

Gillingham



Application Type: Approval of Reserved Matters

Application No: 2/2018/0956/REM

Applicant: Ms Zoe Wensley-Smith

Case Officer: Mrs Hannah Smith

Recommendation Summary: Approve

Location: Land East Of, Barnaby Mead, Gillingham, Dorset,

Proposal: Erect 50 No. dwellings. (Reserved matters application to determine access, appearance, landscaping, layout and scale; following grant of Outline Planning Permission No. 2/2016/0149/OUT).

Reason for Committee Decision:

Written Material Representation has been received by the Head of Planning (Development Management and Building Control) and that Written Material Representation has been made by a Councillor, and the Town Council in whose area the application is situated, and received by the Head of Planning (Development Management and Building Control) within the Consultation Period and contains a recommendation that is contrary to the proposed recommendation.

The Head of Planning (Development Management and Building Control) at his/her absolute discretion after consultation with the Chairman of the Planning Committee, the Vice Chairman of the Planning Committee and the Ward Member(s) of the area in which the site of the application is situated considers is a matter which ought to be referred to the Planning Committee for determination.

UPDATE :

Following the Committee site visit, the applicant has made some small amendments to the scheme as follows:

- Plots 43 and 44 have been relocated from the south-west corner of the site. The new location is in the northwest of the development, adjacent to the main area of public space.
- Plots 45 and 48 have been moved forward to provide an extra 4.5m between the new dwellings and the western boundary of the site.
- The curvature of the adjacent shared surface access road has been adjusted.
- A sun path analysis has been carried out to assess the impact of Plot 9 on the solar panels that lie adjacent in Bay Farm.
- Obscured bathroom windows to the side gables.

Amenity

The re-location of plots 43 and 44 has removed any conflict with number 18 Barnaby Mead. It has also resulted in a new soft landscaping area being incorporated in the south-west corner of the development which adds further to amenity.

The relocation of Plots 45 and 48 a further 4.5 metres from the boundary of 19 Barnaby Mead, now results in a separation distance of 24.5 metres from 19 Barnaby Mead. At this distance, the level of amenity afforded to number 19 would not be significantly diminished.

The re-location of plots 43 and 44 has not resulted in any additional amenity issues to Number 6 Mulberry Close and number 1 and 31 Bayfields.

Regarding the proximity of plot 9 to the existing array of solar panels at Bay Farm, the sun path analysis provided shows that the impact on the array is minimal, only creating shading for small periods of the day during the mid-winter months when sunlight is limited. Solar panels function adequately with continued periods of daylight, not just direct sunlight. It is therefore considered that the position of plot 9 is set at an acceptable distance from the solar array panels. It is considered that this does not form a justifiable ground to refuse consent.

Open Space

The revised layout around the main area of public space provides a better arrangement and will create an attractive outward facing elevation across the site facing the river. This will also provide additional natural surveillance. The legal agreement did not define the public open space areas but it does include the requirement for a LAP (Local Area of Play) and a LEAP (Local Equipped Area of Play). The proposal provides for a sufficient area of amenity space at 1.65ha.

Originally it was proposed to move the LEAP towards the river. However, this has been amended to ensure that the equipped play space is located outside of the high risk flood zone. Planting between the LEAP and the nearest dwelling would safeguard levels of amenity.

River Corridor

While alleviating the proximity of the development to number 18 Barnaby Mead, the re-arrangement affords much better symmetry to the north-facing elevation of the scheme overlooking the river. This is a requirement of the made Neighbourhood Plan which states that development should address and not turn its back to the river corridor.

Summary

The presumption in favour of sustainable development should be applied in this case in accordance with the requirements of paragraph 11 of the NPPF. Permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 6 of the NPPF is not applicable as the site is not within or adjacent to a protected area or assets of particular importance. Furthermore, paragraph 14 of the NPPF does not apply as the made Neighbourhood Plan does not contain policies and allocations to meet the identified housing requirement.

The benefits of the scheme in boosting housing supply, including the provision of affordable housing, should be noted in the overall balancing exercise in terms of the economic and social roles that comprise sustainable development. The development would provide housing to meet an acknowledged local need, including affordable housing and contribute towards the districts housing supply. In addition, the development would provide investment and jobs during the construction process to benefit the local and national economy.

The development will result in a change to the visual amenity of the area which is currently an open field. However, this has been approved through the grant of the outline consent. A landscaped buffer is proposed along the boundary to Bay. The impact on the non-designated heritage asset, Bay Farmhouse, is neutral. The significance of the farmhouse in this case is the vernacular character of the building and its relationship to the agricultural buildings adjacent to it. This relationship will not change as a result of the development and the connection between the two will still be apparent as viewed from the access at Bay Lane.

No harm has been identified, when applying a weighted balance in favor of sustainable development, which would significantly and demonstrably outweigh the identified benefits. Weighed in the balance, officers consider that there are substantial advantages alongside the new cycleway link that would allow public access across the site, housing to meet a significant shortfall and ecological benefits, which together, clearly outweigh the minor levels of identified harm.

Description of Site:

Gillingham has been one of the fastest growing towns in the South West over the period from 1990 to 2010. Housing growth has been matched by economic growth as the town has managed to attract and retain a range of general industrial businesses.

Gillingham sits within a basin at the confluence of three rivers, namely the River Lodden, the Shreen Water and the River Stour. Higher ground surrounds the town at: Bowridge Hill to the east; Hungerhill and Duncliffe to the south; Thorngrove in the west; and Huntingford and Milton-on-Stour to the north. As a result of the topography, fluvial flooding is a key climate change-related issue that affects the town.

The land east of Barnaby Mead amounts to just under 2 hectares in area. The site is located north of the town centre and in close proximity to Gillingham School and the leisure facilities in Hardings Lane. To the north of the site lies Shreen Water, a main river. The area adjacent to the river is within flood zones 2 and 3 and the remainder of the site is located in flood zone 1 and is therefore low risk.

The land rises gently from the river towards the south and the secondary school. Just outside of the site in this southerly corner there is a public footpath. The raised land provides views across the site towards the river.

Residential development is located to the east and west of the application site. Properties are located in Bay to the east, and more modern development is located in Bay Fields, Mulberry Close and Barnaby Mead to the west of the site.

The site is undeveloped and laid to grass. There is an enclosed parcel of land labelled 'the Orchard' in the south east corner and this forms part of the application site. The Orchard is surrounded by a low maintained hedgerow. There are trees that line the river in the north of the site.

Access to the site is from Barnaby Mead and this road is located off the High Street of Gillingham. The access to the site is located between numbers 28 and 31 Bay Fields. The road currently terminates here and there is a close boarded fence that separates Bay Fields from the application site. There is currently no public right of access through the site.

The Proposals

The applicant seeks approval of all reserved matters following the grant of outline planning permission to develop the land for residential purposes. Access to the site would be onto the adopted highway at Bay Fields. Bay Fields leads onto Barnaby Mead which in turn links to the High Street.

The applicant proposes to form a Sustainable Urban Drainage System (SuDs) to serve the development which will include an attenuation pond. This is located in the northern section of the scheme, adjacent to the river. The drainage would be landscaped and form part of an amenity area.

Planning Policies:

Local Plan:

1. 7 Dev. within Settlement Boundaries

Policy 1 - Sustainable Devt.

Policy 2 - C Spatial Strategy

Policy 3 - Climate Change

Policy 4 - The Natural Env.

Policy 5 - The Historic Env.

Policy 6 - Housing Distribution

Policy 7 - Delivering Homes

Policy 8 - Affordable Housing

Policy 11 - The Economy

Policy 13 - Grey Infra.

Policy 15 - Green Infra.

Policy 17 - Gillingham

Policy 23 - Parking

Policy 24 - Design

Policy 25 - Amenity

Planning policy and guidance:

The Development Plan consists of the saved policies of the North Dorset District-Wide Local Plan to 2011 (First Revision) (adopted January 2003) and the adopted Local Plan Part 1, 2011-2031. The made Gillingham Neighbourhood Plan carries full weight in decision making.

The Gillingham Neighbourhood Plan

The Neighbourhood Plan contains a section that relates specifically to the site at Bay. It sets out the important aspects that should be considered in any reserved matters application. This includes links through the site, building layouts that can adapt, enhancement to the river corridor for public use, appropriate landscaping between Bay and the site, density, and to ensure that the development respects the character of nearby buildings. New boundaries and changes to existing boundaries should be in keeping with the locality and/or enhance the street scene.

The Neighbourhood Plan Policies that are relevant to this application are 2, 12, 20, 22, 23, and 25.

Local Plan, Part 1, 2011-2031

The Local Plan Part 1 has updated the spatial strategy for the district and extends the Plan period to 2031. Policy 2: Core Spatial Strategy, continues to identify Gillingham as one of the main towns in North Dorset and a main location for growth. Policy 6: Housing Distribution, identifies a requirement for at least 2,200 dwellings in Gillingham over the Plan period.

Policy 2 establishes the 'core spatial strategy' for North Dorset. It identifies Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the key strategic settlements in the District and seeks to concentrate the vast majority of the District's growth at these 'four main towns'. It also establishes that outside the four main towns, development will be more strictly controlled with an emphasis on meeting local and essential rural needs.

The settlement boundaries will be used for development management purposes 'alongside the proposals for housing and employment growth and regeneration, as set out in Policies 16, 17, 18, 19 and 21'. The aim of this is to enable development to be brought forward on these sites in advance of the Local Plan Part 2, and enables the sites to be included in the five year supply, where proposals are sufficiently well advanced, as there would be no policy constraint to delivery.

Policy 4 sets out the Council's approach to the conservation of the natural environment including both landscapes (such as Areas of Outstanding Natural Beauty: AONBs) and wildlife interests (including internationally, nationally and locally important wildlife sites and protected or locally threatened species).

Policy 6 sets out how housing will be distributed across the District. The annual target for North Dorset is 285 dwellings per annum, as is set out in the adopted planning policy for the district.

Policy 7 sets out the mix of housing that the Council will seek, in terms of bedroom size. It also sets out how the Council will meet the needs of particular groups such as families with children, older people and people with disabilities. It sets out the Council's approach to housing density, which is to seek densities that make effective use of land whilst also having regard to impacts on local character and design and amenity issues.

The policy allows a different mix of houses on a site (of 10 or more houses) to that sought in the policy if it can be justified by local circumstances. This has been expanded to also permit a departure from the preferred mix as a result of viability considerations.

Policy 8 sets out the Council's approach to the provision of affordable housing, subject to site-based viability testing. The adopted proportion of affordable housing that related to Gillingham is 25% on developments of more than 10 dwellings. The outline consent secured policy compliant affordable housing at 25%.

Policy 13 - Grey Infrastructure identifies future needs for: transportation, including roads, cycleways, footpaths and measures to facilitate public transport use; utilities, electricity, gas, water, sewerage and telecommunications; drainage and flood protection measures; waste; and the public realm i.e. street art and urban enhancement work.

Policy 17 : Gillingham

A detailed assessment of the town's growth potential for the period up to 2026 and beyond underpins much of Policy 17. The assessment draws on many of the evidence base studies already produced and identifies the potential for medium- and longer-term growth. The assessment recognises the potential for Gillingham to develop its economic and service centre functions in the medium term and the relative lack of environmental constraints adjoining the existing urban area. However, it also identifies a number of issues that may limit long-term (post-2026) growth including economic potential, town centre capacity, transport and other infrastructure issues and environmental constraints.

Gillingham's role as the main service centre in the north of the District will be enhanced through higher quality housing growth, the creation of a more diverse economy and the provision of a better range of services and community facilities. This growth will help to consolidate the town's role as a key service centre.

The key spatial aspects of this strategy will be:

- a strategic site allocation (SSA) to the south of the town delivering the majority of the town's housing and employment growth along with supporting infrastructure. Proposals for the SSA are set out in more detail in Policy 21 - Gillingham Strategic Site Allocation

- a range and choice of employment sites in various locations around the town to support a more diverse economy;
- an enhanced town centre supported by the mixed-use regeneration of the Station Road area resulting in better integration of shopping, education, leisure, cultural and transport functions; and
- an enhanced green infrastructure network focused primarily on the river corridors linking new development to key locations such as the town centre.

Infill and redevelopment within the settlement boundary will continue in the town during the plan period and other sites in Gillingham identified to meet housing needs include:

- land in the Station Road area, which will be regenerated with a mix of retail, employment and residential uses; and
- land to the south and south-west of Bay (the application site).

The Local Plan Part 1 states that the land at Bay will accommodate about 50 dwellings. Development will need to respect the character of Bay and should also include good links to the adjacent leisure and education uses and the town centre.

The Council's overall approach to design is set out in Policy 24. It establishes a set of 'design principles' against which the design merits of any development can be assessed. It also sets out standards for the provision of storage for recycling bins (in accordance with advice from the Dorset Waste Partnership) and laundry drying.

Policy 25 deals with the issue of amenity in terms of: privacy and private open space; sunlight and daylight; artificial light intrusion; noise and vibration; and unpleasant emissions (such as odour and fumes).

Saved Policies of the North Dorset Local Plan, 2003

The settlement boundary, Policy 1.7, has been saved pending the review through Part 2. The settlement boundaries therefore form the appropriate starting point for assessing development proposals.

The site is located within the defined settlement boundary of Gillingham. The principle of developing this site has been established through the grant of the outline planning application.

National Planning Policy Framework 2018

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions.

Paragraph 8 of the NPPF explains that there are three dimensions to sustainable development: economic, social and environmental.

Paragraph 11 of the NPPF states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

This in turn has implications for how development proposals should be determined, because paragraph 11 of the Framework states that where the (local) development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

As the Neighbourhood Plan does not allocate housing to meet the housing need within the area, the policies for the supply of housing must be considered as being out of date. Outline planning permission has been granted for up to 50 dwellings and therefore the principle of developing the site has been established.

Constraints:

Agricultural Land Grade - Grade: GRADE 4

Flood Zone 2 - Floodzone Type: Flood Zone 2

Parish Name - : Gillingham CP

Public Rights of Way - Route Code: N64/45

Path Type: Footpath

Settlement Boundary - Name: Gillingham

TPO - Charge Description: Area TPO 20/1/69 Gillingham No.1. The several trees including Yew, Lawson's Cypress, Larch, Scots Pine, Monterey Pine, Holm Oak, Hornbeam, Willow, Beech, Horse Chestnut, White Poplar, Elm, Ash and Oak. A2

Ward Name - Ward Name: Gillingham Town Ward

Consultations:

Transport Development Management - DCC

Consulted on the 8 November 2018, their comments dated 13 November 2018 are as follows: I refer to the amended plans (Dwg No 1400 Rev P5 and Dwg No 1401 Rev P5), in respect of the above planning application, received on 8 November 2018. The previously requested changes have been made to the submitted estate road layout and it is now considered to be suitable for adoption under Section 38 of The Highways Act.

With the principle of this level of residential development established with the granting of Outline consent, the County Highway Authority has NO OBJECTION, subject to the same conditions previously recommended for 2/2016/0149/OUT.

Tree Officer North - NDDC

Consulted on the 18 October 2018, their comments dated 31 October 2018 are as follows: At the present time I consider the landscaping too minimal and insufficient detail has been supplied as detailed above for me to consider this proposal.

Principal Technical Officer NDDC

Consulted on the 18 October 2018 there was no response from this consultee at the time of report preparation.

Gillingham TC

Consulted on the 19 July 2018, their comments dated 17 August 2018 are as follows: objects to the application for the following reasons:

- The sewerage system currently in place at Barnaby Mead is inadequate and will be unable to cope with the additional dwellings.
- There will be an increased risk of surface water flooding which will result in an increase flood risk to adjoining properties in Barnaby Mead and Bay Lane.
- The proposed access and the proposed roads are too narrow to safely accommodate traffic, including emergency vehicles.
- Plot numbers 44 - 50 will overlook and overshadow the adjoining properties in Barnaby Mead resulting in a loss of privacy and an overbearing and damaging effect upon the

present outlook from habitable rooms and gardens, thus jeopardising residential amenity.

- Plot number 9 will overlook the adjoining property known as Honeymead (formerly known as Bauhinia) resulting in a loss of privacy.
- The proposed housing density constitutes an over-development of the site.
- The proposed development will have a negative effect on the habitat of wildlife including bats that forage on open grassland.
- The proposed footpath link should be relocated to the western side of the proposed development in order to link into the schools and improve connectivity in line with Policy 12 of the Gillingham Neighbourhood Plan.
- The design of the proposed properties lack character and therefore the application is contrary to the Gillingham Town Design Statement.
- The proposal fails to provide details on the safeguarding and retention of the proposed affordable housing.

Dorset Fire And Rescue Service

Consulted on the 19 July 2018 there was no response from this consultee at the time of report preparation.

Wessex Water

Consulted on the 19 July 2018, their comments dated 23 October 2018 are as follows: No objection.

Transport Development Management - DCC

Consulted on the 19 July 2018, their comments dated 14 September 2018 are as follows: Defer

Drainage (Flood Risk Management) - DCC

Consulted on the 19 July 2018 there was no response from this consultee at the time of report preparation.

Dorset Police - Architectural Liaison Officer

Consulted on the 19 July 2018, their comments dated 17 August 2018 are as follows: I have reviewed the plans for the above proposed development and am pleased to see from the Design and Access statement that Secured by Design Principles are being incorporated into the development.

I also note from the Design and Access statement that Thrive Architects have stated that the Police ALO will be consulted to ensure that the principles are properly considered. I have not yet been contacted but will look forward to their correspondence.

Principal Technical Officer NDDC

Consulted on the 19 July 2018, their comments dated 31 October 2018 are as follows: No objection.

Rights Of Way - DCC

Consulted on the 19 July 2018, their comments dated 24 July 2018 are as follows: No objection.

Environment Agency

Consulted on the 19 July 2018 there was no response from this consultee at the time of report preparation.

Natural England

Consulted on the 19 July 2018, their comments dated 7 August 2018 are as follows: Natural England notes and welcomes the submission of a Dorset County Council Natural Environment Team approved Biodiversity Mitigation Plan (BMP). Please note that in line with the Dorset Biodiversity Protocol Natural England has not considered the provisions of the BMP. Provided the full implementation of the approved BMP is made a planning condition then Natural England has no further comment on this aspect of the application.

Planning Policy

Consulted on the 19 July 2018, their comments dated 23 July 2018 are as follows: As this is a reserved matters application, Policy does not wish to make extensive comments. However, I should make you aware that the Gillingham Neighbourhood Plan was successful at referendum a couple of weeks ago (91% voting in favour of it), and is due to be 'made' by ND Full Council on 27 July. The NP has a section specifically relating to this site (pages 11-12) and Table 6.1 highlights the particular NP policies that would be relevant to a reserved matters application.

Conservation Officer South - NDDC

Consulted on the 19 July 2018, their comments dated 2 August 2018 are as follows: No objection: here are no designated heritage assets within proximity to the site likely to be harmed by these proposals.

Representations:

27 letters of representation were received, of which 0 offered comments which neither supported nor objected to the proposal, 26 objected to the proposal and 0 supported the proposal.

The letters of objection to the proposal contained the following summarised points:

- Request a construction management plan that limits timing of deliveries and building operations,
- Question the need for the development,
- Detrimental impact upon protected species including slowworms and lizards and butterflies,
- Concern has been raised in relation to flood risk and drainage in view of the proximity to the river, reduction in attenuation,
- A number of objections relate to the adequacy of the junction onto the High Street, road safety fears and concern in relation to the increase in traffic that would result from the proposals,
- Concern in relation to the increase in surface water run off and potential flooding issues as a result of the new development,
- The development would erode the rural character of Bay and develop the last remaining green space that separates Bay from the built up area of Gillingham,
- Parking along the road in Barnaby Mead makes access difficult and this is likely to get worse,
- Impact upon safe walking route for school children,
- Heritage concerns, Landscape impact, noise and disturbance, impact on trees, economic benefit, design, impact on access, parking,
- Impact on light, residential amenity,
- Concerns that dwellings could be flooded as a result of more runoff,
- The junction onto the High Street is in a state of disrepair and requires modification,
- Impact on the setting of Bay and on non-designated heritage assets,
- Access onto the High Street is restricted and there is insufficient room for emergency vehicles,
- Concern in relation to overbearing impact and loss of light to solar panels,
- Car pollution,
- inadequate provision for what is termed an attenuation pond has been made however this will be filled with water and so will not accommodate any rainwater runoff from the extensive hard surfaces proposed on this site particularly in winter. This will therefore immediately accelerate rising water levels and increase flood impact on the town.

Officer Note: This land is included within the Council's five year housing land supply figures. In view of this, there is a need for the site to come forward, in addition to the Southern Extension, to meet the housing requirements within the district. There are no brownfield sites available in the locality that could accommodate this level of growth. Furthermore, the site is allocated in the Local Plan for housing development.

Relevant Planning History:

Application: 2/2016/0149/OUT
Proposal: Develop land by the erection of up to 50 dwellings, formation of vehicular and pedestrian access, (outline application with all matter reserved).
Decision: Approve
Decision Date: 02.10.2017

Planning Appraisal:

As outlined in the policy section, the site is located within the settlement boundary of Gillingham. The site has been allocated for housing development in the Local Plan Part 1 and this is set out in policy 17. Outline consent has been given for up to 50 dwellings, all matters reserved.

Therefore the principle of developing the site for housing has been established and it now forms part of the development plan. The site is identified in the Council's 5 year housing land supply and therefore it is important that the site is brought forward so that the objectively assessed housing needs within the district can be met.

In view of the fact that there is outline consent, the main planning considerations are as follows:

- Policy considerations
- Housing mix
- Layout
- Appearance
- Scale
- Landscaping
- Visual and Landscape Impact
- Heritage considerations and Archaeology
- Means of access
- Residential Amenity
- Drainage
- Ecology

Policy Considerations

Since the grant of the outline consent, the Gillingham Neighbourhood Plan has been made. In view of this, full weight must be attached to the various policies contained within the plan. It is important to note that the Local Plan Inspector saw no impediment to around 50 dwellings being delivered in this site. The Made Neighbourhood Plan does not set a lower limit on the amount of housing that may be acceptable on this site.

There is a specific section on Bay within the Neighbourhood Plan which includes the following requirements that are linked from other policies within the plan:

Policy 2: Encourages building layouts that can adapt to the changing needs of future occupants over and above building regulation requirements

The approach taken in this regard is that the dwellings would be built in a timber frame, this enables the outer walls to remain structural, while the internal walls will have the flexibility to be moved/adapted as any future residents may require. This complies with the requirement of Policy 2 of the Neighbourhood Plan, as it is not a building regulation requirement to provide a layout that can

potentially be adapted in the future. For instance, this level of flexibility would not be afforded to a dwelling constructed in masonry with internal load bearing walls.

Policy 12: Seeks to secure opportunities for developments to connect to and help deliver the pedestrian and cycle network. The layout should include the link shown through the site as indicated in Figure 9.4 – consideration could be given to designing and aligning this route to also address Policy 22.

The layout has provided for a 3m cycleway that would link to the public footpath to the south of the site. If there was a bridge provided across the river in the future, the layout is designed to accommodate this and a link could be formed across the open space.

Policy 20, 23 and 25: Supports measures that enhance public access to the river corridor. This is particularly important for the layout, orientation and landscaping on the northern edge, with consideration given to how the wider public can view and get access to the Shreen Water from the development (which is to be managed for biodiversity benefit), and the visual impact of the new housing as viewed from the river corridor. The development should not turn its back to the river.

The proposed layout does not turn its back to the river. Plots 20-23 and plots 3 and 4 are orientated to look towards the river corridor and the play area. It is of note that there is no public access across the site at present although people do use the area informally. This application would provide a link to the centre of Gillingham and to the river corridor. It would provide a public recreational area in a location where there is currently no public access.

22 and 25 Ensures development in the area south west of Bay includes a suitable landscaping scheme to retain the distinct character of Bay as a separate (historic) settlement. The landscaping scheme should address this point, with regard to the eastern edge of the development. This could provide further biodiversity and recreational benefits.

In view of the Tree Officers comments, it is recommended that a landscape condition is attached to any consent. The Tree Officer is satisfied that the area along the eastern boundary is of a sufficient size to enable the implementation of a robust planting scheme. So too is the amenity area adjacent to the river. Having regard to the importance of the eastern boundary planting and the river corridor planting, as is reflected in the Neighbourhood Plan policy, it is likely that a TPO would be placed on the planting to ensure its longevity.

24 and 25 Ensures the density of new developments respects the qualities and character of nearby buildings and the area (and key buildings) in which it is situated. This includes generally not exceeding the height or massing of existing buildings in the immediate locality. New boundaries and changes to existing boundaries should be in keeping with the locality and/or enhance the street scene.

This is particularly relevant in terms of development adjoining Bay, which is at a much lower density. Guidance on the qualities and character of nearby buildings is given in Table 12.6. It is important that the development is not seen as a modern housing estate at its transition with the existing development at Bay. Irregular plots, local materials, boundary treatments and links to the rural roots of this area should all be considered.

The Gillingham Design Statement contains a section that relates to the character of Bay. It states that the settlement pattern of Bay essentially comprises detached houses, farmhouses and houses set centrally within large plots. This reserved matters application does not seek to replicate this pattern, but it is nonetheless, relatively low density being just below 30 dwellings per hectare. The local plan inspector, when commenting in on this site, considered it suitable for around 50 dwellings. It is unrealistic to suggest that the site should be developed at such a low density to include only detached dwellings in large plots. This would not accord with the Local Plan requirements for this site, nor would it reflect the identified housing need within the district. The proposed layout would not result in a cramped form of development.

Housing Mix and Affordable Housing

There is a high level of housing need in the North Dorset area with currently over 940 households on the North Dorset Housing Register. The higher levels of need are for 2 and 3 bedroom homes.

The North Dorset Local Plan 2016 requires that a development which delivers eleven or more net additional dwellings will contribute to the provision of affordable housing. Within the settlement boundary of Gillingham the Plan requires that 25% of the total number of dwellings should be for affordable homes and that within this provision there should be the inclusion of 70% rented and 30% shared ownership. The outline consent secured the affordable element at the policy compliant level of 25%.

The 2015 SHMA estimated that 367 additional units of affordable housing would need to be provided annually over a five-year period to meet the identified housing need.

This application proposes 50 dwellings on Land east of Barnaby Mead, Gillingham and proposes that 13 properties will be affordable housing, this is 25% of the development total. The affordable allocation is provided in a mix of 2, 3 & 4 bedroom houses with a tenure split of 70% affordable rent, 9 units, and 30% shared ownership, 4 units. The breakdown of these units is for 1 x 4 bed, 2 x 3 bed, 6 x 2 bed affordable rented homes and 4 x 2 bed shared ownership. The applicant is Aster, a Registered Provider. It is Aster's intention to apply for grant funding to deliver 100% affordable housing, most of which will be shared equity units. This would help to significantly boost the supply of affordable units within the district. It is of note that there were only 7 affordable housing completions in North Dorset last year. This highlights a significant need to bring forward sites to meet the unmet need within the district.

Studies show that the need in North Dorset is largely for affordable rented or social rented housing and this high level of housing need is reflected by the current number of households registered on Dorset Home Choice as being in housing need which is over 940 households. In providing at least 13 affordable dwellings with a tenure split of 70/30 affordable rent/shared ownership this development will make a contribution to meeting the affordable provision across the North Dorset area. In the event that Aster build the scheme out as 100% affordable this will make a significant contribution.

The affordable housing has been designed to be indistinguishable from other housing on a development site.

Layout

The layout is designed to provide an attractive riverside area with the play space and attenuation pond both of which are located in this area. The Neighbourhood Plan states that dwellings should not turn their back to the river. Dwellings are orientated to face out towards the river corridor and to provide an active frontage.

Plots 34 and 35 have been amended to incorporate a bay window on the gable of these properties. These plots face the new cycleway link. This would ensure that there is surveillance of the link and to make sure that opportunities to design out crime are taken.

The layout has been designed with buildings fronting onto roads, and clearly distinguishable public and private spaces. There is a landscaped buffer area between the existing properties in Bay and the new dwellings. All publically viewable boundary treatments would be in red brick, the details of which would be conditioned.

The Highway Authority has confirmed that the layout has been designed to adoptable standards. Waste collection would be from the curb side and there is no requirement for bin collection areas.

Appearance

The Town Design Statement states that the 18th and early 19th Century buildings in Bay, tend to be built in coursed and/or squared Greensand or Corallian limestone rubble. Earlier 19th Century suburban villas are built of coursed rubble with brick dressings and slate roof. Later 19th Century semi-detached houses are built entirely from brick. In general the area displays a mixture of slate and clay tiled roofs. Later 20th Century houses use a wider mixture of materials, including more of a nonlocal origin.

The proposed dwellings are well designed and incorporate architectural features such as porches and chimneys on key buildings. It is proposed to use a good quality red brick to reflect the later 19th Century red brick dwellings within Bay. There is an element of tile hanging and this is considered to provide the scheme with character to the scheme. There are examples of tile hanging within the Bay area. The proposed roof materials also reflect the character of Bay with natural slate and plain clay tiles proposed. The dwellings would incorporate brick arched lintels and brick plinths.

Scale

The proposal is for two storey dwellings. This is considered to be appropriate having regard to the character of the locality. The Town Design Statement and the Neighbourhood Plan identify that the prevailing character of Gillingham is of single and two storey dwellings. The proposal is considered to be in scale with its surroundings and it is designed sensitively to ensure that there is sufficient separation between the existing and the proposed development.

Landscaping

A condition is proposed in respect of landscaping, a tree survey, an impact assessment and a Arboricultural method statement, This would ensure that the proposal is in accordance with the comments of the Tree Officer. More detailed planting is required, however this can be dealt with by condition.

Visual and Landscape Impact

The potential visual impact from immediate views within Bay Road and Barnaby Mead and properties in Bay Fields is assessed as high. Many of the properties that face the site from Bay Field share an oblique view and many of the properties have 1 or no windows on the gable that faces the site. The visual impact from views east from below the play area is high due to the openness of the existing boundaries.

It is evident from the assessment at the outline stage that the visual impact of the proposal is most significant in short range views from the footpath just outside of the site and from the existing residential development in Bay Lane, Barnaby Mead, Bay Fields and Mulberry Close. However, there is limited opportunity for longer range views due to the various buildings and vegetation that surrounds the site.

The Local Plan Inspector noted:

"The main area for residential growth within the town of Gillingham is on land to the south and south-west of Bay. I understand the importance of the open character of this site to local residents but the site (which is within the settlement boundary) is within walking distance of the town centre and other community facilities and I am told there are no impediments to its development. I acknowledge that Bay is identified as an 'area of local character' in the 2003 Local Plan but I agree with the Council that provided the character of Bay is respected then the provision of about 50 well designed dwellings on the land is justified".

The proposal is considered to be well designed with the use of locally distinct Gillingham red brick and architectural details such as chimneys and porches. The proposed boundary walls would be constructed of red brick, with no close boarded fencing to public areas.

The layout demonstrates that 50 dwellings can be accommodated on the site while still retaining a sufficient area for landscaping between Bay and the site, and a reasonably low density of around 30 dwellings per hectare.

Due to the intervening land uses and built form, there would be no harm to the significance of Kings Court Scheduled Ancient Monument which is located to the southwest, beyond the school, football ground and railway line. Likewise, there would be no resultant harm to the setting of the Gillingham Conservation Area due to the lack of intervisibility between the designation and the application site. An archology investigation was made a condition of the outline consent.

In view of the above considerations, the development would have a high visual impact upon immediate views and change the character of the site from an undeveloped parcel of land. However, this identified impact is not considered by your officers to outweigh the benefits of the in terms of its contribution to the supply of housing, public access across the site along the river corridor, and the opportunities for new planting.

Heritage considerations and Archaeology

The character area of Bay sits to the north-east of the site. The majority of houses along Bay Lane actually face Bay Lane and as such, when travelling along the lane the character of this area appears quite insular with little perception of what lies beyond the boundaries of the lane behind the buildings. Bay Farmhouse is located to the south-west of Bay Lane and is accessed along a narrow right of way. There are what look to be converted agricultural buildings to the north of the site which are likely to have formed part of the Bay Farmhouse complex at some point.

The boundary around Bay Farmhouse encapsulates a large garden area which will remain as part of the development. This will provide breathing space between the Farmhouse and the development site. The boundary is slightly awkward in that it projects straight from the north-west corner of the farmhouse. In terms of views of the farmhouse, these are achieved from the field to the rear where the boundary is most open. From Bay Lane, only the rear catslide of the property is visible and the agricultural building next door. A public right of way runs to the south of the site where the roof of the farmhouse can be glimpsed over the boundary vegetation, the further one moves along the lane to the south-west the more the building can be appreciated. However, the clearest views of the property are from the field to the west which does not have public access through it.

In terms of the value of the property it is considered the building is a non-designated heritage asset. The property is a C19 stone farmhouse with a slate roof, red brick arched headers above the windows and timber sash units. Adjacent to the farmhouse is a stone and brick agricultural building with a pantiled roof. The current use of the building in connection to Bay Farmhouse is not clear. Map regression has shown that Bay Farm as a group of buildings used to be a larger complex which enclosed the end of the lane leading up to it from Bay Lane. This indicates over time the farm complex itself has undergone much change. The maps are not clear but it would appear that the land to the west of the Farmhouse belonged to it historically.

The NPPF states that in weighing applications that affects directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm and the loss of significance of the heritage asset. The significance of the farmhouse in this case is the vernacular character of the building and its relationship to the agricultural buildings adjacent to it. This relationship will not change as a result of the development and the connection between the two will still be apparent as viewed from the access at Bay Lane.

The proposed layout leaves a space around the Bay Farm with the Local Area of Play (LAP) and gardens areas of properties adjacent to the boundary. Wider views of the farmhouse from the field will

be obscured but these are not public views and the housing allocation would not allow for these views to be protected. The Inspector also did not feel that the land was of such value it should be excluded from development.

The adopted Neighbourhood Plan identifies the Bay area as a possible new Conservation Area. The development proposal would not prejudice this happening in the future. It should be noted that currently Bay is not designated as a Conservation Area.

There is no conservation objection to the scheme and the proposal is considered to accord with Policy 5 of the Local Plan and the NPPF.

Residential Amenity

Policy 25 seeks to ensure that any new development will not have an adverse impact on the enjoyment of privately or publicly owned land and that the amenity of potential occupiers of new development is not likely to be compromised by their surroundings and general environment. Consideration of amenity includes privacy, sunlight and daylight, artificial light intrusion, noise and vibration and unpleasant emissions. In relation to this proposal, the key considerations are overlooking, overbearing, and overshadowing.

The separation between properties in Bayfields and the development site has been addressed through the re-positioning of the plots adjacent to number 19 and an increase of 4.5m. This is considered to be an acceptable distance in terms of impact from overlooking or overbearing. Concern has been raised in relation to light intrusion as at night the field is dark. Inevitably there will be some increase in light from the proposed dwellings. However, this is not considered to be unacceptable and is what to be expected in a reasonably central town location such as this. The site slopes from south to north and in view of this, properties surrounding the site would not share an overbearing relationship with the proposed properties.

Concern has been raised in relation to the impact of plot 9 and Bay Farm. The distance between the rear of Bay Farm and plot 9 is approximately 35 metres. This is well within accepted limits in terms of impact from overlooking. Furthermore, there is an area of planting proposed on the boundary of Bay House. This will further reduce any possibility of adverse overlooking. In view of the foregoing, the proposal is considered to safeguard the amenity of Bay Farm at an acceptable level.

Honeymead is located to the east of the site. No direct overlooking of this property would occur as plot 9 does not look directly towards Honeymead. The separation distance would be 37 metres, which is acceptable. The gable of plot 9 would be 6 metres from the boundary of Honey Mead and this is a sufficient distance to avoid overbearing.

In the opinion of officers, the layout has been designed so as to protect the amenity of the existing development that surrounds the site.

Means of Access

There is a Neighbourhood Plan and Local Plan requirement for this development to provide good links to the adjacent leisure facilities and to the Town Centre. Therefore, there is a requirement to provide an access point to enable a connection to the public footpath to the south of the site. This requirement was secured in the Section 106 Agreement that pertains to the outline consent.

The proposed layout shows a cycleway connection to the public footpath to the south of the site. The 3 metres wide cycleway would run through the site and could connect to a future bridge connection over the River Lodbourne, if one was ever brought forward.

The Highway Authority has provided comments upon the adequacy of the access serving the site. The Highway Authority is satisfied that the access onto the High Street, through Barnaby Mead, is acceptable. There is no highway objection to the proposals.

Many of the objectors to the proposals raise concern in relation to highway safety. There are particular concerns that relate to the safety of pedestrians at the junction onto the high street and also the possibility of congestion at this junction. It should be noted that the site has been accepted in principle.

In terms of sustainability, the application site is well located in respect of existing transportation links and the facilities located within the town. The location of the Site can be considered to be sustainable in view of the close proximity to the town centre and the recreation and education facilities on Hardings Lane.

The Highway Authority has reviewed the trip generation assignment and junction capacity assessment that has been undertaken by the applicant in relation to the outline consent. This has included the consideration of the junction capacity at the junction between Le Neubourg Way and St Martins Square, the roundabout between Le Neubourg Way/Queen Street/B3092 and the signalled junction between Le Neubourg Way and Station Road. The Highway Authority has not identified any capacity issues and all of these highway elements will function within capacity in the 2020 future year assessment with development traffic.

The mini-roundabout between Newbury/Le Neubourg Way/Newbury House access road is already exceeding its theoretical capacity. However, junction capacity modelling indicates that the proposed development for traffic would have a negligible impact upon the junction in 2020 when compared to the no-development scenario.

The Highway Authority has concluded that developing this site would lead to an acceptable impact upon the highway network in the immediate and wider locality. Furthermore, the site is situated in a location that will allow residents the option to walk, cycle and use public transport to and from the Site. The highway impact of the proposal is acceptable and cannot be considered as severe.

A Travel Plan has been submitted with this application. The requirement for a Travel Plan is addressed through the planning condition that was attached to the outline consent.

Drainage

Drainage conditions were attached to the outline planning permission and these pre-commencement conditions require discharging prior to any works starting on site. The drainage scheme will include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing and the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority. This is to ensure that proper provision is made for sewerage of the site and to ensure that the development would not increase the risk of sewer flooding to downstream property.

Dorset County Council, as the Flood Drainage Authority, raised no objection to the outline application, subject to drainage conditions that require details of the surface water management system to be submitted for approval prior to the commencement of the development.

The site is mainly located within Zone 1, an area with low probability of flooding. The 50 proposed dwellings are all located within the low risk Zone 1.

The FRA also demonstrated that no flood plain storage will be lost and that attenuation storage will be provided to ensure that post development run-off matches that of the existing Greenfield site.

The development proposal is therefore considered to be acceptable in relation to flooding and drainage issues as it would not lead to an increase in flooding elsewhere. Also, runoff created by the development can be dealt with within the site, without resulting in a reduction in capacity flood plain storage.

Ecology

The outline consent has a condition that requires the measures that are set out in the mitigation strategy to be adhered to.

There would be no impact on dormice predicated. The Application Site is classed as being low/medium value to bats. No impact on otters is predicted. No impact on water voles is predicted. Further work was required in connection with reptiles/ amphibians that has been addressed in the Appraisal prepared by David Leach.

The application is supported by a Biodiversity Mitigation Plan, and this has been approved by Dorset County Council.

The Phase 2 Bat Survey and Reptile Presence or Absence Survey prepared by David Leach Ecology concluded that:

- There will be increased lighting within the development and such lighting should be kept to a minimum around the perimeters of the Site.
- Development of the Site will result in the loss of suitable reptile habitat, but a mitigation plan has been produced to protect reptiles and ensure the continued conservation status of reptiles on the Site.
- There are a number of measures that should be implemented to enhance the Site including installation of bat and bird boxes and planting of native and wildlife friendly species.
- With the appropriate mitigation for reptiles there will be no adverse affect on the local population or protected species.
- The implementation of the enhancement measures will have a benefit for local wildlife increasing species diversity and adding roosting and nesting potential for bats and birds.

The Biodiversity Mitigation Plan sets out a series of measures that will help to mitigate the impact of the development upon protected species. The plan includes the provision of bat and bird boxes. 8 species of bats were recorded on the site and the provision of bat boxes will ensure that there is provision for bats within the site. Lighting along the river corridor must be carefully designed to ensure that there is limited amount of light spill. The planting of nature and wildlife friendly species will also provide an opportunity for enhanced biodiversity within the site.

Other Matters

People with protected characteristics, such as disabilities or mobility impairments, or pushing buggies, would be accommodated through the final highway design of corners and cross-overs. The Highway Authority has considered the use of shared surfaces within the scheme, having regard to the latest Government guidance on this issue.

Planning Balance

The government is seeking to boost significantly the supply of housing, including affordable housing. This development proposal would meet this aim and it would also help to ensure that the identified need for housing within the area is met. This site is located within the settlement boundary of the largest town in North Dorset and outline consent has been granted for up to 50 dwellings.

The land is allocated for housing within the Local Plan Part 1 and the land at Bay is specifically referred to in Policy 17. Policy 17 states that the land at Bay will accommodate about 50 dwellings. Development will need to respect the character of Bay and should also include good links to the adjacent leisure and education uses and the town centre.

The proposal would inevitably lead to a change in the character of the area through its development. At present, the land is open and there are views across the site. The impact on visual receptors in

close proximity to the site is considered to be high. However, this change in character is not considered to be a reason to withhold planning permission. The layout, landscaping, scale and design of the development must have regard to the setting of Bay and these are matters that would have to be carefully considered as part of a reserved matters application.

Conclusion:

The benefits of the scheme in boosting housing supply, including the provision of affordable housing, should be noted in the overall balancing exercise in terms of the economic and social roles that comprise sustainable development. The development would provide housing to meet an acknowledged local need, including affordable housing and contribute towards the districts housing supply. In addition, the development would provide investment and jobs during the construction process to benefit the local and national economy. Weighed in the balance, officers consider that these are substantial advantages alongside the new cycleway link that would allow public access across the site, and ecological benefits, which together clearly outweigh the minor levels of identified harm.

Recommendation: Approve

Conditions:

1. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:

Site Layout	Affordable Housing Layout	AHL.01_B
Site Layout	Dwelling Materials Layout	DML.01_D
Site Layout	Boundary Materials Layout	BML.01_C
Site Layout	Site Layout	SL.01_E
Elevations	HT.A22 Elevations	HT.A22.e1_P4
Floor Plans	HT.A22 Floor Plans	HT.A22.p_P4
Elevations	HT.A30 Elevations	HT.A30.e1_B
Floor Plans	HT.A30 Floor Plans	HT.A30.p_B
Elevations	HT.A40 Elevations	HT.A40.e1_P2
Floor Plans	HT.A40 Floor Plans	HT.A40.p_P2
Elevations	Plots 1-2 elevations	P.1-2.e_B
Floor Plans	Plots 1-2 floor plans	P.1-2.p_B
Elevations	Plots 3-4 elevations	P.3-4.e_A
Floor Plans	Plots 3-4 floor plans	P.3-4.p_A
Elevations	Plots 24-25 elevations	P.24-25.e_B
Floor Plans	Plots 24-25 floor plans	P.24-25.p_A
Elevations	Plot 34 elevations	P.34.e_C
Floor Plans	Plots 34 floor plans	P.34.p_C
Elevations	Plots 35-36 elevations	P.35-36.e_C
Floor Plans	Plots 35-36 floor plans	P.35-36.p_B
Elevations	Plots 43-44 elevations	P.43-44.e_B
Floor Plans	Plots 43-44 floor plans	P.43-44.p_A
Elevations	Plots 49-50 elevations	P.49-50.e_B
Floor Plans	Plots 49-50 floor plans	P.49-50.p_B
Elevations	Plots 41-42	P.41-42.eB
street scene	Coloured Street Elevations	CSE.01_RevC
Site Layout	Coloured Site Layout	CSL.01_RevB
Basin Layout	OUTFALL SKETCH	A108239__ Rev C
Site Layout	General Arrangement & Site Levels	A108239_1100_P3
Site Layout	General Arrangement & Site Levels	A108239_1101_P3
Site Layout	Road/Footpath Surfacing	A108239_1400_RevP5
Site Layout	Road/Footpath Surfacing	A108239_1401_RevP5
Drainage Plan	SW&FW Drainage Plan	A108239_1305_P2

forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

2. Prior to the construction of the development above foundation level, large scale details of the chimneys, porches, eaves, plinths, lintels, windows and external doors shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

3. Prior to the construction of the development above foundation level, samples to be used in the construction of the boundary walls, external walls of the dwellings, and the roof of the dwellings shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

4. Prior to the construction of any hard surface, details of the materials to be used in the construction of the carriageways, shared surfaces and footways shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

5. Prior to the construction of any external wall or brick enclosure, a sample panel measuring at least 1m by 1m shall be erected on site to include the brick, coursing, mortar and bond of the brickwork for approval in writing by the local planning authority. The development shall be carried out in accordance with the approved sample panel. The sample panel shall remain on site until completion of the dwellings to roof plate.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

6. No works above foundation level shall commence on site until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity and to ensure that there is a sufficient landscaped buffer between the site and Bay and that the amenity area adjacent to the river is appropriately landscaped.

7. Prior to first occupation of the development hereby permitted, a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and

approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

8. Before any works commence on site, a full survey of the site as existing shall be undertaken, submitted to, and approved in writing by the Local Planning Authority. The survey shall, by reference to site layout drawings of an appropriate scale, include, as appropriate, the following information:

(a) The location, species, girth or stem diameter, accurately plotted crown spread and a unique reference number of all trees with a stem diameter of 100mm or greater within or immediately adjoining the site.

(b) A numbered tree condition schedule together with proposals for surgery or other works, where appropriate.

(c) Existing ground levels including, where appropriate, sufficient detail to allow proper consideration of measures for the protection of existing trees and root systems.

(d) The location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation.

(e) The location and dimension of existing watercourses, drainage channels and other aquatic features and bank levels as appropriate.

(f) Existing boundary treatments and means of enclosure.

(g) Existing structures, services and other artefacts including hard surfaces.

(h) An indication of land use, roads or other means of access, structures and natural features on the land adjoining the site.

(i) The route of existing footpaths and public rights of way on land adjoining the site.

(j) A north point and scale.

(k) A location map.

Reason: To allow the proper consideration of the impact of the proposed development on the well-being of the existing trees and vegetation together with the visual amenity and ecological value of the existing site.

9. Before any works commence on site, a detailed Arboricultural Impact Assessment shall, by reference to site layout drawings of an appropriate scale, be carried out, submitted to and approved in writing by the Local Planning Authority. Based on the Tree Survey, the assessment will identify and assess the impact of the proposed development on the existing trees on site, as well as any appropriate measures to alleviate this impact. The measures identified to alleviate impacts shall thereafter be implemented for the duration of the construction programme.

Reason: To ensure thorough consideration of the impact of the development and any mitigating measures on the existing trees.

10. Before any works commence on site a detailed Method Statement shall be produced, submitted to and approved in writing by the Local Planning Authority. The statement will include details of how the existing trees are to be protected and managed before, during and after development and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter accord with the approved Statement.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

11. Before the instillation of any external lighting, 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 the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority. The approved scheme shall be implemented before the development is first 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 and the river corridor.

Human Rights:

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.

Public Sector Equalities Duty (PSED)

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.

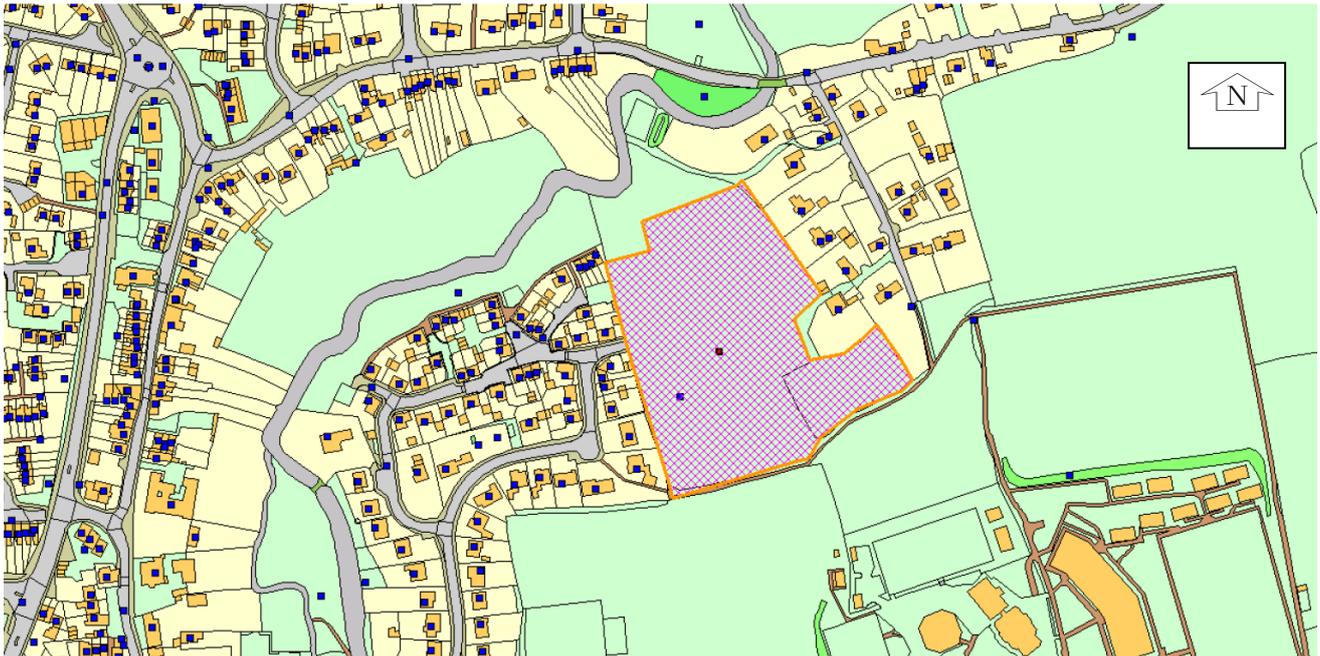
Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people.

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. In this case, the shared cycleway is designed to cater for buggies and wheelchairs. The proposal therefore provides accessible access through the site.

DECISION:

LOCATION PLAN 2/2018/0956/REM



DO NOT SCALE

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