect the buffer zone during development, management for the life time of the development including adequate financial provision and named body responsible for management plus production of detailed management plan, details of any proposed footpaths, fencing, lighting etc. shall be included
- b) Purpose and conservation objectives for the proposed works.
- c) Review of site potential and constraints.
- d) Detailed design(s) and/or working method(s) to achieve stated objectives
- e) Extent and location/area of proposed works on appropriate scale maps and plans.

- f) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Persons responsible for implementing the works.
- i) Details of initial aftercare and long-term maintenance.
- j) Details for monitoring and remedial measures.
- k) Details for disposal of any wastes arising from works
- l) Details for the protection to populations of water voles and otters and their associated habitats within the site, during construction works through to completion. Details shall include a timetable for implementation and mitigation of any potential damage. The plan must include ground works and vegetation clearance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in the manner approved thereafter.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on protected species and biodiversity.

14. Prior to the commencement of any development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also include a timetable of reports describing the results of monitoring to the authority. Reports shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified,

agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

Highways/Transport/Construction

15. Prior to the commencement of any development the first 15 metres of the vehicle access, measured from the nearside edge of the carriageway, shall be laid out and constructed to a specification first submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of accidents

16. Prior to the occupation of the development the visibility splay areas as shown on drawing ref - 19-027-012 Rev A must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To reduce the risk of accidents

17. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and agreed by the Local Planning Authority. The approved scheme shall subsequently be implemented in accordance with the approved details, maintained and kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes

18. Prior to the commencement the development, details of a scheme to install infrastructure within the plots with garages, to facilitate charging for plug-in and other ultra-low emission vehicles within that phase of the development shall be submitted to and agreed in writing by the local planning authority. The scheme shall include a timetable for implementation. Thereafter the development shall be carried out in accordance with the agreed details as have been approved by the Local Planning Authority including the timetable for implementation.

Reason: To ensure that adequate provision is made to enable charging of plug-in and ultra-low emission vehicles

19. Prior to the occupation of the development, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:
- a) Targets for sustainable travel arrangements.
 - b) Effective measures for the on-going monitoring of the Travel Plan.
 - c) A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
 - d) Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

Construction

20. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall detail the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. The CEMP shall include details of the following:
- details of the layout of the site including generators, pumps, silos, site office, staff car parks and storage;
 - storage of plant, materials and waste;
 - the erection and maintenance or security hoarding;
 - details of a scheme for the prevention of disturbance/nuisance caused by noise, vibration, dust and dirt to sensitive properties during construction;
 - a scheme for recycling/disposing of waste resulting from construction works;
 - the operation of plant and machinery associated with engineering operations;
 - site security;
 - fuel, oil and chemicals storage, bunding, delivery and use;
 - how both minor and major spillage will be dealt with; containment of silt/soil contaminated run-off;

- disposal of contaminated drainage, including water pumped from excavations;
- site induction for workforce highlighting pollution prevention and awareness;
- a scheme to dispose of surface water run-off during the construction phase;
- construction operating hours;
- details of intrusive construction practices and methods such as piling and the subsequent control measures that will be implemented;
- the type of plant to be used;
- details of construction methods
- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangement plan showing; compound, storage, parking, turning, surfacing and drainage
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The works shall be carried out in accordance with the approved CEMP.

Reason: To ensure the protection of wildlife and to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

Contamination

21. Prior to the commencement of the development, a remediation strategy to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and

- potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution.

22. Prior to occupation of the development a verification report demonstrating the completion of works set out in the approved (contamination) remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

23. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that phase (or a parcel or parcels therein) until a remediation strategy detailing how this contamination not previously identified will be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this remediation strategy shall be implemented as agreed in writing.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Broadband

24. Prior to the commencement of any development a scheme for facilitating infrastructure to support superfast broadband technology to serve the development shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate, Thereafter, the development shall proceed in accordance with the agreed scheme.

Reason: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development.

Informatives

TBC