

Application Number:	P/RES/2023/00628		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham		
Proposal:	Construct loop road and associated drainage and substation to facilitate future reserved matters applications in line with grant of Outline Planning Permission No. 2/2018/0036/OUT.		
Applicant name:	Redrow Homes Ltd		
Case Officer:	Ross Cahalane		
Ward Member(s):	Cllr Val Potheary, Cllr Belinda Ridout, Cllr David Walsh		
Publicity expiry date:	29 April 2023	Officer site visit date:	31 March 2023
Decision due date:	23 June 2023	Ext(s) of time:	08/03/2024

1.0 Referred to committee in view of the strategic nature of the site.

2.0 Summary of recommendation:

2.1 GRANT subject to conditions

3.0 Reason for the recommendation:

- The principle of residential development on this site has already been established
- Para 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
- The proposal is acceptable in its design, scale, layout and landscaping
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of development (including the proposed spine road route) was agreed through the grant of Outline planning permission (2/2018/0036/OUT) and a Local Plan allocation supported by the Gillingham Neighbourhood Plan.
Layout, Scale and Appearance	The proposed loop road reflects its indicated layout shown on the Outline approved Illustrative Masterplan. The layout of its supporting infrastructure is also considered acceptable.

Landscaping	Details of proposed landscaping within the open space around the SuDs basins, and along the loop road, have been submitted with the other residential reserved matters applications. On this basis, the loss of trees to facilitate the current proposal would be more than offset by new planting.
Highway safety and parking	The Highway Authority has raised no objections on highway safety, policy or capacity grounds, subject to compliance with the Outline conditions.
Residential amenity	It is not considered that the proposal would lead to adverse impact on the residential amenity of surrounding neighbours.
Flood risk and drainage	The proposed development is outside of the flood risk zones.
Environmental Impact Assessment (EIA)	The outline planning application included an Environmental Statement (ES). It is considered that there would be no material change to the findings of the ES.
Other matters	Other key planning issues are controlled by the conditional and s106 legal requirements of the Outline permission.

5.0 Description of Site

- 5.1 The application site comprises an area of approximately 2.7 hectares, which is wholly within the Gillingham Southern Extension Strategic Site Allocation as set out in the North Dorset Local Plan (Policy 21). Gillingham is located to the north of the North Dorset District Boundary. It is recognised as one of the main towns in North Dorset and serves a wide catchment of surrounding villages and settlements.
- 5.2 The application site is specifically identified as part of 'Land to the South of Ham' under Policy 21 and is located to the southeast of Gillingham town, to the immediate south of Ham and the St Mary the Virgin Primary School. It comprises an area of open fields, divided by a series of mature trees and hedgerows. There are no existing buildings within the application site.
- 5.3 The proposal is submitted as running through the current proposed phases 2 and 3 of the outline scheme. 280 dwellings are proposed under P/RES/2022/07898 within the proposed Phase 2. To the west, 151 dwellings are proposed (P/RES/2023/05868) which would form Phase 3.
- 5.4 The spine road will have access available from both New Road (B3092) to the west and Shaftesbury Road (B3081) to the east, via the Principal Street along the south which has been granted separate planning permission (2/2020/0379/FUL) and is at the final stages of full completion.

6.0 Description of Development

- 6.1 This application seeks reserved matters approval for the construction of a loop road pursuant to the outline planning permission (2/2018/0036/OUT), granted on 9th September 2021 for the urban extension to Gillingham comprising of up to 961 dwellings and up to 2,642 sqm in a new local centre providing retail, community, health, and leisure uses.
- 6.2 The loop road is proposed in accordance with the illustrative masterplan and access strategy considered at outline stage. The cover letter submitted with the current application

also advises that it is necessary to submit this loop road application to enable the Phase 2 applicant (Places for People) to construct their proposed 280 dwelling development (ref P/RES/2022/07898) once planning permission has been received.

- 6.3 The proposed loop road would come from the Principal Street (which has been approved under 2/2020/0379/OUT and built out), northwards through the approved Phase 1 residential parcel (34 dwellings – P/RES/2023/02376). The loop road would continue further northwards through Phase 2 and would then turn to the west through the current applicant's (Redrow) proposed Phase 3 development (151 dwellings - P/RES/2023/05868). The loop road would then turn back towards the south to join the principal street further west. The junction locations with the Principal Street have already been laid out as approved under 2/2020/0379/FUL. The proposed loop road also includes a number of vehicular access points along its route to serve the residential developments throughout it.
- 6.4 In addition to the loop road, the application includes the submission of details relating to the two proposed SuDs basins. The northern basin is in the same location as the outline approved parameter plans and the southern basin has been agreed under Outline Condition 17 (high-level drainage strategy and flood risk assessment). Details of landscaping within the open space around this SuDs basin, and along the loop road, have been submitted with the other respective reserved matters applications for the homes proposed within the abovementioned Phase 2 and Phase 3. However, the current loop road application provides some additional detail into the drainage proposals. The proposed site plan also includes a substation immediately north of the spine road, opposite the Phase 2 public open space.
- 6.5 This Reserved Matters application is supported by the following documents:
- Cover letter/statement
 - Stage 1, 2 and 3 Arboricultural Report
 - High-level Drainage Strategy and Flood Risk Assessment
 - Highways and Drainage Statement
 - Biodiversity Mitigation and Enhancement Strategy
 - Biodiversity Net Gain Assessment
 - Site Wide Ecological Mitigation Strategy

Amended plans

- 6.6 Amended plans were received following issues raised by the Environment Agency and the Council's Flood Risk Management Team and Natural Environment Team. These amendments are referred to in the planning assessment below.

7.0 Relevant Planning History

Ham Farm site

- 7.1 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")

Response Date: 12 December 2014

- 7.2 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).
Decision: Granted Decision Date: 09/09/2021
- 7.3 2/2020/0077/SCREIA - Request for EIA Screening Opinion under Section 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to construct 1.3km long link road between the B3092 New Road, and the B3081 Shaftesbury Road, Gillingham.
Decision: Not EIA Development Decision Date: 05/02/2020
- 7.4 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.
Decision: Granted Decision Date: 18/11/2020
- 7.5 P/FUL/2020/00282 - Form a temporary access for the construction of the Gillingham Principal Street.
Decision: Granted Decision Date: 13/04/2021
- 7.6 P/FUL/2021/00063 - Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street.
Decision: Granted Decision Date: 09/09/2021
- 7.7 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).
Decision: Granted Decision Date: 29/06/2021
- 7.8 P/NMA/2022/04874 - Non-material amendment to Outline Planning Permission No. 2/2018/0036/OUT to vary Condition No. 4 by substituting the approved plans with amended plans to allow the alignment with the Principal Street (approved under Planning Permission No. 2/2020/0379/FUL) and the approved SuDS infrastructure, and to amend the parameters to be in line with the Reserved Matters submissions.
Decision: Granted Decision Date: 02/11/2023

7.9 P/RES/2022/04960 - Erection of 108 dwellings and associated infrastructure including informal and formal public open space pursuant, (reserved matters application to determine access, appearance, landscaping, layout and scale) following the grant of outline planning permission 2/2018/0036/OUT.

Decision: Pending

7.10 P/MPO/2022/05586 - Modification of S106 Agreement dated 3 September 2021, on Planning Permission 2/2018/0036/OUT - up to 961 dwellings, to remove the requirement for a viability assessment for each phase of development and instead commit to a site wide policy-compliant 25% affordable housing provision, in accordance with a site wide plan and amendment to approved Phasing Plan.

Decision: Pending

7.11 P/ADV/2022/05420 - Display 2no. non-illuminated totem signs

Decision: Granted Decision Date: 08/12/2022

7.12 P/ADV/2022/07358 – Erect 2 No. totem signs.

Decision: Granted Decision Date: 12/01/2023

7.13 P/FUL/2022/07873 - Installation of a Sewage Pumping Station (SPS)

Decision: Granted Decision Date: 20/04/2023

[East of Junction between B3092 and Cole Street Lane]

7.14 P/RES/2022/07808 - Erection of 280 dwellings and associated parking, landscaping and infrastructure (reserved matters application to determine appearance, landscaping, layout and scale) following grant of outline planning permission 2/2018/0036/OUT).

Decision: Pending

7.15 P/NMA/2023/01566 - Non material amendment - To amend the approved access plan to include a 3m cycleway replacing a 2m footway and the addition of a maintenance bay to outline consent 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 of 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.)

Decision: Granted Decision Date: 18/05/2023

7.16 P/RES/2023/02376 - Erect 34 No. dwellings (including show homes / sales area) and associated infrastructure including formal and informal public open space, following the grant of Outline Planning Permission No. 2/2018/0036/OUT. (Reserved Matters application to determine access, appearance, landscaping, layout and scale).

Decision: Granted Decision Date: 23/11/2023

7.17 P/RES/2023/05868 – Erection of 151 dwellings and associated infrastructure - including informal and formal public open space. (Reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of Outline planning permission 2/2018/0036/OUT)

Decision: Pending

Other parts of the Gillingham Strategic Site Allocation

Land at Park Farm/Kingsmead Business Park

7.18 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).

Decision: Granted Decision Date: 22/11/2021

7.19 P/RES/2023/06629 - Erect 316 No. dwellings with associated open space, access, sustainable urban drainage, and infrastructure. (Phase 1 Reserved Matters application to determine appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. 2/2018/0077/OUT).

Decision: Pending

Lodden Lakes Phase 1

7.20 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

7.21 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

Lodden Lakes Phase 2

7.22 P/OUT/2020/00495 - 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)

Decision: Granted Decision Date: 06/01/2022

7.23 P/RES/2022/00263 - 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) (reserved matters application to determine appearance, landscaping, layout & scale following the grant of outline planning permission P/OUT/2020/00495)

Decision: Granted Decision Date: 14/07/2022

7.24 P/VOC/2022/06094 - 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). (With variation of Condition Nos. 4 & 17 of Planning Permission No. P/OUT/2020/00495 to amend the access junction and visibility splays).

Decision: Granted Decision Date: 06/02/2023

7.25 P/VOC/2023/01213 - 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 (variation of condition 2 of planning permission P/RES/2022/00263 to amend layout plans with revised access arrangements, house type elevations & apartment building).

Decision: Granted Decision Date: 11/05/2023

7.26 A Screening Opinion request (P/ESC/2022/06824) was submitted by Wessex Water for upgrade works across all parts of the Gillingham Strategic Site Allocation. The works comprise the proposed installation of 2 No. lengths of water main, 2 No. lengths of sewage rising main, and a Sewage Pumping Station that is subject of application P/FUL/2022/0798 (see 7.12 above). The Local Planning Authority hereby issued a screening opinion on 18th November 2022 that an Environmental Impact Assessment was not required.

8.0 List of Constraints

Within Settlement Boundary

Gillingham Strategic Site Allocation

Agricultural Land Grade: 3/4 and Low likelihood of Best and Most Versatile (BMV) agricultural land

Public Rights of Way - Route Code: N64/33 (Footpath)

Public Rights of Way - Route Code: N64/34 (Footpath)

Public Rights of Way - Route Code: N64/35 (Footpath)

Public Rights of Way - Route Code: N64/78 (Footpath)

9.0 Consultations

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

Consultees

9.1 **Environment Agency:** No objection, subject to condition.

9.2 **National Highways:** No objection.

9.3 **Wessex Water:** Comments:

- Wessex Water is progressing a substantial construction scheme to provide new foul sewerage and potable water services to development at South Gillingham.

- A new sewer and new water main has been installed in Principal Street. These services will be extended west and the other side of the railway track to connect to the existing water recycling centre (foul drainage) and water supply network. These principal services will also be extended eastwards and northwards to serve development at Park Farm and Lodden Lakes. It is planned that services will be available from April 2024. The applicant will need to make temporary arrangements for the provision of wastewater and potable water services for any required connections prior to this date.

- Drainage drawings showing the layout for both surface water and foul drainage is provided within the submitted application. The applicants responsible for the submission of reserved matters applications are co-ordinating to provide a site wide foul drainage solution. Points of connection to infrastructure adopted by Wessex Water can be agreed (new on-site terminal pumping station and the strategic sewer running through Principal Street). We will be contacting the applicant direct to learn the proportion of flows connecting to the pumping station and Principal Street this has not been made clear through any planning applications submitted to date.

- Confirmation of whether networks are to be adopted by Wessex Water or another Sewerage Undertaker is to be confirmed. The drainage drawings submitted with the application have not been looked at in detail by Wessex Water. The drawings will be submitted to the chosen undertaker in accordance with the adoption process regulated under the Water Industry Act 1991.

9.4 **Dorset Council – Flood Risk Management Team:** The technical note provides the additional information required to recommend removal of the holding objection (29th March 2023). At some stage the applicant will need Land Drainage Consent [*Case officer comment: An advisory informative can be added.*]

9.5 **DC – Highway Authority:** No objection, subject to the conditions previously imposed by the Outline permission.

9.6 DC - Natural Environment Team: Comments:

- The Biodiversity Net Gain Assessment and Metric documents clearly demonstrate a gain in habitat units of 42.68% and a gain in watercourse units of 28.44%
- The gain in hedgerow units is less substantial, at 0.26%, but each habitat will experience a gain which is sufficient to demonstrate that a measurable biodiversity gain is secured. I.e. the gain for these habitats is greater than 0%
- Don't have any particular comment about the BNG Assessment, or content of the Metric, that would significantly alter the outputs, as the baseline and habitat creation habitat types and condition assessments appear to reasonable and appropriate for the site
- For the Outline approved site as a whole, the matter of biodiversity gain is now covered off for each phase.

9.7 DC – Trees: Comments:

Have carried out a site visit and studied the Arboricultural information supplied. Can confirm that subject to adherence to those documents the trees to be retained will be adequately protected.

9.8 Gillingham Town Council: Holding objection in support of the comments made by Dorset Council Flood Risk Management Team.

10.0 Representations received

10.1 At time of preparation of this report, no representations have been received.

Total - Objections	Total - No Objections	Total - Comments
0	0	0

11.0 Relevant Policies

Development Plan

11.1 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.

11.2 Relevant applicable policies in the LPP1 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

Neighbourhood Plan

11.3 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):

11.4 The NPPF has been updated with a revised version published in December 2023. 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...

Dorset Council Local Plan (Consultation version January 2021)

11.5 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

ENVV4: Landscape

ENV8: The landscape and townscape context

ENV11: Amenity

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

11.6 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.

11.7 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)

11.8 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)

11.9 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

12.1 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

13.1 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.

13.2 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 Public Sector Equalities Duty.

13.3 Officers have considered the requirement of the duty, and it is not considered that the proposal would give rise to specific impacts on persons with protected characteristics.

14.0 Financial benefits

What	Amount / value
Material Considerations	
Affordable housing	Proposed loop road would facilitate the provision of Affordable Housing as secured under the s106 legal agreement attached to the Outline permission.
Quantum of greenspace	Proposed loop road would facilitate public access to public open space as secured under the Outline permission.
Employment created during construction phase	The proposal will support local jobs in the construction sector and will bring about 'added value' in the local area through associated spending and economic activity.
Spending in local economy by residents of proposed dwellings	The proposal will support the local economy, facilitating housing required to support the long-term economic growth in the area with new residents spending on goods and services as they move in.

15.0 Climate Implications

- 15.1 In May 2019, Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning department will secure reductions in the carbon footprint of developments. The proposed loop road would facilitate increased vehicle use and emissions, but complies with the agreed parameters of the Outline Planning Permission. Matters relating to air quality were assessed at Outline stage and found to be acceptable.
- 15.2 The proposed development would facilitate a change to the nature of the site with increased vehicular movement, domestic noise, and general activity. Matters relating to air quality were assessed at Outline stage and found to be acceptable.
- 15.3 A Sustainability Statement has subsequently been provided as part of the other residential proposals submitted by the applicant. This outlines the following pollution control measures:
- Fuel and chemical stores will be located on impervious bases within a bund and secured.
 - Where dust is generated in small quantities through the normal construction process such as cutting of bricks, and where significant volumes are required, specialist cutting equipment will be used.
 - Waste containers and skips will be covered.
 - Just in time deliveries will prevent stockpiling of unnecessary materials on site. If this is unavoidable, materials will be secured and covered where necessary to avoid pollution.
 - Hard surfaced roads will be constructed at the earliest possible opportunity.

16.0 Planning Assessment

- 16.1 The principle of development was agreed through the grant of Outline planning permission (2/2018/0036/OUT) and a Local Plan allocation (Policy 21) supported by the Gillingham Neighbourhood Plan. The Outline permission also approved the means of access to the site. The current proposed loop road reflects its indicated layout shown on the Outline approved Illustrative Masterplan.

16.2 The main issues of this reserved matters application are considered to relate to:

- Layout, Scale and Appearance
- Landscaping
- Highway safety
- Residential amenity
- Flood risk and drainage
- Biodiversity
- Other matters

Layout, Scale and Appearance

16.3 As defined in planning legislation, for the purposes of a Reserved Matters application “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

16.4 As previously set out, the proposed loop road reflects its indicated layout shown on the outline approved Illustrative Masterplan. The proposed northern SuDs basin is in the same location as the outline approved parameter plans and the southern basin has been agreed under Outline Condition 17 (high-level drainage strategy and flood risk assessment). The proposed substation is immediately north of the spine road, opposite the Phase 2 public open space towards the south. It is surrounded by land secured in the s106 agreement for expansion of St Marys primary school (the existing premises is further north). To ensure that this will not have an adverse effect on nearby residents, a condition will be imposed to confirm the likely external noise impact on sensitive receptors in the area and provide sufficient mitigation to prevent an adverse effect. Subject to this and all other above matters, it is considered that the proposed layout is acceptable.

16.5 “Scale” is defined as meaning the height, width and length of each building proposed within the development in relation to its surroundings. “Appearance” is defined as meaning the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

16.6 No buildings are proposed, apart from the above substation in which no elevation details have been provided. Full plan and elevation details for the substation can also be secured by planning condition. Other than this, matters of scale and appearance are not considered relevant to the current application.

16.7 Having regard to all the above, the proposal complies with Policies 7, 21, 24 and 25 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Landscaping

16.8 “Landscaping” is defined as meaning the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;

- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

- 16.9 The proposed loop road is supported by an Arboricultural Impact Assessment and Method Statement. Five sections of existing hedgerow would have to be removed to facilitate the proposed loop road to pass through the existing hedgerow. Given that the current proposed loop road reflects its indicated layout shown on the Outline approved Illustrative Masterplan, this is considered acceptable.
- 16.10 The proposed drainage infrastructure would require removal of two further sections of hedgerow adjacent the SuDs basin. There would be more significant partial loss of two larger tree groups to the north (south of the existing primary school and the Pheasant Way/Woodpecker Meadow residential development). This will be more noticeable but as the large majority of the remaining groups will be retained, the integrity of these tree groups would not be compromised.
- 16.11 All other trees and groups are able to be retained and protective fencing will be required around the retained trees and groups. The arboricultural report advises that although three tree groups adjacent the proposed SuDS basins would have minor incursions into their outer Root Protection Areas, such small incursions are unlikely to be greatly detrimental to tree health and the areas can be provided with additional ground protection to preserve the soil structure. The Council's Tree Officer has commented that following a site visit and review of the arboricultural information supplied, subject to adherence to those documents the trees to be retained will be adequately protected. The proposed tree protection measures can be secured by means of planning condition.
- 16.12 Details of proposed landscaping within the open space around this SuDs basin, and along the loop road, have been submitted with the other respective reserved matters applications for the homes proposed within the abovementioned Phase 2 and Phase 3 (151 dwellings - P/RES/2023/05868). Whilst these applications are still to be determined, they propose a significant amount of additional new tree planting. The case officer considers that this would more than offset the current proposed tree loss needed to facilitate the loop road and supporting infrastructure.
- 16.13 Having regard to all the above, the case officer considers that Landscape as a reserved matter can be discharged. In this regard, the proposal complies with Policies 4, 21 and 24 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Highway safety

- 16.14 The proposed loop road would have longitudinal road gradients no steeper than 1:20 (5%) along the centreline. The supporting technical note advises that a 1:20 (5%) road provides an optimum grade for all users, both vehicular and nonvehicular, especially in terms of adjacent footway provisions which often abut the carriageway. Conversely, no road is flatter than 1:100 (1%) which allows for normal drainage of the road in accordance with best practice and general approved design guidance. The note concludes that the highway

design is in accordance with general best practice and complies with the Manual for Streets guidance.

16.15 Dorset Council Highway Authority (CHA) has been consulted and has raised no objection, subject to the conditions previously imposed by the Outline permission.

16.16 Matters regarding: vehicle access and visibility splay provision; improvement works to the B3081 Shaftesbury Road and B3092 New Road, and; pedestrian/cycle access, are subject to the conditions attached to the Outline planning permission and where necessary, also secured by the s106 agreement (which also requires a Travel Plan).

Residential amenity

16.17 The nearest dwellings to the proposal site would be those to the east and north along Shaftesbury Road and the cul-de-sacs off Kingfisher Avenue (Sparrow Croft, Woodpecker Meadow and Pheasant Way). The proposed development would be sited at sufficient distance from these neighbouring dwellings to avoid any adverse impacts in terms of general noise and disturbance. A sufficient amount of the existing tree belts between the proposed development and these neighbours would be retained, and these areas are also protected by Tree Preservation Order.

16.18 As required by Condition 32 of the Outline permission, a Construction Environmental Management Plan has been submitted to and agreed upon by the Council's Highways and Environmental officers. This includes, amongst other things, hours of construction, construction vehicle and delivery details and measures to control noise, vibration, dust and dirt. A planning condition can also be imposed to ensure that the hours of demolition and construction are limited to Monday – Friday 0700 – 1900 Saturday 0800 – 1300, with no activity on Sundays or Bank Holidays, to ensure neighbouring amenities are protected.

Flood risk and drainage

16.19 The current proposed development will continue to avoid development in Flood Zones 2 and 3 plus a climate change sensitivity buffer. Surface water attenuation will be achieved via SuDs attenuation basins. Following initial concern raised by the Environment Agency, the northernmost SuDs was redesigned so that the earthworks required to construct the basin lie entirely outside of the required 8m buffer zone from the top of the bank of the River Lodden.

16.20 The Outline approved site wide surface water drainage strategy is to drain individual catchments to strategically placed attenuation features. The technical note supporting the current application advises that the surface water drainage strategy adheres to the approved documents in draining parcels to SuDS zones located in strategic areas. The proposal allows for surface water drainage of all residential parcels.

16.21 A holding objection was initially raised by the Council's Flood Risk Management Team (FRMT). In response to this, the applicant has provided a technical note alongside amended drainage drawings that include additional technical information. The FRMT has provided additional comments to confirm that this provides the additional information required to recommend removal of the holding objection.

Biodiversity

- 16.22 Following initial comments raised by the Council's Natural Environment Team (NET), a Biodiversity Net Gain (BNG) Assessment and Metric has been provided, along with a Biodiversity Mitigation and Enhancement Strategy and an Ecological Mitigation Strategy for the wider Outline approved site.
- 16.23 The NET has commented that the BNG Assessment and Metric documents clearly demonstrate a gain in habitat units of 42.68% and a gain in watercourse units of 28.44%. The gain in hedgerow units is less substantial, at 0.26%. However, across the whole site each habitat will experience an uplift which is sufficient to demonstrate that a measurable biodiversity gain is achieved (i.e. the gain for these habitats is greater than 0%). The NET has also commented that the baseline and habitat creation habitat types and condition assessments appear to be reasonable and appropriate for the site and for the Outline approved site as a whole and as such, the matter of biodiversity gain is now covered off for each phase.
- 16.23 Various lighting details and post-construction mitigation measures for bats have been provided as part of the Phase 1 and 2 residential applications. However, to avoid potential inconsistency with the final agreed lighting measures for these phases, it is considered necessary and reasonable to impose a pre-commencement planning condition requiring submission of full lighting details for the loop road, to ensure that biodiversity is sufficiently protected.
- 16.24 The NET is satisfied that the BMES provides adequate mitigation and compensation for impacts identified through the impact assessment. The biodiversity mitigation, compensation and enhancement/net gain strategy can be secured by means of planning condition. The proposal therefore complies with Policies 4 and 21 of the North Dorset Local Plan and the Gillingham Neighbourhood Plan.

17.0 Conclusion

- 17.1 Outline planning permission for the construction of 961 dwellings and a local centre, with details of access and the provision of 25% affordable housing, was granted with s106 legal agreement in September 2021. The principle of development is therefore established.
- 17.2 The applicant has provided additional/amended technical information in response to concerns and comments raised in consultation. It is considered that the revised proposal accords with the Outline permission and the overall aims of the Development Plan, supporting guidance and the NPPF. This proposal therefore complies with the Development Plan as a whole.

18.0 Recommendation Approval of Reserved Matters, subject to conditions.

Conditions:

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

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

- General Arrangement Sheet 1 (Drawing No. A409-PIA-101 Rev D);
 - General Arrangement Sheet 2 (Drawing No. A409-PIA-102 Rev D);
 - General Arrangement Sheet 1 (Drawing No. A409-PIA-103 Rev E);
 - Long Sections Sheet 1 (Drawing No. A409-PIA-111 Rev B);
 - Long Sections Sheet 2 (Drawing No. A409-PIA-112 Rev B);
 - Long Sections Sheet 3 (Drawing No. A409-PIA-113 Rev B);
 - Manhole Schedules Surface Water (Drawing No. A409-PIA-121 Rev B);
 - Manhole Schedules Foul Water (Drawing No. A409-PIA-122 Rev B);
 - Site Plan (Drawing No. A409-SW-100 Rev C);
 - Tree Removal and Protection Plan (Dwg. No. 2 Rev 1)
- (all received on 15th March 2023)
- Drainage Layouts Sheet 1 (Drawing No. A409-PIA-151 Rev E);
 - Drainage Layouts Sheet 2 (Drawing No. A409-PIA-152 Rev E);
 - Drainage Layouts Sheet 3 (Drawing No. A409-PIA-153 Rev E);
 - Basin Cross Section (Drawing No. A409-SK-11 Rev P2);
 - Basin Cross Section (Drawing No. A409-SK-12 Rev P2);
 - Drainage Layout Sheet 3 (Drawing No. A409-PIAC-503 Rev C);
 - Culvert Catchment Areas (Drawing No. A409-PIA-951 Rev A).
- (all received on 04th May 2023)

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

3. Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst also minimising light spill to avoid harm to protected species. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

4. Before installation of the electrical substation as shown on the approved site plans, a noise assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The assessment shall include: background sound measurements at times the plant will be in operation; a comparison with the operational plant sound level; the likely external noise impact on sensitive receptors in the area, and; mitigation to prevent an adverse effect. The assessment shall be undertaken in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, and also include penalties for any tonality, impulsivity, or intermittency of the plant.

The development shall be completed in accordance with the approved details and the noise attenuation measures shall be retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

5. The development hereby approved shall be undertaken in accordance with the details set out in the submitted Stage 1, 2 and 3 Arboricultural Impact Assessment and Arboricultural Method Statement Report (RSK Biocensus – Project No. 2483604 Rev 0 20/02/2023). All trees and hedges shown to be retained in the Appendix 5 Tree Protection Plan (Dwg. No. 2 Rev 1 20/02/2023) shall be fully safeguarded during the course of site works and building operations.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

6. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Strategy – January 2024 Update (RSK Biocensus – Project No. 2483600).

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

7. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

Informative Notes

Prior Land Drainage Consent (LDC) may be required from DC's Flood Risk Management team, as relevant Lead Local Flood Authority, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.