



Western and Southern Area Planning Committee

Date: Thursday, 30 May 2019

Time: 2.00 pm

Venue: Committee Rooms A&B, South Walks House, South Walks Road, Dorchester, DT1 1UZ (DT1 1EE for sat nav)

Membership: (Quorum 6)

S Christopher (Chairman), D Gray (Vice-Chairman), P Barrow, K Clayton, S Cocking, J Dunseith, N Ireland, L O'Leary, D Shortell, K Wheller and S Williams

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please telephone Democratic Services on 01305 251010 or Denise Hunt on 01305 224878 - denise.hunt@dorsetcouncil.gov.uk



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AGENDA

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1 APOLOGIES

To receive any apologies for absence

2 DECLARATIONS OF INTEREST

To receive any declarations of interest

3 PUBLIC PARTICIPATION

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the [Guide to Public Speaking at Planning Committee](#).

4 PLANNING APPLICATIONS

To consider the applications listed below for planning permission

- a WP/16/00253/OUT and WD/D/16/000739 - Land to the North of Littlemoor, Weymouth** 5 - 52

Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure

- b WP/19/00150/FUL - Beach Control Office, The Esplanade, Weymouth, DT4 7AN** 53 - 60

Refurbishment and extension of existing Beach Office to provide extra WCs, extended kiosk and first floor office with lift access

- c WD/D/19/000423 - Broadmayne County First School, Knighton Lane, Broadmayne, Dorchester, DT2 8PH** 61 - 64

Erect cloakroom extension

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APPLICATION NUMBERS: WP/16/00253/OUT and WD/D/16/000739

APPLICATION SITE: LAND TO THE NORTH OF LITTLEMOOR, WEYMOUTH

PROPOSAL: Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure

APPLICANT: Neejam 165 Ltd and Budworth Development Ltd

CASE OFFICER: Hamish Laird

WARD MEMBER(S): Cllr B Haynes; Cllr Tony Ferrari; Cllr Louie O' Leary

1.0 RECOMMENDATION SUMMARY:

Delegate authority to the Head of Planning (Development Management and Building control) to grant OUTLINE planning permission subject to:

A. A Section 106 agreement, to include:

- Phasing and triggers for contributions;
- 35% Affordable Housing;
- Highway Matters including footpath links and pedestrian links across Littlemoor Road (A353);
- Structural landscaping and Landscape Environmental Management Plan (LEMP)
- Comprehensive drainage strategy for all phases
- Financial Contributions towards healthcare provision of £40,000
- Provision of an on site Local Centre;
- Provision of 8ha of serviced employment land;
- Allocation of land within the site for provision of an Hotel, Care Home and Car showrooms to ensure employment provision;
- Provision of on site school site and Education Contribution of £6169 per eligible unit;
- Contributions towards existing and proposed community facilities including community hall of £309,950
- Redland Sports Centre towards re-surfacing Hockey Pitch of £112,069
- Contribution to Weymouth Swimming Pool of £127,095
- Contribution to Library facilities of £64,860

- On site provision of Children’s Play and Open Space Facilities and financial contribution of £478,162
- Lorton Nature Reserve contribution of £95,760

B. Conditions as set out at Section 16 below.

NB. The applications are duplicates of each other owing to the cross boundary location between the former West Dorset District and Weymouth and Portland Borough – now both parts of Dorset Council.

2.0 REASON FOR RECOMMENDATION

- Site allocation in Local Plan
- Absence of 5 year Land Supply
- Para 11 of the National Planning Policy Framework 2019 (NPPF) sets out that permission should be granted for sustainable development
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact given that this is an outline application with all matters reserved
- There are no material considerations which would warrant refusal of this application

3.0 TABLE OF KEY PLANNING ISSUES

Issue	Conclusion
Principle of development and policy background	Site allocated in the Local Plan for the proposed development
Highways, access, movement and links	No objections from Dorset Highways subject to conditions and informatives. Submission of a Construction Traffic Management Plan (CEMP) is a conditional requirement.
Employment land provision and the social and economic implications of the proposed development	Provides 8 ha of employment land including Hotel, Care Home and Car Showrooms; Local Centre; meets the objectives of Local Plan Policy LITT1 and the economic and social objectives in the NPPF . Further secured by S.106
Education	Provides a serviced site of 2.4 ha to provide a new primary school with associated grounds, playing fields and parking, with the site sized to accommodate a 2-form entry school

	(Use Class D1).
Affordable housing and housing mix	The provision of a mix of house types including affordable housing at a rate of 35% complies with Adopted Local Plan Policy HOUS1. Tenure to be of Affordable Rented Units and Intermediate Affordable Housing (Shared ownership) at a 50:50 split
Landscape and visual impact including wider biodiversity	Parameter plans indicate no development above the 40m contour to minimise impact on the AONB. Structural planting and biodiversity mitigation to be secured by condition for a Landscape Environment Management Plan (LEMP) – Development to accord with the Parameter Plans – further secured by S.106
EIA Flooding and drainage	No objections from Environment Agency and Lead Local Flood Authority. Conditions applied to secure finished floor levels to minimise risk of flooding; and to provide details of Surface Water Management; Sewage and foul water drainage
Infrastructure provision	Contributions towards existing and proposed community facilities including, a new Community Hall, Redland Sports Centre towards re-surfacing Hockey Pitch, Library Facilities, Weymouth Swimming Pool, and Children’s Play and Open Space Facilities, Lorton Nature Reserve, secured by S.106 and conditions meets LITT1 policy requirements and the social objective in the NPPF
Phasing	To be controlled at the Reserved Matters stage. Conditions require a phasing plan to be submitted and approved and the development of the site to accord with the phasing plan as approved. Triggers are to be incorporated within the S.106 Agreement in respect of infrastructure

	provision, new facilities, school provision and structural landscaping etc.
Other matters	Protected species covered by LEMP condition. Site is not CIL liable as planning obligations are to be secure via S.106 Agreement.

4.0 DESCRIPTION OF SITE:

The application site forms the vast majority of the LITT1 allocation in the adopted West Dorset, Weymouth and Portland Local Plan and which is reproduced for clarity in **Appendix A**. The LITT1 Allocation is described as the ‘Littlemoor Urban Extension’, on land to the north of Littlemoor Road, with the main built-up area of Littlemoor lying to the south on the opposite side of Littlemoor Road. The areas of land in the LITT1 allocation excluded from the application are an area to the north-west of the application site, which is bounded by Icen Lane, and a larger area fronting the Littlemoor Relief Road, between the application sites eastern boundary and Gould’s Garden Centre. The residual land within the allocation area is not within the same ownership and will be subject to separate applications in due course. The site is 37.74ha in size.

A high voltage overhead power line, suspended from pylons, crosses part of the north-western site area. The site comprises agricultural land and is bounded by hedging and hedgerow trees on its outer boundaries to the north, west and east. A farm building complex at Bincombe Marsh Dairy is located on the northern part of the site close to the site boundary. It does not form part of the site. The Dairy is accessed via a single track road from Littlemoor Road. A stand of mature trees abuts part of the north-eastern site boundary. The southern site boundary runs along Littlemoor Road, and is marked by a mature hedgerow. A balancing pond serving the Relief Road is located on the north side of the road opposite the western junction of Louviers Road. The land level rises gently from south to north with the northern parts of the site generally following a contour of 40m above sea level (ODN). An existing Local Centre serving Littlemoor lies on the south side of Littlemoor Road at its western junction with Louviers Road. The Local Centre comprises a range of shops, including a Home Bargains Discount Store (formerly Budgen’s) and Littlemoor Hardware; Pharmacy; Post Office/Newsagents; Sandwich Bar; and, 2 No. Hot Food Takeaways. Other services include a Branch Public Library, Doctor’s Surgery, Dental Surgery and St Francis Church.

5.0 DESCRIPTION OF PROPOSAL:

The application is described as: Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure (Outline). The access points to the site from Littlemoor Road were originally proposed to be fixed at this stage.

However, following discussion with the Local Highway Authority – Dorset Highways – this aspect of the proposals was deleted and the application is to be considered in outline with all matters reserved. The development has been considered with regard to an Environmental Impact Assessment submitted alongside the application which has also been subsequently amended.

As these applications have progressed, further amendments to the scheme have prompted a second round of consultation on amended plans which concluded in early November 2017, and a final round of consultation in January, 2018. The applicant has subsequently been negotiating with the authority on various matters including affordable housing viability. Reference is made in the consultation responses to comments made as a result of the responses to the amendments and only to the original comments received where still relevant. A full copy of all the representations received can be found at www.dorsetforyou.com under the application reference numbers

The land allocation was subject to a thorough and rigorous examination by an independent Planning Inspector appointed by government to assess the soundness of the plan. The Inspector's Report covered planning matters across the whole of the District. His comments on Littlemoor and policy LITT1 are detailed elsewhere in this Report.

The principle of use for the purposes of mixed use development as set out in the plan is, therefore, not in question.

Amended Scheme

The amended site layout plans indicate the development as described above, received in November, 2017, and showing the indicative site accesses, street layouts and positions of buildings –storey heights per dwelling; position of affordable dwellings in the layout mix, position of public open space, structural landscaping, existing ponds and proposed flood attenuation ponds, and the relationship of existing dwellings and structures, including Bincombe Marsh Dairy and Goulds Garden Centre, off-site. These plans are for illustrative purposes only.

Members should be aware that although two applications are being considered they are identical in nature.

6.0 RELEVANT PLANNING HISTORY:

There is no planning history of direct relevance to these applications.

At the pre-application stage, the proposals were the subject of community involvement and were accompanied by a 'proving layout' as opposed to a Masterplan which has been subject to local engagement.

7.0 LIST OF RELEVANT CONSTRAINTS

Dorset Area of Outstanding Natural Beauty (AONB)

Site within Defined Development Boundary (DDB)
Land allocated for Mixed Uses – Adopted Local Plan Policy LITT1
Rights of way S7/17 is on the eastern edge of the site, S7/18 is just north of site

8.0 CONSULTATIONS:

All consultee responses can be viewed in full on the website under the application numbers

Historic England – No objection

Sport England – Objects – from consulting with the various sporting bodies, the objection is summarised as:

FA - Football pitches

Objects on the basis that the development would place additional demand on existing facilities which are already at or near capacity:

Hockey England – Hockey pitches

Currently a full-sized hockey sand AGP at Redlands Community Sports Hub – requires re-surfacing in September, 2018. Hockey's preferred AGP surface will always be a sand dressed or sand filled.

ECB – Cricket

The local cricket board advises that currently there is enough provision to meet demand. This development is unlikely to change this demand or require an additional cricket ground to be used. However the main club in the town, Weymouth CC do have some issues on the site they use which is Redlands including management and quality of the pitches.

LTA – Tennis

The additional housing development will increase demand for tennis within the area and the LTA would like to see a plan from the developer highlighting where increased community facilities could be built or current facilities upgraded. Without details from the developer around the ongoing provision of tennis in the area the LTA objects to the scheme.

Sport England's "Active Design", (October, 2015), is a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. Sport England recommends the use of the guidance in the master planning process for new residential developments.

National Planning Casework Unit – Advises that it has no comments to make on this application.

Natural England – raises no objection. . It comments on the amended scheme in support of the proposals. Main points raised are:

- Layout provide significantly greater scope for improving the transition from the rural AONB;
 - enlarging and enhancing the wedge shaped area of POS immediately south of the Bincombe Marsh Diary would ensure better connectivity to new area of POS provided on the previous school site;
 - Creation of a “northern extension” of the Lorton Valley Nature Park would be better served by ensuring the areas of POS;
 - However, on balance Natural England supports the proposed relocation of the school;
 - The amended proposals still have the potential to provide substantive biodiversity gains and meet the requirements of Policy LITT 1;
 - Recommends that any permission secures the necessary biodiversity net gain by securing the preparation and full implementation of a detailed Landscape and Environment Management Plan (LEMP).
 - LEMP should include a detailed agreed strategic planting plan for both red line and blue line areas, along with a time table for implementation; detailed onsite biodiversity mitigation and enhancement measures – (these are outlined in condition 8.
- NE welcomes the commitment to contribute towards the management of Lorton Valley Nature Park. This will help support the delivery of Local Plan policy WEY 16 Lorton Valley Nature Park and provide an additional planning benefit for the scheme.

National Grid – No objection – NG advises of its apparatus in the vicinity of the site in respect of “Electricity Transmission Overhead Lines”; and, “Above ground electricity sites and installations”. NG refers to its established guidance and procedures in developing sites that are crossed by its equipment and infrastructure

Environment Agency – No objection – The site lies in Flood Risk Zone 1 (low risk).

Recommends a planning condition in respect of finished floor levels to reduce the risk of flooding, and Informatives in respect of the culverting of any ordinary watercourse, Biodiversity, Foul Drainage, Sustainable Construction, Pollution Prevention during Construction and Waste Management.

Wessex Water – No objection – subject to a planning condition to ensure a foul drainage strategy can be agreed.

NHS – Dorset Clinical Commissioning Group (CCG) – comments are summarised as:

- The development will have a significant increase on the local population and therefore a significant impact on local primary care services, and would request

that a financial contribution is provided to fund the additional NHS primary care infrastructure from the Community Infrastructure Levy or Section 106 agreements with the respective developers.

- Using current guidance of 2.4 persons per dwelling the CCG calculates that the additional increase in population in the Littlemoor area arising from the development. There is the opportunity for the consolidation of existing services and facilities and an extension to existing surgery premises.
- In this case the sum sought towards the provision of primary healthcare facilities in the Littlemoor area is £40,000.

Dorset Police – Architectural Liaison Officer – No formal comments have been received.

Dorset AONB Partnership – No objection – the AONB Team recognises that the proposal is considered to be a form of ‘major development’ within Dorset AONB, and that the principle of development of this site is established within the Local Plan.

- A landscape-led strategic planned approach to development would provide positive enhancements to be made around the edge of the development that would mitigate the impact of the existing urban edge on the wider landscape.
- Advance tree and copse planting along the northern and eastern boundaries will be required to ensure that these improvements have time to establish and mature as development progresses
- Advanced landscaping should be provided to create a positive gateway to Weymouth.”
- the masterplan should ensure all built development will be contained within the 40m contour; advance tree and copse planting will be provided along the northern and eastern boundaries; long-term management of strategic planting should be secured as part of the green infrastructure network; the development will create a positive outfacing edge when viewed from the Ridgeway; the development will incorporate green corridors connecting to adjoining green spaces and ensure a net gain in biodiversity; good links to the wider footpath and cycle network will be provided;”
- the illustrative masterplan and design has the potential to be largely compliant with the aspects of the policy except proposed school site. This extends beyond the 40m contour and incorporates land outside of the allocated area.
- the masterplan indicates a limited landscape buffer along the northern boundary of the school site, which is insufficient
- the indicative future phase of employment development, located to the north of the National Grid power lines is within the allocation but is outside of the red line for this application. Concern raised about the outlying nature of this future phase of development and its potential to be detrimental to the effects of the proposed mitigation along the northern edge of the current application.”

Dorset Council Highway Authority – no objection – subject to the imposition of conditions and attachment of informatives to any approval Decision Notice.

Dorset Council Housing Enabling Team – (Summary) – Housing Need –

- Both the Weymouth and Portland and West Dorset District Council's Housing Register currently have over 1200 households registered as being in affordable housing need.
- The Council's Strategic Housing Market Assessment 2014 (SHMA) suggests that in the region of 104 new affordable dwellings will need to be developed in West Dorset and 130 in Weymouth and Portland each year. This demonstrates a significant level of housing need in both the areas of West Dorset and Weymouth and Portland.
- This is a planning application for approximately 500 homes. The submitted documents makes it clear that it is the developer's intention to provide affordable housing on this site subject to viability. If there should be viability concerns that this will have to be evidenced which should then be independently assessed.
- Policy HOUS 1 requires a minimum 35% of the development to be affordable housing.
- There should be a 70/30 split between affordable rented and intermediate affordable housing and the size and mix to reflect existing and future affordable housing needs and be proportionate to the scale and mix of the market housing, creating a balanced community that is 'tenure blind'.
- Consideration should be given to how the affordable homes are allocated and what local connections are required to ensure this scheme meets the local housing need and creates a sustainable community.
- There is an evident housing need in the area and this development could meet a need for affordable housing in the district.

Environmental Health – Raises no objection – advises of the requirement for a construction Method Statement which must include arrangements for protecting the environment and residents from Noise, Vibration and Dust. Such statement also to provide measures for the removal of any potentially hazardous waste and measures to be complied with during the course of any demolition/construction to protected residents amenities.

Dorset Council Lead Local Flood Authority – Following receipt of amended plans and a revised Flood Risk Assessment (Ref: RPS / RCEF31131-005 R – Final Rev 3, dated May 2017), - No objection subject to conditions in respect of a detailed surface water management scheme for the site; and, details of maintenance and management of the surface water sustainable drainage scheme, plus informatives – being applied to any permission granted.

Dorset Council – Education – No formal comments have been received. The Education Department has, however, been involved from the outset in negotiations on the application in relation to the provision of the school site (2.4 ha) and the school sites

re-location on the application site which it is supportive of. Furthermore, the figure agreed as a financial contribution in the S.106 for both primary and secondary education provision is acceptable to the Education Department.

Dorset Waste Partnership – no objection.

Dorset Council – Countryside Access Team – No objection – advises that: “the Access and Movement Parameter Plan shows a proposed Public Footpath from Littlemoor Road heading roughly North West to Bincombe Marsh Dairy. At this point Public Bridleway S7/18 will link in with the proposed new Public Footpath. It would be of beneficial if network as a whole could in fact be changed to a public Bridleway which would allow access for equestrians and cycles all the way to Littlemoor Road and on to the wider network.

Dorset Council – Landscape Architects comments:

Notes: Landscape Character Area - Osmington Ridge and Vale. Local Plan Policy LITT1, ENV 1 - AONB Management Plan

See adopted Local Plan Policy

ENV 1 ii); and v) *minimise impacts on AONB; and, provide advanced tree and copse planting along the northern and eastern boundaries and ensure that these have time to establish and mature.*

- Early agreement of a robust landscape strategy is essential at this site;
- The structural planting comprised in the Landscape Strategy can be fixed at the Outline Stage and should be incorporated into any Section 106 Agreement;
- Landscape Parameter Plan which highlights the difference between landscape planting on the Illustrative Masterplan and the Landscape Parameter Plan. Members to note - amended Illustrative Masterplan received on received 3 May, 2018, acknowledges this concern;
- **Planting design** - Boundary tree planting belts to the north and east are unacceptably narrow - this planting should be much greater to create a substantial linear copse.
- The continuous tree belt across the northern boundary should enclose the proposed PROW and link the proposed wildlife corridors – it should not be reduced in width in order to minimise the impact of development on the AONB.
- Agreed strategic planting should be carried out well in advance of development. Ref Local Plan Policy LITT1 V)
- Green corridors should also be sufficiently substantial.
- Avenues of large tree species should line both sides of the road through the major spine roads from west-east, to visually break up the mass of development and scale of taller buildings
- Areas of ‘habitat creation’ on the Landscape Parameter Plan are to include and if this will be publicly accessible.

- A Landscape Management Agreement for the whole site will be required.
- **Layout** The amount of Public Open Space provision is limited. for a development of this scale and is lacking in the quality of useable space.
- The provision of high quality POS integrated within the development centrally located will serve the development as a whole, given location within the AONB.
- Areas for balancing ponds cannot be considered as valuable open space unless attractively and carefully designed to provide access for people to use in addition to temporary drainage.
- Power cables reduce the quality of the landscape below - balancing ponds in this area would alleviate other open space which could be better used.
- Design Framework for details such as building/ roofing materials appropriate for the AONB will be required for agreement.
- Development should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area.

Integration to the existing Littlemoor development.

- High quality design interface with Littlemoor Road with high quality materials, building and landscape design is essential.
- The existing balancing pond along Littlemoor Road should be integrated into the site as far as possible.

Dorset Council – Urban Design Officers comments:

- There are a set of policy requirements that the development must adhere to in order for the exceptional circumstances of building in the AONB to be justified.
- The scheme must be landscape led and provide appropriate mitigation and landscape improvements to the edge of the built development.
- LITT1 (v) requires that the site be developed in accordance with a masterplan agreed by WDDC and lists a set of principles that the development should adhere to.
- A masterplan has not been prepared for the site. Instead an illustrative layout together with a series of parameter plans, required as part of the environment statement, have been submitted.
- The parameter plans will need to be conditioned to guide future development.
- A condition requiring the submission of a Design Framework, including design codes is required
- Some concern regarding the revised Building Heights parameter plan as it shows significantly more three storey development than that originally submitted although majority of the development will be two storey with 2.5 / 3 storey buildings being used as landmarks to aid legibility. Need to ensure minimal amount at 3 storeys or over

- Important for the existing Littlemoor centre to be successfully integrated with the new development which is hard given the position of the existing balancing pond on the frontage of Littlemoor Road, needs clarification
- The successful design, implementation and future maintenance of the green infrastructure within the site will be critical and structural planting in advance of development to allow it to mature
- The SUDs drainage ponds and areas around will need to be carefully designed to ensure they do not appear as engineering structures but are an integral part of the green infrastructure with the associated multiple benefits.

NB Subsequent to the receipt of the UDO's comments, and following discussions with the applicants and illustrative masterplan drawing No. 0379-0037-19 ES was received on 3 May, 2018.

Dorset Council – Archaeology – No objection – comments as follows:

- Based on the results of the geophysical survey and the trial trenching evaluation that have been undertaken on the site (reports submitted with the application), advice is that impact on below-ground archaeology is not a constraint for determination

Winterborne Farringdon Parish Group (includes Bincombe Parish)– Objects

- welcomes the inclusion of additional tree and shrub planting to shield the proposed development from the rural AONB but concern that it will not have time to mature
- concerned at the impact of the proposed development on the local road network already congested at peak times, and the Weymouth Relief Road which comes to a standstill northbound on most weekday mornings.
- The addition of vehicles from up to 500 dwellings and traffic to and from the business and commerce area of the development will make traffic congestion worse

9.0 REPRESENTATIONS:

14 representations have been received in total in respect of both applications. These include comments from the Weymouth Civic Society; Cycling UK (West Dorset); The Littlemoor Community; The Big 4 Littlemoor Group; and, Dorset CPRE.

Full copies of all representations received can be found at www.dorsetforyou.com under the application references.

These comments are summarised as follows:

- Traffic generation and complete negation of the benefits of the A353 relief road in respect of the reduction in traffic levels along the Preston Beach Road;
- Severance of the community of Littlemoor - shops and facilities - from the new development by the A353 relief road;

- Excessive vehicle/pedestrian conflict between Bincombe Bumps roundabout and Goulds Garden Centre;
- A new A Class road should be constructed from east to west curving around the northern boundaries of the site;
- There should be no development beyond the power lines crossing the site – to the north-west – and the site boundary – this land is integral to the character of the AONB;
- 35% Affordable Housing should mean exactly that, or the proposal will not be HOUS1 Policy compliant with;
- Harm to protected species within 2km of the site;
- This will destroy the beautiful surrounding views of and from the AONB;
- The land is within the AONB and as such should be retained for rural uses;
- Increase noise and air pollution;
- Where Littlemoor Road passes Turnstone Close, the road was raised by over 2.0m in 2011 and is above the line of any noise protection fencing or wall – noise disturbance will be worse as a result of the development;
- Displacement of wildlife;
- Poor infrastructure - the relief road is filling up again leading to traffic bottlenecks;
- Development of this size may be of questionable necessity, when added to others that are either approved or proposed (e.g. Bridport, Chickerell, Crossways) in the area there is a risk of Oversupply;
- Potential loss of banked hedges may represent the ancient boundary for Bincombe Parish - these need to be preserved;
- The buildings, in particular a hotel, will have a devastating impact to the skyline;
- Hotel and car showroom are unnecessary;
- The Hotel will add to existing overcapacity in the local Hotel sector – Portland Heights Hotel is proposed to be demolished to provide flats;
- The site would be better used to provide a new stadium for Weymouth Football Club;
- Inadequate drainage provision;
- No consideration of Green Infrastructure (GI) and how this would be integrated with existing GI – including plays areas sports pitches and cycle routes;
- No provision of allotments – this would assist in alleviating food poverty;
- Whilst the application states that employment land will be provided – will employment actually be available? The Co-op / Budgens unit (now open and trading again as Home Bargains) across the road from this development provides ample space but has been left dormant for many months and therefore a target for vandalism;
- No real attention paid to sustainable energy requirements for this isolated community. This is an ideal opportunity to consider a low-cost district energy network fuelled by solar, biomass or anaerobic digestion which should be conditioned;
- No housing delivery plan, construction or phasing plan – lack of consideration for existing resident's amenities;
- No delivery schedule for the proposed new primary school on site;

- Lack of secondary school provision;
- Affordable housing - affordable by who?
- How will an ever growing community which is already geographically divided and fragmented be able to cope with the potential growth in crime rates along with the potential reduction in Police support?
- Entrances and exits to the proposed development will sever the existing cycle routes in several places;
- Where exits or entrances are severed from the existing cycle route cyclists must have priority at these junctions;
- The cycle routes need to be direct and efficient and prioritise over motor vehicles or more cyclists will use the road rather than the cycle routes, resulting in an increased risk and inconvenience. There should be consideration of safe routes for cyclists and pedestrians to get to schools, the shops and places of employment within the plan of the proposed development.
- Concerned that direct access to the local shops and schools will be intentionally blocked by the developers;
- If there are no direct access footpaths and cycleways, car use will increase because of the longer and less safe routes via the development access roads;
- The development should be designed around a 20mph speed limit. In parts of the UK this has resulted in significant safety improvements, particularly for pedestrians and cyclists. They also improve the environment for residents;
- What is happening on the area marked "future development potential" why don't we know?
- Loss of agricultural land;
- More modern housing is to be welcomed, especially for Weymouth residents. The so called employment opportunities being provided by this application are merely a sweetener to get the housing.
- No need for any more shops - there are sufficient shops in Weymouth & Dorchester & many of those are struggling!!
- The only benefit can come from Uniform business rates contribution to the local authority. Any employment created will only displace jobs elsewhere & probably lead to the closure of some small hotel business.
- consistently objected to the proposed development on a number of occasions on the grounds that a development of this size containing 500 houses should provide match funding for a new community facility in Littlemoor for the following reasons that the new community needs to socially integrate with the existing community and thus needs a built structure constructed for that very purpose, the costs of which are likely to be around £2 million; potentially this could be funded by CIL; This is not a nice to have project it is essential; it is a legitimate planning aim to have a community hub and match funding would assist in this; social integration is of the highest priority

9.0 RELEVANT PLANNING POLICIES:
National Planning Policy Framework – July 2018 (as amended)

The NPPF was updated with a revised version published on 23 July, 2018, and a further update in February, 2019, made minor amendments. As far as this application is concerned the following section(s) of the NPPF are considered to be relevant:

Section 2 'Achieving sustainable development' advises at Paragraphs 8 and 9:

"8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

At paragraph 11, it advises of the 'Presumption in favour of sustainable development'.

Section 5 'delivering a sufficient supply of homes' outlines the Governments objective in respect of housing land supply.

Section 6 'Building a strong, competitive economy' advises generally on the requirement for planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Taking into account both local business needs and wider opportunities for development.

Section 7 'Ensuring the vitality of town centres'

Section 8 'Promoting safe and healthy communities'

Section 9 'Promoting sustainable transport'

Section 10 'Supporting high quality communications'

Section 11 'Making effective use of land'

Section 12 'Achieving well designed places' indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 124 – 131 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Further advice contained in the following sections of the NPPF is of relevance:
Section 14 – Climate change – and where applicable – flooding and coastal change.

In Section 15 – Conserving and enhancing the natural environment – the advice contained in paragraphs 170 – 172; and, 174 -177; are of direct relevance to the consideration of this proposal.

In Section 16 – Conserving and enhancing the historic environment – the advice contained in paragraphs 184 – 186; 189 -192; and 200 – 202 are of direct relevance to the consideration of this proposal.

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Technical Guidance to the Planning Policy Framework

Planning Practise Guidance

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This includes the following statement:

This guidance is intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but this guidance is an indication of the Secretary of State's views. The department seeks to ensure that the guidance is in plain English and easily understandable. Consequently it may sometimes be oversimplified and, as the law changes quickly, although we do our best, it may not always be up to date.

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

As far as this application is concerned the following policies from the adopted West Dorset, Weymouth and Portland Local Plan (adopted October, 2015), are considered to be relevant:

INT1.	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
ENV1	LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST
ENV2	WILDLIFE AND HABITATS
ENV3	GREEN INFRASTRUCTURE NETWORK
ENV4	HERITAGE ASSETS
ENV5	FLOOD RISK
ENV9	POLLUTION AND CONTAMINATED LAND
ENV10	THE LANDSCAPE AND TOWNSCAPE SETTING
ENV11	THE PATTERN OF STREETS AND SPACES
ENV12	THE DESIGN AND POSITIONING OF BUILDINGS
ENV15	EFFICIENT AND APPROPRIATE USE OF LAND
ENV16	AMENITY
SUS1	THE LEVEL OF ECONOMIC AND HOUSING GROWTH
SUS2	DISTRIBUTION OF DEVELOPMENT
ECON1	PROVISION OF EMPLOYMENT
ECON6	BUILT TOURIST ACCOMMODATION
HOUS1	AFFORDABLE HOUSING
HOUS3	OPEN MARKET HOUSING MIX
COM1	MAKING SURE NEW DEVELOPMENT MAKES SUITABLE PROVISION FOR COMMUNITY INFRASTRUCTURE
COM2	NEW OR IMPROVED LOCAL COMMUNITY BUILDINGS AND STRUCTURES
COM4	NEW OR IMPROVED LOCAL COMMUNITY BUILDINGS AND STRUCTURES
COM5	THE RETENTION OF OPEN SPACE AND RECREATIONAL FACILITIES
COM6	THE PROVISION OF EDUCATION AND TRAINING FACILITIES
COM7	CREATING A SAFE AND EFFICIENT TRANSPORT NETWORK
COM9	PARKING STANDARDS IN NEW DEVELOPMENT
COM10	THE PROVISION OF UTILITIES SERVICE INFRASTRUCTURE
LITT1	LITTLEMOOR URBAN EXTENSION

Other material Planning Considerations

Design and Sustainable Development Planning Guidelines (2009).

West Dorset Landscape Character Assessment – February 2009 – Osmington Ridge and Vale Landscape Character Area.

Dorset AONB Management Plan 2019 – 2024
Planning Obligations Guidelines - 2010.

Conservation Area Appraisals – Not applicable.

Report to West Dorset, Weymouth and Portland Councils - Report on the Examination into the West Dorset, Weymouth and Portland Joint Local Plan - by Paul Crysell BSc MSC MRTPI - an Inspector appointed by the Secretary of State for Communities and Local Government - Date 14 August 2015.

10.0 HUMAN RIGHTS

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property

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

11.0 PUBLIC SECTOR EQUALITIES DUTY

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

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

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

In considering the requirements of the PSED, the use of tarmac road surfaces and provision of pavements and footpaths with drop kerbs at road junctions will provide firm, level, surfaces to enable safe access for all. New pedestrian crossings on the Littlemoor Relief Road, will provide access to the existing centre at Littlemoor and to the wider area beyond including the public transport network. The proposals involve the provision

of a Care Home and employment facilities. Furthermore, provision will be made within the development to provide level access for those with limited mobility, or who are unable to drive.

12.0 PLANNING ISSUES:

10.1 The main issues relevant to this planning application are:

- Principle of development and policy background
- Highways, access, movement and links
- Employment land provision and the social and economic implications of the proposed development
- Education
- Affordable housing and housing mix
- Landscape and visual impact including wider biodiversity
- Flooding and drainage
- Infrastructure provision
- Employment land provision
- Phasing
- Other matters

13.0 FINANCIAL BENEFITS

Material benefits of the proposed development	
Housing Nos.	Up to 500 dwellings on 12.97 ha
Affordable housing Nos.	35% of 500 = 175 dwellings
Serviced employment land	7.92ha
Number of jobs likely to be created	Not known – outline application only
Quantum of Greenspace	8.82ha
Publically accessible wildlife site	3.7ha
Accessible, serviced and levelled school site	2.4ha
Local Centre	0.37ha
Infrastructure	1.65ha
NEAP (Play area)	0.04ha
Construction employment opportunities	Not known – outline application only
Financial contributions to be secured via S.106 Agreement	
Education contribution	£6169 per eligible unit
Community Facilities	£309,950
Weymouth Swimming Pool	£127,095
Library facilities	£64,860
Redland Sports Centre	£112,069
Lorton Nature Reserve	£95,760
Children’s play and open space	£478,162
Primary Healthcare contribution	£40,000

Non-material benefits of the proposed development	
Business Rates	Unknown – outline application only
Council Tax	Unknown – outline application only
New Homes Bonus	Unknown – outline application only

14.0 PLANNING ASSESSMENT:

Structure of this Report

Each of the main planning issues relevant to this application is discussed in a separate section in the remainder of this report. The final summary balances the various aspects of the proposal and draws a conclusion.

The proposal is EIA development for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and so this application is supported by an Environmental Statement (ES). The conclusions of the ES are important material considerations and there are references to them throughout this report. The full text of the ES as well as a Non-Technical Summary is available to view online. EIA is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations, and the latest EIA Regulations came into force on 16th May 2017. In Part 12, Regulation 76 sets out transitional arrangements and confirms that those projects which had submitted a formal EIA screening or scoping request before the 16th May 2017 would continue to be considered under the 2011 Regulations (as amended). The ES was prepared in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (the EIA Regulations).

PRINCIPLE OF DEVELOPMENT AND POLICY BACKGROUND

General considerations

This application forms the major part of the LITT1 allocation in the adopted West Dorset, Weymouth and Portland Local Plan which is reproduced for clarity in **Appendix A**. The consideration of this proposal will not prevent the residual elements of the LITT1 land coming forward for development. The principle of use for the purposes of mixed used development as set out in the plan is therefore not in question. The site is located within the Dorset AONB and it is accepted that the scheme represents major development for the purposes of applying para 172 of the NPPF. However, the site is also allocated under Policy LITT1 of the adopted Local Plan.

The Inspector's consideration of the site as part the Local Plan inquiry weighed up the balance between the need for additional housing, employment and community facilities and the protection of the AONB. In finding the plan sound the Inspector provided commentary on the site at Littlemoor in paras 123 to 129 of his report. These paragraphs recognised the scale and extent of the site, the need for the provision of strategic housing sites in the Weymouth area and the lack of genuine alternatives, as

well as the extent to which any detrimental effects on the environment and landscape could be moderated.

Criterion ii) of Policy LITT1 sets out the need for the development of the site to be landscape-led to ensure that there are positive enhancements to the Dorset AONB and criterion v) also seeks to limit the scale and extent of built development to below the 40m contour and to secure the provision of extensive landscaping. The provision of 8 ha of employment land will also help to boost the local economy.

The various factors taken into account by the Local Plan Inspector in supporting site LITT 1, despite its location in the AONB remain relevant to the consideration of this application. However, in reaching a view on the acceptability of this application a wide range of other matters have been taken into consideration, including consideration of the extent to which the proposals satisfy the requirements of Policy LITT1.

The proposal is submitted in outline for up to 500 dwellings including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure. The application was subsequently amended to remove the access points from consideration at this stage and for them to be considered as part of the Reserved Matters. At the pre-application stage, the proposals were the subject of community involvement.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that when making a determination under the Planning Acts *“the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* The development plan in this case is the West Dorset, Weymouth & Portland Local Plan 2015 (the “Local Plan”).

The Local Plan Inspectors Report

In view of the concerns raised by many local residents and the Parish Council, it is important to set out the relevant history for the consideration of the site for development as part of the Local Plan. The extracts below set out the considerations from the Inspectors report to the local plan with the paragraphs numbered according to the Inspectors’ report.

123	The allocation of land at Littlemoor (LITT 1) involves the northwards extension of Weymouth beyond the administrative boundary into WD and part of the Dorset AONB. The Councils identify this as a strategic site representing major development thereby giving rise to concerns regarding its impact both on the AONB and wider landscape.
124	Rising land to both the north and east helps to contain the proposed site and I agree with the Councils that strategic planting would help mask the scale of the development and mitigate the obvious boundary between the countryside and the existing urban edge. Internal planting could further help to contain

	building forms and ameliorate its impact on the surrounding countryside.
125	Development in this location would benefit from its proximity to the Weymouth Relief Road, the station at Upwey and existing services at Littlemoor. While other sites have been put forward such as Wyke Oliver Farm and land to the north of Upwey, I do not regard these as genuine alternatives but rather locations capable of augmenting the strategic provision of LITT 1 and are sites which should be considered when reviewing the LP.
126	As a number of respondents have pointed out development at any of these locations would have consequences for this part of north Weymouth whether through increased traffic movements, the need to address flooding issues or the loss of agricultural land. I have seen no evidence to suggest the first two matters are insurmountable or that the amount of agricultural land to be lost is crucial given that greenfield sites will be needed if the Councils are to meet their housing target.
127	Fears were also expressed that the scale of development would lead to local facilities being 'swamped' although there is no evidence to show that this would be the case. In my opinion the market is likely to respond to increased demand for goods and services including the provision of new or revised public transport links.
128	To support the level of proposed development it is envisaged there would be a need for additional education facilities involving the provision of a new primary school or the expansion of an existing one, depending on the County Council's needs as the education authority. To retain flexibility the supporting text should be revised to allow for either option (MM53). The Councils now accept that the developer/landowner will be the primary source of masterplanning for the area subject to this work being undertaken in collaboration with relevant parties. A modification is proposed to adjust the Plan accordingly (MM54).
129	Taking the various factors into account I consider there are sound reasons to support the Councils' preferred choice of site at LITT 1 despite its location in the AONB. Having regard to the overall level of housing need and the availability, size and merit of other sites on the periphery of the Weymouth urban area, I am satisfied it would be less visually harmful when compared to the release of a number of smaller sites. In coming to this conclusion I also recognise the development would provide an opportunity to improve the transition between the countryside and urban area. Furthermore, positively promoting the use of nearby land at Icen and Weyside Farms for employment uses (LITT 2) would, in turn, help to resolve historical planning issues and improve the containment of an adjacent and prominent site in the AONB.

As can be seen from the above extracts, the Inspector appointed to consider the local plan looked at the various elements of the proposed allocation, including highway network, flooding, infrastructure needs, the site capacity, phasing, education provision and the impact on the character of the AONB to the north. As set out in his report, the Inspector concluded that the allocation of the site for housing, employment and related community facilities uses within the overall allocation appropriate to a mixed use neighbourhood was to be supported at the scale indicated, as it would make good use

of existing infrastructure such as the Weymouth Relief Road, Upwey railway station and the existing Littlemoor Centre. This is despite its location in the AONB – the Inspector noted that the impact of development on the AONB would be restricted by the rising land to the north and east beyond which no views would be available; and, that strategic planting “would help mask the scale of the development and mitigate the obvious boundary between the countryside and the existing urban edge. Internal planting could further help to contain building forms and ameliorate its impact on the surrounding countryside.”

It is noted that many of the representations received are concerned at the scale of the proposal, traffic generation and vehicle movements, site specific details and the potential impact on neighbours amenities. Few comments are directed at whether the principle of development is acceptable or not. Given the sites inclusion in the adopted Local Plan as part of the LITT1 allocation, the principle of this site being developed for residential and other purposes is considered acceptable. In accordance with the policy presumptions set out above it is considered that, in principle, the application meets the policy tests set out in Local Plan policy LITT1; and, the advice contained in the NPPF, and therefore, the principle of residential development is acceptable as it will provide much required growth in the area whilst minimising impact on the AONB.

In principle, the applications are considered to be acceptable and meet the requirements of Policies INT1, EVN1, SUS1, SUS2, and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted, October, 2015); and, the requirements of the National Planning Policy Framework – July, 2018 (as amended). The details of the reserved matters will be important in particular the landscape led design approach.

HIGHWAYS, ACCESS, MOVEMENT AND LINKS

In amending the applications, the requirement to fix access was deleted and therefore, access to the site from the Littlemoor Relief Road is now proposed to be a Reserved Matter. Several meetings were held with the applicants and Dorset Highways prior to this change. This has resulted in Dorset Highways raising no objections to the proposals subject to the imposition of conditions and informatives being attached to any outline planning permission that may be granted.

One important element however is the need to ensure there is good connectivity for pedestrians and cyclists to move both within the site and connect to the surrounding area. The application proposes footpath, bridleway and cycle links through and around the site which link up with the existing footpath/bridleway network and provide non-motorised access links to the surrounding network. Crossing points for Littlemoor Road will also be provided although these may not be in the ideal location for the existing Local Centre due to the existing balancing ponds on the site for the road itself. However, the provisions are considered to be acceptable and meet the requirements of Adopted Local Plan Policies COM7 and COM9. The pedestrian access arrangements will also allow for safe passage of pedestrians under the considerations of the Public Sector Equalities Duty (PSED) for the movement of parents with children, the elderly and less able bodied persons.

EMPLOYMENT LAND PROVISION AND THE SOCIAL AND ECONOMIC IMPLICATIONS OF THE PROPOSED DEVELOPMENT

The NPPF was first published in March, 2012. It outlined Central Government Policy relating to planning and development, arguing in favour of and supporting sustainable development. In so doing, it based the achievement of sustainable development on three overarching objectives - which are: an economic objective; a social objective; and, an environmental objective. These objectives are maintained in the updated NPPF of July 2018, (as amended 2019). They are outlined in Section 4 of this Report.

In preparing and processing the West Dorset, Weymouth and Portland Local Plan – (Adopted, October, 2015); the Local Plan was required to be prepared in accordance with the provisions of the NPPF, and was considered at the Public Inquiry into the Local Plan with the Inspector’s considerations being outlined in Section 11.1 above. Adopted Local Plan Policy LITT1 – Littlemoor Urban Extension – reflects the Council’s planning policy for the site of the proposed development. It also reflects the requirements of the NPPF in respect of the Governments’ Economic, Social and Environmental objectives.

The applications propose 8ha of employment land; a hotel; a residential care home, car show rooms and other employment land. Whilst this does not amount to the 12 ha of employment land as stipulated in Policy LITT1, Officers consider that the provision of the Hotel, Care Home and Car Showrooms represent employment generating development and add to the overall balance of this element of the development by providing a diversity of employment generating uses. The 8ha of employment land equates to 13.33% of the employment land provision required in the former Weymouth and Portland and West Dorset administrative areas for the period 2011- 2031. Members should note that the LITT1 requirement for the provision of 12 Ha of employment land relates to the whole of the allocation. The application site does not cover all of the allocation, and there are two residual areas of land - one to the north of the site between its boundary and Bincombe Lane; and, one to the west of the site between its boundary and Goulds Garden centre. These areas of land exceed 4 ha in area.

The comments received include criticism of the inclusion of a hotel in the development in that there are already hotels in the Weymouth area that are struggling to attract visitors; that the hotel at Portland Heights may be re-developed for residential purposes – subject to planning – and, that such an hotel may form part of a chain that is serviced from outside the area. These concerns are noted but in order to provide choice it is considered that locationally, a hotel on this site in the northern part of Weymouth, is sufficiently distant from the town centre to have a minimal impact on the vitality and viability of the tourist trade locally. It will add to the level of choice of hotel accommodation available in the area, and given its proximity to the employment land forming part of this application, and the proposed residential element of the development, affords a base for its sustainability. The applicants have provided a Report in the form of a Hotel Sequential Test and Impact Assessment, prepared by Savills which Officer’s requested when the nearby former Budgen’s Store was vacant – it has since been re-occupied as a retail unit– it was nevertheless, accepted that to re-

use the site for an hotel would have been difficult to achieve successfully, given the proximity of other retail and related uses - Health Centre, Doctors' Surgery, Vets, Church and Library within and around the Littlemoor Shopping Centre. It also provides scope for a related public house/restaurant – subject to planning – as a related form of development. There is presently no such facility at Littlemoor.

In respect of the proposed car showroom, which is most likely to be supported by servicing and repairs to vehicles, again, locationally, it is close to the main road network, and such a use would be beneficial in both employment terms, and in respect of servicing and providing diversity in the local economy, as well as being easily accessible from a wide area.

Care Home

The provision of land within the development for a Care Home is shown on the masterplan as being located to the east of the industrial allocation and west of the Local Centre close to the centrally located access into the site from the Littlemoor Relief Road. The provision of a Care Home will assist in meeting an identified local need in an area which has a significant elderly element to its population. The proposal for a Care Home can be conditioned. Any design details will be the subject of a separate application for consideration at the Reserved Matters stage. The provision of the Care Home accords with Local Plan Policy HOUS5.

Local Centre

A new local centre is proposed to be located in a central position opposite the existing Local Centre with pedestrian controlled crossing across the A353 Littlemoor Relief Road. The requirement for a local centre can be conditioned. Any design details including road crossings will be the subject of a separate application for consideration at the Reserved Matters stage.

Utilities Services Infrastructure

Local Plan Policy COM10 iii) indicates that the provision of infrastructure to support superfast broadband technology will be a requirement on all new site specific allocations. Supporting information accompanying the application indicates that such provision will be made as part of the supporting infrastructure serving the site in line with Central Government initiatives to encourage Internet Service Providers to implement the latest in electronic communications technology. Such a requirement can be conditioned.

It is considered that the provision within the application for 8 ha of employment land; an hotel; local centre; a residential care home, and car show rooms are acceptable and meet the requirements of Policies INT1, ENV1, SUS1, SUS2, HOUS5, COM10 iii) and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted, October, 2015); and, the requirements of the National Planning Policy Framework – July, 2018 (as amended), in respect of the economic objective, and in part, the social objective in respect of the Local Centre and Care Home.

EDUCATION

An area of 2.4 ha has been identified for the provision of a new primary school with associated grounds, playing fields and parking to be located centrally, and to the north, within the depth of the site. The proposed site will be accessed by the new service road running through the development, and will be sited adjoining parts of the public open space and publically accessible wildlife site areas which are to be located beneath and adjacent to the area under the power lines that cross the site in a SE/NW line and close to the sites northern boundary. The site is sized to accommodate a 2-form entry school. This will allow the school to expand when necessary.

Dorset Council's Education Department has examined the proposals and established the need to secure developer contributions toward the provision of improved education capacity in the local system. A detailed assessment of the current school capacity has been provided in the authority's response to this application.

Dorset Education confirms in its comments that it seeks the provision of a strategic education site for a 2FE primary school within the LITT1 development. The school site should be levelled and serviced by the developer in the earliest phase of the development due to the documented pressures for school places outlined above. The new school will be in addition to the existing Primary Schools in Littlemoor and is not intended to be a replacement for any of them at current time.

In terms of a financial contribution towards Education provision, a figure of £6169 per eligible unit (eligible unit being all dwellings with 2 or more bedrooms), has been agreed with the applicants. The applications are in outline, therefore, the figure used is an assumption as it is not yet known how many 1 beds units are proposed. This figure will be confirmed at Reserved Matter stage when details of house types/sizes will be provided. A credit for the additional area of school land to enable a 2 Form Entry, as opposed to a 1 Form Entry school to be provided (c.£10k) will also be factored into the calculations. The S.106 will contain a formula, to be applied at RM stage, based on the number of qualifying open market and affordable dwellings. It should be noted that both open market and affordable dwellings of 2 bedrooms and above count as qualifying units in respect of Education contributions.

The location of the school site as outlined in the masterplan, is considered to be acceptable. Its exact position on site and its design details will be the subject of a further application to be considered at a later date. The provision of the school site will be detailed in the S.106 Agreement at the outline stage. Given the existing pressure on primary education in the Littlemoor/Weymouth catchment, the Education Department insists that the proposed school site is levelled and serviced in the earliest phase of the development. The trigger for the school site to be levelled and accessible is currently the subject for discussion, however, it is envisaged that it will come forward in the earliest phase of development.

The Education contribution also includes a contribution towards secondary education provision that would arise from the development. This is included in the per dwelling

sum and will be included in any S.106 Agreement. The education contribution element of the proposals is acceptable and accords with Local Plan Policies COM6 and LITT1.

AFFORDABLE HOUSING AND HOUSING MIX

The application proposes the erection of up to 500 new homes of mixed size and tenure, including 35% affordable housing, as outlined in Local Plan policies HOUS1 and LITT1, with the intention that delivery will be phased. In terms of layout, and design, the provision of residential development is informed by Local Plan Policies ENV10 – Landscape and Townscape Setting, ENV11 – The Pattern of Streets and Spaces; and, ENV12 – The Design and Positioning of Buildings; and, the advice contained in Section 12 ‘Achieving well designed places’ in the NPPF. This policy advice has been used to formulate the masterplan, which is considered to be broadly acceptable in advising the overall site layout and location of the various aspects of the proposed development. As indicated by the Urban Design Officer, careful consideration will need to be given to the creation of character areas and a palate of appropriate designs and use of materials. These can be achieved through a condition. As indicated elsewhere, given the outline nature of the application, design details will be the subject of separate proposals at the Reserved Matters stage.

Affordable housing

The applicant submitted a Housing Viability Assessment in respect of ascertaining the ability of the development to provide the policy compliant level of Affordable Housing (AH). This was submitted to the District Valuer for Assessment and a report received. Subsequent negotiations with the applicants have resulted in a policy compliant level of 35% AH provision albeit at a tenure split of Affordable Rented Units 50:50 Intermediate Affordable Housing (Shared ownership) of 50:50. This is slightly less than the Affordable Rented Units and Intermediate Affordable Housing 70:30 tenure split required by Policy HOUS1 in the Adopted Local Plan. It is noted that a similar tenure split of 50:50 has been negotiated elsewhere in the area (Chickerell – Bank and Ridge site), and whilst this is not Policy compliant it is, nevertheless, considered to be acceptable given what has been accepted elsewhere and given that 35% has been agreed..

The strategic approach to affordable housing provision requires the type size and mix of housing to reflect local needs as far as possible and result in balanced communities. A draft heads of terms has been prepared for the affordable housing provision.

- 35% of dwellings as affordable housing
- 50% of the affordable housing units as affordable rented housing
- 50% of the affordable housing units as intermediate housing. (Shared ownership).

The heads of terms for the S.106 Agreement proposes that approximately 80% of the affordable rented properties would be two or three bedroom house types. All intermediate dwellings would be two or three bedroom house types. The S.106 Agreement will be binding on any subsequent reserved matters application.

Properties would be prioritised to persons with a local connection to Weymouth and Portland and adjoining and nearby parishes (e.g. Littlemoor, Bincombe, Upwey, Broadway, Preston, Chickerell), then any qualifying person within the Dorset Council area. All affordable housing would be provided in perpetuity.

The provision of affordable housing at a rate of 35% complies with Adopted Local Plan Policy HOUS1.

Housing mix

The proposal indicatively includes a range of housing including smaller units at a density. The layout of the housing areas, final mix of house types, scale and design will be determined at the Reserved Matters stage. The details outlined in the application as illustrated in the submitted details, masterplan, Planning and Environmental Statements, are considered to be acceptable and accord with Local Plan Policies LITT1, HOUS1, HOUS3 and the requirements of the NPPF.

Phasing

The development is proposed to be carried out in phases which will be a condition requiring the production of an agreed phasing plan, and in accordance with the triggers that are to be incorporated within the S.106 Agreement in respect of infrastructure provision, new facilities, school provision and structural landscaping etc. The phased development of the site is informed by the masterplan and Environmental Statement, and it is envisaged that delivery of the housing on site will accord with the provisions of Local Plan Policy LITT1.

LANDSCAPE AND VISUAL IMPACT INCLUDING WIDER BIODIVERSITY

The site lies wholly within the Dorset AONB, the boundary of which is marked by the A353. The site is bounded by existing development on its south and west sides, with that to the west comprising the existing Littlemoor Centre. This Local Centre comprises a range of shops, including a Home Bargains Discount Store (formerly Budgen's) and Littlemoor Hardware; Pharmacy; Post Office/Newsagents; Sandwich Bar; and, two Hot Food Takeaways. Other services include a Branch Public Library, Doctor's Surgery, Dental Surgery; and, St Francis Church. Rising land to both the north and east helps to contain the proposed site from wider views, and at the Local Plan Inquiry, The Inspector commented that "strategic planting would help mask the scale of the development and mitigate the obvious boundary between the countryside and the existing urban edge. Internal planting could further help to contain building forms and ameliorate its impact on the surrounding countryside."

The sites northern boundary is marked a mature hedge. This is relatively thick in places. Further hedgerows run across the site in both an east-west and north-south directions, with an area of scrub bounding part of the eastern site boundary. A single track runs from the A353 Littlemoor Relief Road north and serves Bincombe Marsh Dairy. This farmhouse and farm building complex lie just beyond the sites northern boundary. A balancing pond lies on the north side of the A353 opposite the Littlemoor Centre. This is

part of the flood alleviation scheme associated with the Relief Road, and lies outside the application site. It is in the Ownership/control of Dorset Council – Highways.

The Council's Landscape Officer and the AONB Office, originally raised objection to the proposed structural landscaping and specific soft landscaping for the development. Concerns raised were that there was a significant lack of proposed boundary planting and strategic planting shown on the phasing plan. The Landscape Design Statement emphasises the retention and maintenance of the existing vegetation along the northern boundary. Following the receipt of amended plans in November, 2017, in particular the Landscape Parameter Plan, the concerns raised regarding the extent of the planting proposals were noted and those indicated on the Landscape Parameter plan should take precedence in order to ensure compliance with Local Plan LITT1 ii) which states development should be 'Landscape Led'. The structural planting comprised in the Landscape Strategy can be fixed at the Outline Stage and should be incorporated into any Section 106 Agreement.

The Landscape Officers views are supported by those received from the AONB office, which express concern that development should not rise above the 42m contour – that is 42m metres above AOD. AOD is defined as Above Ordnance Datum (height relative to the average sea level at Newlyn, Cornwall UK). This is to avoid any unacceptably adverse visual impact from the development on the character of the AONB, particularly in respect of views from the higher ground to the north and north-west of the site. In commenting on the amended plans, particularly the Landscape Parameter Plan, the Landscape Officer has highlighted the requirements for Strategic planting, especially the planting belt along the sites boundary with the AONB; Green Corridors to be sufficiently substantial; Publically accessible areas of 'habitat creation' as shown on the Parameters Plan; centrally located Public Open Space integrated within the development; A Design Framework for details such as building/ roofing materials appropriate for the AONB; and, design consideration for the integration of the balancing pond along Littlemoor Road to enable it to be integrated into the site as far as possible. These latter elements can be conditioned.

The applicant is aware of the need to minimise the visual impact of the development on views from the land to the north and north-west and distant views from the wider area of the AONB. In this regard, whilst scale is not fixed at this stage, the amended Building Heights Parameters Plan indicates that the built form of development will be highest closest to Littlemoor Road – 4 storeys; gradually reducing in height to no more than 2-stories in the areas closest to the sites northern boundary with the adjoining countryside and AONB. No buildings are shown as being sited under the area of the power lines which is to be open space; and the school site buildings are indicated as being 2-storey with the school playing fields being sited closest to the sites northern boundary.

The existing northern boundary hedge is to be enhanced to provide a more significant green barrier between the built development and the countryside. Two public footpaths are adjacent to the site and will be link with as part of the scheme.

This is an allocated site forms part of a land allocation in the Local Plan for up to 500 dwellings. The application site and indicative development layout shown on the Masterplan and Parameter Plans amounts to the vast majority of the LITT1 allocation except for the land to the east between the site and Gould's Garden Centre; and, to the north of the sites northern boundary in the vicinity of the power lines and Bincombe Lane. These areas of land on their own and judging by their size, may be able to accommodate further employment development, thus making up the requirement of Policy LITT1 for the provision of 12 Ha of employment land. Any development, however much it is set in from the northern site boundary, is going to have some degree of visual impact on views from within the AONB. The argument here is whether the dwellings proposed to be sited closest to the sites northern boundary will result in an adverse visual impact on the character and openness of the countryside and the AONB. The 3 and 4-storey elements of the development within the site and closest to Littlemoor Road will be screened to a large extent by these dwellings and hedging and, overall the visual impact of the development on the character and openness of the AONB is conserved to be acceptable.

Overall Officers consider that the visual impact of the development on its surroundings, including impact on the AONB is acceptable and meets the requirements of adopted Local Plan Policies ENV1, and ENV10, and the advice contained in the NPPF

EIA FLOODING AND DRAINAGE

The comments received from Dorset Council – Lead Local Flood Authority (LLFA) both original and updated, are noted. The applicants in submitting a further revised drainage details have sought to address the concerns raised by the LLFA in its subsequent comments. Following the submission of these details and a revised Flood Risk Assessment, the LLFA has since withdrawn its objection and considers that the proposed development is acceptable subject to conditions and informative notes being added to any permission granted relating to the proposed drainage layout.

The existing SUDS for Littlemoor Road itself will remain on site but do not form part of the mitigation for the development proposed which will primarily involve a drainage strategy within the open space under and close to the power lines.

INFRASTRUCTURE PROVISION

The adopted Local Plan contains supporting text at paragraphs 6.2.2 – 6.2.6 relating to 'Planning Obligations and the Community Infrastructure Levy'.

"6.2.3 The councils will collect funds for infrastructure via CIL, planning obligations or a combination of the two, depending on the nature of development. On larger more complex strategic allocations, some forms of infrastructure will need to be provided as part of the development. Infrastructure requirements for the following complex strategic sites will be secured through a planning obligation requiring the developer to enter into a section 106 agreement and as such are to be excluded from a CIL charge:

- Littlemoor Urban Extension;
- Chickerell Urban Extension;

- Land at Crossways;
- Land at Vearse Farm, Bridport;
- Markham & Little Francis, Weymouth.

Further details of the infrastructure requirements for each strategic allocation can be found in the Infrastructure Delivery Plan. The same approach may need to be applied to other large-scale, complex developments which come forward through the planning system. Infrastructure for smaller, less complex development sites will normally be met through the use of the Community Infrastructure Levy. The councils' Regulation 123 list of strategic infrastructure sets out which projects are intended to be funded via CIL. Section 106 agreements cannot be sought to fund the items of infrastructure where the development is also contributing to their delivery through CIL. The councils will ensure that development proposals do not pay twice for the same item of infrastructure."

Paragraph 6.2.6 of the Local Plan indicates:

"6.2.6 When negotiated through section 106 agreements, the councils will ensure that the level of contributions towards community infrastructure is well related in scale and kind to the proposed development. As such, contributions may be reduced where there is strong evidence that the need is reduced, for example in terms of care homes and one-bedroom homes. Future maintenance needs will also be considered, particularly if the facilities are predominantly for the benefit of the users associated with the development. Guidance on how, when and what planning obligations will be sought will be provided for those sites that will fall outside the Community Infrastructure Levy."

Local Plan Policy COM1 indicates:

COM1. MAKING SURE NEW DEVELOPMENT MAKES SUITABLE PROVISION FOR COMMUNITY INFRASTRUCTURE

i) Where new development will generate a need for new or improved community infrastructure, and this need is not met through the Community Infrastructure Levy, suitable provision should be made on-site in larger developments or, if not practicable to do so, by means of a financial contribution. The provision should be appropriate to the scale and needs of the development having regard to:

- existing facilities in the area, including the quantity and quality of provision;
- the economic viability and the need for the development;
- the ongoing maintenance requirements.

ii) Community infrastructure will be phased to come forward in advance of, or at the same time as the development when negotiated through planning obligations. When delivered through the Community Infrastructure Levy, such provision will be expected to take place as soon as reasonably practicable after the funds are collected.

iii) Contributions will not be sought from new community facilities or affordable housing, with the exception of site-specific measures necessary to make that development acceptable.

In the section of the Local Plan relating to the Littlemoor Urban Extension at page 158, the supporting text at paragraph 9.2.3 indicates:

“9.2.3 On and off-site provision and contributions to community infrastructure will be sought in line with policy COM1 and secured through a section 106 legal agreement.”

A number of representations received make reference to the impact on local services and existing infrastructure as a result of the increased population arising from the development. Officers have discussed the impact of the development on Littlemoor and other Local Services with the applicants for this site and have produced a Planning Obligations Position Statement on which the applicants have commented. Agreed infrastructure provision, in addition to Affordable Housing provision, and a contribution towards new or improved community facilities in Littlemoor, comprises:

- A healthcare contribution towards the provision of Primary Healthcare
- Lorton Nature Reserve contribution – as requested by Dorset Wildlife Trust through consultation;
- Children’s play and open space provision – to be provided on the site;
- A Library contribution – to be provided for works to improve facilities at Littlemoor Public Library;
- A Sports hub contribution – to the Redlands Sports Hub;
- A Swimming pool contribution – to Weymouth Swimming Pool for the creation of a changing village which will update the changing facilities serving the present swimming pool;
- Education contribution - relating to open market dwellings of 2 bedrooms or more. This is covered separately below.
- Local Centre (to be defined) - Local Plan Policy requires provision at ‘an early stage’ of development
- Links across Littlemore Road - Local Plan Policy requires provision at ‘an early stage’ of development;
- Provision of serviced employment land - Local Plan Policy requires this provision. Officers are negotiating the timing of this provision with the applicants;

The triggers for the above contributions will vary and will be outlined in the S.106 Agreement.

The representations made for community facilities required that 50% funding towards a community hub be provided from this development which can be match funded. However, the community facility will service a much wider area than 50% funding could justify and the level's set are considered to be proportionate to the population increase generated by the development. This contribution will be secured through S106 and be £309,950 index linked.

PHASING

The whole development is proposed to be carried out in phases arising from a condition requiring the production of an agreed phasing plan for all land uses, and in accordance with the triggers that are to be incorporated within the S.106 Agreement in respect of infrastructure provision, new facilities, school provision and structural landscaping etc to ensure development proceeds alongside its required community and infrastructure provision..

OTHER MATTERS

Protected Species

The applicants have provided a Biodiversity Mitigation Plan. This has been assessed by Dorset Council's – Natural Environment Team (DC-NET), and reflects the comments made by Natural England and is considered acceptable and a certificate of approval has been granted.

The Ecology Assessment has been undertaken in accordance with current Legislation and policy. Protected species surveys were undertaken by Natural England Licensed Surveyors/Ecologists. The Dorset Environmental Records Centre database has been analysed in respect of various records for and around the site within a 2km area for both protected and non-protected species including mammals, amphibians, reptiles, birds and invertebrates.

The measures outlined in the submitted Biodiversity Mitigation Plan are acceptable and meet the requirements of Adopted Local Plan Policy ENV2 – Wildlife and Habitats; the advice in the NPPF; Natural England's requirements; and, the relevant legislation. The advice of Natural England is noted in its requirements that any permission secures the necessary biodiversity net gain by securing the preparation and full implementation of a detailed Landscape and Environment Management Plan (LEMP). The provision, of a LEMP should be conditioned, and its requirements implemented and enforced, if necessary.

This approach to securing biodiversity enhancement for the site is considered to be acceptable and meets the requirements of are acceptable and meet the requirements of Adopted Local Plan Policy ENV2 – Wildlife and Habitats; the advice in the NPPF; Natural England's requirements; and, relevant legislation.

Local Financial, Considerations

Having regard to S70 (2) of the Town and Country Planning Act the proposal does not have any local finance considerations.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) came into effect in the Dorset Council area on 18 July, 2016. It does not, however, apply to sites such as the LITT1 site allocated for development in the Adopted Local Plan. This is because such sites are subject to S.106 Agreements to secure infrastructure provision. To apply CIL to them in addition, would result in a double charge, and the question of viability would arise. Therefore, it was resolved at the adoption of the Local Plan that such allocated sites were to be exempt from CIL.

15.0 CONCLUSION/SUMMARY:

The outline application proposes the residential development of a large part of the LITT1 - Littlemoor Urban Extension – allocation in the adopted Local Plan through the erection of up to 500 dwellings, including 35% affordable housing, the provision of a new 2.4 ha primary school site, 8 Ha of employment land including an hotel, Care Home, Car Showrooms, and a Local Centre plus contributions towards secondary school provision, community facility, health care, roads, and footpath/cycle links, strategic landscaping, drainage and flood control measures, plus the provision of play facilities and public open space.

Access to the site will be from the A353 Littlemoor Relief Road, with access points to be determined at the Reserved Matters stage. Access and all other matters namely: Appearance, Landscaping, Layout and Scale, are also reserved for approval at a later stage, or stages, as the development is proposed to be phased over a number of years. The development proposals are to be the subject of a S106 planning obligation to secure appropriate financial contributions and to provide trigger points for the various stages of infrastructure and community facilities provision. In addition, off-site highway works are proposed to facilitate access from the A353 Littlemoor Relief Road, and also to provide cycle and pedestrian crossing points – particularly where the new local centre is to be sited opposite the existing Littlemoor Centre enabling these two elements of the existing and proposed developments to complement each other.

Approval of this application will result in the major part of an allocated site in the adopted Local Plan being brought forward for development. This will contribute to the Council's 5-year housing land supply, where at present, there is an acknowledged shortfall (4.8 years). It will result in residential and employment development in a sustainable location together with the provision of affordable housing to meet local needs. The highways elements and visual impacts are all acceptable, as are the proposed biodiversity and landscape mitigation measures.

The combined benefits of the scheme to Littlemoor in particular and Weymouth as a whole as listed above are considerable additions to boosting housing supply, employment land, and primary school provision. Using the overall balancing exercise in terms of the economic, social and environmental roles that comprise sustainable development, it is considered that the benefits outweigh any adverse impacts and no

material considerations indicate otherwise. The applications should be approved subject to the signing of the Section 106 Agreement as outlined above.

16.0 RECOMMENDATION:

A) GRANT, SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN A FORM TO BE AGREED BY THE LEGAL SERVICES MANAGER TO SECURE THE FOLLOWING (index linked if financial contributions):

- **Phasing and triggers for contributions;**
- **35% Affordable Housing;**
- **Highway Matters including footpath links and pedestrian links across Littlemoor Road (A353);**
- **Structural landscaping and Landscape Environmental Management Plan (LEMP)**
- **Comprehensive drainage strategy for all phases**
- **Financial Contributions towards healthcare provision of £40,000**
- **Provision of an on site Local Centre;**
- **Provision of 8ha of serviced employment land;**
- **Allocation of land within the site for provision of an Hotel, Care Home and Car showrooms to ensure employment provision;**
- **Provision of on site school site and Education Contribution of £6169 per eligible unit;**
- **Contributions towards existing and proposed community facilities including community hall of £309,950**
- **Redland Sports Centre towards re-surfacing Hockey Pitch of £112,069**
- **Contribution to Weymouth Swimming Pool of £127,095**
- **Contribution to Library facilities of £64,860**
- **On site provision of Children's Play and Open Space Facilities and financial contribution of £478,162**
- **Lorton Nature Reserve contribution of £95,760**

And the following conditions and their reasons:-

Plans

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

- 0379-0085-03 - SITE LOCATION PLAN (REVISED) - received 28 November, 2017;
- 0379-0037-19 ES – FIGURE R(I) 2.8 ILLUSTRATIVE MASTERPLAN (REVISED) - received 3 May, 2018;
- 0379-0063-05 - DENSITY PARAMETER PLAN (REVISED) - received 28 November, 2017;
- 0379-0065-08 - ACCESS & MOVEMENT PARAMETER PLAN (REVISED) - received 28 November, 2017;
- 0379-0064-07 - BUILDING HEIGHT PARAMETER PLAN (REVISED) - received 28 November, 2017;
- 0379-0066-06 - ECOLOGY & LANDSCAPING PARAMETER PLAN (REVISED) - received 28 November, 2017;
- 0379-0060-11 - LAND USE PLAN (REVISED) - received 28 November, 2017;

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

Phasing

2. No development for Reserved Matters shall be approved until a phasing plan for the development has been submitted to, and approved in writing by, the local planning authority. The development of the site shall be carried out in accordance with the phasing plan as approved.

REASON: To allow the development to proceed on a phased basis.

Reserved Matters

3. For any individual phase of development identified in the details approved in accordance with condition 2 above, no development within that phase shall commence until details of: (i) all accesses to the site; (ii) the layout of the site (iii) the scale; (iv) appearance of the building(s) within that phase; and (v) the landscaping of that phase shall have been submitted to, and approved in writing by, the Local Planning Authority. The approved Landscaping for each phase of the development shall be implemented and maintained in accordance with the agreed details. Any application for the approval of Reserved Matters on any phase of the development, hereby approved, shall be informed by the Parameter Plans as approved by condition 1 of this planning permission.

REASON: To ensure the satisfactory development of the site; to reflect the sites position within the Dorset AONB; and, to assist in preserving the character and openness of the AONB adjoining the site.

Timescales

4. Application for approval of any Reserved Matter must be made not later than the expiration of ten years beginning with the date of this permission.

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

5. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of any Reserved Matter.

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

Design Framework

6. No application for Reserved Matters for any buildings shall be approved until a Design Framework including a design code, for the development has been submitted to, and approved in writing by, the local planning authority. The Design Framework will develop the principles established in the approved parameter plans. All subsequent Reserved Matters applications shall follow the agreed code unless justification is provided and an alternative is agreed in writing by the local planning authority.

REASON: To ensure the provision of a high quality mixed use development given the lack of detail for a major development on an allocated in the AONB.

Materials

7. No development shall be commenced until details and samples of all external facing materials for the wall(s) and roof(s) of the built structures on any part of the site shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

LEMP – (Landscape Environment Management Plan)

8. No application for any Reserved Matters shall be approved until a Landscape Environment Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- A detailed agreed strategic planting plan for both red line and blue line areas, along with a time table for implementation. In line with Local Plan policy LITT1 strategic landscape planting is required to be completed in advance of first

occupation and preferably as a prerequisite to initiating the first phase of the development. So as to prevent its future removal the strategic landscape planting should also be legally safeguarded.

- Detailed onsite biodiversity mitigation and enhancement measures to include:
 - I. The mitigation and enhancement measures outlined in the biodiversity chapter of the submitted Environmental Statement.
 - II. Extensive native tree and hedgerow planting within the areas of public open space.
 - III. Use of native tree planting within the developed area designed to further ameliorate landscape impacts on the surrounding countryside as recommended by the local plan inspector's report.
 - IV. Creation and long term management of areas species rich grassland.
 - V. Creation of habitat features such as wildlife ponds, habitat piles etc.
 - VI. Provision of new bat roosting and bird nesting opportunities within new builds on the edge of the development, including the provision of nesting opportunities for swift.
 - VII. Provision of a range of bird boxes, including provision for barn owl and kestrel.
 - VIII. Appropriate compensation of any residual biodiversity impacts as set out by the Dorset Biodiversity Compensation Framework, or similar mechanism. Natural England notes that given the area of green infrastructure to be provided it is likely that there will be sufficient scope to deliver the necessary level of biodiversity compensation directly on site.

Except where addressed in other documents the LEMP shall also include management proposals for each of these features for the lifetime of the development. Unless approved otherwise in writing by the local planning authority, development of the site shall proceed in accordance with the approved LEMP.

REASON: To ensure that the development conserves and enhances biodiversity in accordance with the objectives of the National Planning Policy Framework and policy ENV2 (Wildlife and Habitats) in the West Dorset, Weymouth & Portland Local Plan (adopted October, 2015).

Landscaping

9. No development within any Phase shall take place until all existing trees, shrubs and other natural features not scheduled for removal have been fully safeguarded and fenced for that Phase in accordance with a scheme to be first approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. In the event that protected trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period, the local planning authority shall be notified immediately and a programme of remedial action as directed by the

Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability.

10. No development shall commence until a landscaping plan has been submitted for each particular phase of the development. The Landscaping shall include (i) planting plans; (ii) written specifications and schedules of proposed plants noting species, planting sizes and proposed numbers/densities; (iii) full details of the positions, materials and proposed construction methods for all paths and other hard surfaces; (iv) an implementation timetable; and (v) a schedule of landscape maintenance proposals for a period of not less than five years.

REASON: To ensure that the development provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area within the Dorset AONB.

11. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

REASON: To ensure proper implementation of the agreed landscape details in the interests of the amenity value of the development and to successfully integrate with the character of the site and its surrounding area within the Dorset AONB.

Housing

12. The number of dwellings permitted by this planning permission shall not exceed 500. The site shall be developed in phases as outlined in the requirements to be agreed by condition 2 of this permission. The design and housing mix of all dwellings shall be informed by the Design Framework as required to be agreed and approved by condition 6 of this permission.

REASON: To ensure provision of a high quality mixed housing development across the site.

Highways conditions

13. The western most access to serve the development shall be laid out and constructed in accordance with the submitted drawings.

REASON: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

14. With the exclusion of the westernmost access point as indicated on the Illustrative Masterplan Drawing No. R (i) 2.8, the other 3 access points to serve the development are acceptable in principle. These three access points shall be subject to detailed design upon submission of any reserved matters applications. The access points shall subsequently be constructed strictly in accordance with the approved design details.

REASON: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

15. No development must commence, on any phase, until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure the proper and appropriate development of the site.

16. Before the development hereby approved is first occupied or utilised, the submitted Interim Residential Travel Plan Ref: NA/SG/sjs/JNY8075-04a received 19 April, 2016, as outlined must be implemented and made operational.

REASON: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding area.

17. Before the development hereby approved is commenced a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary
-

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

REASON: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

Local facilities

18. The Reserved Matters submission to include serviced employment land of no less than 8 hectares for the provision of Use Classes B1, B2 and B8 industrial uses including a residential Care Home (Use Class C2); a Hotel (Use Class C1); and, car showrooms (sui generis); a mixed use local centre of Use Classes A1, A2, A3, A4, A5, B1, C3 and D1); a serviced site of 2.4 ha to provide a new primary school with associated grounds, playing fields and parking, with the site sized to accommodate a 2-form entry school (Use Class D1). These elements of the development of the site shall be undertaken in phases as outlined in the requirements to be agreed by of condition 2 of this permission.

REASON: To ensure provision of the mixed use development (other than residential development) in accordance with the provisions of policies ECON1, SUS1, HOUS1, HOUS3, HOUS5, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local plan (adopted October, 2015); and, the advice contained in the National Planning Policy Framework, July 2018 (as amended).

Care Home

19. The care home hereby permitted shall be used solely as a residential care home or nursing home, and for no other purpose including any other purpose in Use Class C2 of the Town and Country (Use Classes) Order 1987 (as amended).

REASON: To ensure that adequate residential care home provision is provided and retained as such on site in accordance with the provisions of policy LITT1 in the West Dorset, Weymouth and Portland Local Plan (adopted October, 2015).

Employment

20. Detailed Reserved Matters for the Employment Land, as identified on Parameters Plan - Drawing Number 0379-0060-11 - LAND USE PLAN (REVISED), shall include a disposition of buildings and approved uses (B1, B2 and B8) to ensure that the B2 and B8 uses are buffered by other buildings to the extent that the amenity of nearby residential development, and other development sensitive to disturbance, is maintained at an acceptable level.

REASON: To ensure that the amenity of development sensitive to disturbance is not significantly adversely affected in accordance with policy ENV16 (Amenity) in the West Dorset, Weymouth & Portland Local Plan (adopted October, 2015).

21. Prior to the first occupation of any of the industrial development units hereby permitted, details of plant to be installed at premises on the industrial area when construction of premises is nearly completed shall be detailed in a cumulative type BS1442 report for each establishment to ensure that the rated background noise levels recorded do not exceed (29dB(A)).

REASON: To protect the amenities of occupants of existing residential properties, as well as those to be built near to the industrial allocation in respect of additional noise levels that are likely to occur. Such a requirement accords with the provisions of Policy ENV16 (Amenity) in the West Dorset, Weymouth and Portland Local Plan (adopted October, 2015).

Broadband

22. No development shall commence until a scheme for facilitating infrastructure to support superfast broadband technology to serve the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

REASON: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development, in accordance with West Dorset, Weymouth & Portland Local Plan policy COM10. (The Provision of Utilities Service Infrastructure); and, the advice contained in the National Planning Policy Framework,, July 2018 (as amended).

Cycle Parking Facilities

23. The development hereby permitted must not be occupied in any phase until a scheme showing precise details of the proposed cycle parking facilities for that phase has been submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development of that phase is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

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

NEAP

24 No more than 300 dwellings shall be first occupied until a Neighbourhood Equipped Area for Play (NEAP) has been constructed and made available for use in accordance with a specification that shall first have been submitted to, and agreed in writing by, the local planning authority. The specification shall include details for the management and maintenance of the NEAP for the lifetime of the development. Thereafter, the NEAP shall be maintained and managed in accordance with the approved specification.

REASON: To meet the requirement of West Dorset, Weymouth and Portland Local Plan policy LITT1 (LITTLEMOOR URBAN EXTENSION) for the development to provide local community facilities commensurate with its scale and nature.

Land contamination

25. Before the commencement of development, the developer shall submit for the written approval of the Local Planning Authority: (a) a 'desk study' report documenting the site history; (b) a site investigation report documenting the ground conditions of the site, and incorporating a 'conceptual model' of all potential pollutant linkages, detailing the identified sources, pathways and receptors and basis of risk assessment; (c) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed; (d) a detailed phasing scheme for the development and remedial works. The remediation scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development is occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

REASON: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, having regard to the National Planning Policy Framework July 2018 (as amended).

26. Before the commencement of development, the approved remediation scheme shall be carried out unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, having regard to the National Planning Policy Framework March July 2018 (as amended).

27. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, having regard to the National Planning Policy Framework, July 2018 (as amended).

Finished floor levels – Flood Risk

28. Finished floor levels shall be set a minimum of 600mm above the design flood level as set out in paragraph 9.9 of the Flood Risk Assessment (RPS, April 2016, ref: RCEF31131-005 R).

REASON: To reduce the risk of flooding to the proposed development and future occupants.

Surface Water Management

29. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological & hydrogeological context of the development, with appropriate consideration of existing drainage infrastructure and providing clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

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

30. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body / statutory undertaker, shared ownership, any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Sewage

31. No development shall commence on each relevant phase (as referred to in Condition 2) until details of a foul drainage disposal scheme to serve the development within that phase has been submitted to and approved in writing by the Local Planning Authority. Such details will need to demonstrate that the system is adequately sized to accommodate and accept the flows that will be generated by this proposal.

REASON: To ensure that the development is undertaken in an acceptable manner.

Foul Water

32. The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker

- a drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing
- the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

33. As part of the reserved matters, the internal road layout shall make provision for means of vehicular access to the residual parts of the allocated site to the north (Land adjacent to Bincombe Lane) and to the west (Land adjacent to Goulds Garden Centre) shall provide for the construction of a new road(s) to the site boundary of the current site.

REASON: In the interests of permeability and connectivity and appropriate movement through the allocated site to ensure comprehensive development of the site and the LITT1 land allocation.

And the following

INFORMATIVES

National Planning Policy Framework Statement

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

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

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

S106

This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated xxxxxx

DRAINAGE - INFORMATIVE (1)

All associated works that offer an obstruction to flow to a channel with the status of Ordinary Watercourse are likely to require prior Land Drainage Consent from Dorset Councils Flood Risk Management function, as relevant Lead Local Flood Authority, in

accordance with s23 of the Land Drainage Act 1991. Such consent relates both to permanent (i.e. diversion, reprofiling or culverting) and temporary (i.e. coffer damming, over pumping or diversionary) works, and is independent of planning permission.

DRAINAGE - INFORMATIVE (2)

The necessary detailed design is to make adequate provision for the future operation and maintenance of existing drainage infrastructure. As such Dorset Highways will require full clarification of all access routes, relevant landscaping /planting, and necessary upgrading / improvement works.

Notes to the LPA and applicant; Whilst we accept that the applicant has provided preliminary calculations, with which to support the conceptual drainage strategy that has been presented, we emphasise that a substantiated & detailed design is to be subsequently supplied to satisfy and discharge the requested planning conditions.

As such we highlight that the calculations provided thus far are regarded as preliminary estimations only, and that the discussion of storage volumes and discharge rate/s provided within supporting documents is to be treated as indicative, prior to the submission and approval of a detailed design. Equally, the discussion and illustration of exceedance routing provided thus far is regarded as preliminary, and will require substantiation within the detailed design.

INFORMATIVE:

Ordinary watercourses cross the site. If the applicant intends to obstruct the flow in the watercourse (permanently or temporarily, including culverting) you will require prior Land Drainage Consent from Dorset Council as the Lead Local Flood Authority. You are advised to contact the Flood Risk Management team at Dorset Council (floodriskmanagement@dorsetcouncil.gov.uk) to discuss their requirements.'

INFORMATIVE

The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

INFORMATIVE:

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

INFORMATIVE NOTE: Developer-Led Infrastructure

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 or Section 278 of the Highways Act 1980**, the applicant should contact Dorset Councils Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcouncil.gov.uk, or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.

NOTES TO APPLICANT

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

Water efficiency measures should be incorporated into this scheme. This conserves water for the natural environment and allows cost savings for future occupants. The development should include water efficient systems and fittings such as: dual-flush toilets; water-saving taps; water butts; showers and baths. Greywater recycling and rainwater harvesting should also be considered.

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Waste Management

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify->

B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE AGREEMENT IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF THE COMMITTEE RESOLUTION OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy HOUS1 of the Local Plan.

2. Policy COM1 of the of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be made on site. Policy LITT1 of the Local Plan sets out the expected infrastructure provision commensurate with this proposal for an urban extension to Littlemoor. This is amplified in the Council's Adopted Supplementary Planning Document 'Planning Obligations Guidelines – 2010'. In the absence of a planning obligation to secure the required community benefits the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development generated by the proposal; namely:

- Highway improvements;
- Drainage provision;
- Structural Planting and Green Infrastructure;
- Healthcare;
- Education;
- Community facilities
- Sports and recreation provision; and,
- Children's' play and open space.

In the absence of a planning obligation, the proposals therefore, fails to meet the provisions of policies INT1, ENV3, ENV5, SUS1, ECON1, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted October, 2015); and, the advice contained in the National Planning Policy Framework – July, 2018 (as amended).

Application No: WP/19/00150/FUL

Site Address: Beach Control Office, The Esplanade, Weymouth DT4 7AN

Proposal: Refurbishment and extension of existing Beach Office to provide extra WCs, extended kiosk and first floor office with lift access.

Applicant name: Dorset Council

Case Officer: Jo Riley

Ward Member(s): Cllr Orrell

1.0 Summary of Recommendation: Grant planning permission subject to conditions

2.0 Reason for the recommendation:

The location is considered to be sustainable. The proposal is acceptable in its design and general visual impact and would not have an adverse impact on the character of the Town Centre Conservation Area, setting of Listed Buildings or the Heritage Coast. In addition it would provide enhanced visitor facilities for the public and be of benefit to the local economy.

3.0 Key planning issues

Issue	Conclusion
Principle of development	The site is within the defined development boundary for Weymouth and is a sustainable location.
Scale, design, impact on character and appearance	The materials and scale of extensions and design are considered acceptable in this location.
Impact on amenity	There is no harm to residential amenity
Impact on landscape or heritage assets	No significant harm to this part of the conservation area, setting of nearby listed buildings or the Heritage Coast.
Economic benefits	Enhanced facilities on the Esplanade will encourage longer visitor stays and therefore more money spent in the local area.
Access and Parking	Parking provision is not required to serve this development which is in a sustainable location. The improved accessible toilets for those with needs are welcomed.
Flooding	This type of development requires a seafront location to serve users of the beach and Esplanade. Although in a flood risk area, the nature of the

	proposed uses is considered to be acceptable.
Environmental Performance	The provision of solar panels on the new roof will assist with environmental performance.

4.0 **Description of Site**

The application site is the existing Beach Control Office on the east side of the Esplanade, Weymouth. The building comprises of a single storey hipped roof building with a two storey glazed section that projects slightly over the Esplanade towards the beach. To the north side of the building is an outdoor seating terrace. Internally the building contains a changing room, entrance to underground toilets, meeting rooms and 2 public WCs. The upper floor provides office space for Beach Control Staff. The site falls within the Town Centre Conservation Area, Defined Development Boundary (DDB) and Flood Zone 3.

The Esplanade which forms part of the South West Coast Path, stretches over a kilometre along the curve of Weymouth Bay, from the northern side of the Harbour NNE to Greenhill and Preston Beach. The beach office building sits on the opposite side of the road to the Gloucester Lodge within the Georgian and Regency part of the Esplanade. There are fine seaward views of the coast of South East Dorset (part of the Jurassic Coast World Heritage Site). The eastern side of the Esplanade is separated from the Georgian Terraces by the traffic island containing the Kings Statue. The eastern side contains bus stops, shelters, lighting columns and signage and there are a number of concessionary buildings along the beach.

5.0 **Description of Proposal**

The proposal is to refurbish the existing building and extend the ground floor to the north to encompass the former space of the outside seating area to provide rentable kiosk space. The ground floor would provide an extra 22 unisex toilets including accessible toilets, changing places space, a parent room and a family room. The existing first floor projection would be replaced with a larger wing on stilts projecting over the Esplanade to meet the beach which would provide new office and outdoor balcony for surveillance. The proposed materials are brick and tiles to the single storey element. Timber effect cladding walls and an aluminium roof covering with a standing seam is proposed for the new beach office projecting section. New windows are proposed to be aluminium.

Two rows of photovoltaics would be sited on the eastern roof plane of the existing section of the building.

6.0 **Relevant Planning History**

There is no recent planning history

7.0 **Relevant Constraints**

The site is within the setting of the Grade 1 Listed Statue of George III and across the road, the setting of the Grade II Royal Terrace.

The site is within the Weymouth Town Centre Conservation Area.

8.0 Consultations

Natural England – No objection

Dorset Council Highways – No objection

Technical Services – No objection on the grounds of flood risk but the applicants should consider implementing flood resilient construction methods for the ground floor extension.

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

Weymouth Civic Society – Pleased to see the toilets facilities as this is essential in the area but concerns with the design being impractical and aesthetic impact of a row of toilet doors facing the beach.

Weymouth Access Group – Supports the proposal to provide additional and improved toilets to serve the town centre and Esplanade. Pleased that the need for well located and more accessible toilets has been recognised. Note comments about the need for more solar panels and that modern solar panels are of a much neater appearance. Have concerns about how the toilets will be managed and charges. It is important that the lift to the beach office is of appropriate layout and design.

9.0 Representations received

10 representations have been received in total. 5 raise objection and 5 offer general support but make comments – these are summarised below

- in favour of the need for additional facilities.
- there should be more solar panels on the building to provide maximum contribution to mitigate climate change
- charge of 20p would be appropriate
- the disabled toilets should be accessible from left and right hand side to accommodate all disabled users.

10.0 Relevant Policies

West Dorset, Weymouth and Portland Local Plan 2015

INT1 – Presumption in favour of sustainable development

SUS2 – Distribution of development

ENV1 – Landscape, Seascape and Sites of Geological Interest

ENV4 – Heritage Assets

ENV5 – Flood Risk

ENV10 – The landscape and Townscape Setting

ENV12 – The design and positioning of Buildings

ENV13 – Achieving high levels of environmental performance

ENV16 – Amenity

ECON5 – Tourism Attractions and facilities
COM9 – Parking Standards in new development
WEY1- Weymouth Town Centre Strategy

NPPF – 2018

Section 6 – Building a strong, competitive economy

Section 12 – Achieving well designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change.

Section 16 – Conserving and enhancing the historic environment

Other material considerations

Weymouth Town Centre Conservation Area Appraisal

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property

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

12.0 Public Sector Equalities Duty

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

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

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

Access: The needs of those requiring accessible toilets has been fully considered. Amended plans have been received to provide a choice of right handed/left handed accessible toilets and door openings.

13.0 Financial benefits

The proposal is considered to make Weymouth a more attractive place to visit aiding the wider local economy.

Non material considerations

There are no CIL contributions applicable with this proposal.

14.0 Planning Assessment

Principle of development:

The site lies within the defined development boundary where the principle of development to meet the needs of the local area is normally permitted.

Scale, design, impact on character and appearance.

The single storey extension to the north would make use of space that is underused at present. Its design being tied into the roof would sit comfortably alongside the existing linear form of the building.

It is noted that the two storey projecting beach office wing extends further across the Esplanade than the central two storey projection at present. However, it provides a transition between the Esplanade and the beach to which it relates, being a lightweight, contemporary, asymmetrical structure which contrasts with the appearance of the existing building which appears a little dated and uninspiring.

The new projection with the balcony is considered to be acceptable in height and bulk, but will be substantially larger than the existing first floor of the building. It is therefore important that the building should be finished in suitably controlled quality materials to complement the Conservation Area in which it lies.

The overall scale, design and appearance is considered to be appropriate for a contemporary public building that can be easily identified for its function as a beach office and lookout.

Impact on amenity

The impact on local amenity is considered to be positive due to the provision of much needed additional toilet facilities and beach management. The building is not close to residential properties as these are on the opposite side of the road.

The application does not provide details of opening hours of the WC, these are however expected to be the same opening hours as the current times for public toilets in Weymouth as 8am - 6pm winter, 8am - 9pm summer. Weymouth Town Council will manage the WCs in the future.

Impact on heritage and landscape assets

The building can be seen within the setting of the conservation area and listed buildings but is not considered to detract from the historic terraces backdrop as it

has been designed to address the beachfront. The proposal is considered to result in no significant harm to this section of the conservation area and pass the test as set out in Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990. It is not considered to detract from the setting of the nearby listed buildings and statue.

The building can also be seen from the wider landscape including the heritage coast. With appropriate materials and weathering it is not considered that the building would appear overly prominent given its location within the Eplanade where there are a number of buildings and structures including, café, attractions and kiosks along the seafront.

Economic benefits

The provision of new retail kiosks would provide some employment for staff and service providers and the WC additional employment for cleaners and maintenance. The main benefit to the wider economy is for the tourism industry by providing improved facilities and a positive experience for visitors so attracting them to stay in the area.

Access and parking

The site is in a sustainable location next to bus stops and within walking distance of the train station. This is an area where no parking provision is acceptable or required as the facility will mainly serve pedestrian users of the beach and Esplanade.

Flooding

The beach control office is located within Flood Zone 3 which means it is subject to a 1 in 100 year flood event. The NPPF practice guidance classes buildings for shops, restaurants, financial, professional and other services as less vulnerable uses within flood zones. The beach office and lookout requires a location close to the beach and are considered to be water compatible uses. The building would have a mix of uses which are considered appropriate in this location. The proposed ground floor extension is considered to be modest amount of new floorspace and would not significantly increase flooding or affect the functional flood plane where surface water naturally runs off to the beach.

Technical Services officers have advised that as most of the new development is at first floor level, the existing flood risk is not exacerbated. This type of development requires a seafront location and it is more appropriate that the existing building is extended rather than constructing a new building in a similar location.

Environmental Performance

Two rows of solar panels are proposed on the eastern roof plane of the ground floor section of the building. A number of comments/objections have been received that there should be more solar panels. However it is understood that

the existing roof would not be able to take the weight of additional panels. The orientation of the building means that not all surfaces are suitable for PV panels as they would not receive sufficient sun light. The panels provide reasonable benefit for the operation of the building. Policy ENV13 of the West Dorset, Weymouth and Portland Local Plan supporting text refers to new development achieving high standards of environmental performance such as placing solar panels on the roof but does not specify a required amount. The use of solar panels as shown on the design is considered to be acceptable, although the desire to maximise this provision is recognised.

15.0 Conclusion

The location is considered to be sustainable. The proposal is acceptable in its design and general visual impact and would not have an adverse impact on the character of the Town Centre Conservation Area or setting of listed buildings. In addition it would provide enhanced visitor facilities for the public.

16.0 Recommendation

GRANT PERMISSION SUBJECT TO CONDITIONS.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

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

Location Plan & Site Plan - Drawing Number 1000 received on 12/02/2019

Proposed Elevations - Drawing Number 3100 received on 12/02/2019

Proposed Floor Plan - Drawing Number 2 200 -D2 received on 14/05/2019

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

3. Before the commencement of any construction work of the extensions hereby approved, details and samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall be completed in accordance with these details.

Reason: To ensure that the external appearance of the completed development is sympathetic to its setting within the Conservation Area.

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Application Number: WD/D/19/000423

Site Address: Broadmayne County First School, Knighton Lane, Broadmayne, Dorchester, DT2 8PH

Proposal: Erect cloakroom extension

Applicant: Dorset Council

Case Officer: Jennie Roberts

Ward Member: Councillor Roland Tarr

1.0 Summary Recommendation Grant planning permission subject to conditions

2.0 Reason for Recommendation

The cloakroom extension is a sustainable development, in an appropriate location, needed to meet the requirements of the Education Authority, providing adequate facilities at this First School. The design and visual impact are acceptable. There is no impact on neighbouring amenity and no material considerations which would warrant refusal of the application.

3.0 Key planning issues

Issue	Conclusion
Principle of development	The site is a sustainable location.
Scale, design, impact on character and appearance	The materials scale and design of the extension are appropriate and unobtrusive..
Impact on amenity	There is no harm to residential amenity

4.0 Description of Site

This is an existing school complex located off Knighton Lane in Broadmayne.

5.0 Description of Proposal

The application proposes the erection of a modest-sized, single-storey cloakroom extension in a central unobtrusive location within the school complex, to be constructed of brick walls to match existing, under a fibre-glass roof.

6.0 Relevant Planning History

Application No.	Application Description	Decision	Date of decision
1/E/92/000612	Erect extension to provide entrance, cloakroom and toilet	A	10 December 1992
1/E/97/000564	Erect single storey extension (AMENDED PLAN)	A	16 January 1998
1/E/99/000757	Erect single storey extension and carry out ancillary works	A	31 January 2000
1/D/07/001441	Demolish the existing pre-school building and replace with pre-fabricated building	NO	03 September 2007

	from Holy Trinity School		
1/D/11/000928	Single storey, pitched roof extension to accommodate a new entrance foyer and reception office	A	30 June 2011

7.0 Relevant Constraints

None applicable to this proposal

8.0 Consultations

DCC Highways - No highway comment

Broadmayne Parish Council - Broadmayne Parish Council considered this planning application at its meeting last night and resolved not to object to the proposal, there being no planning grounds to do so.

Environmental Health - No comment

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

9.0 Representations

None received

10.0 Relevant Policies:

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

INT 1 - Presumption in favour of sustainable development

ENV 10 - The Landscape and townscape setting

ENV 11 - The Pattern of streets and spaces

ENV 12 - The Design and positioning of buildings

ENV 16 - Amenity

SUS 2 - Distribution of development

COM 2 - New or improved local community buildings and structures

COM 6 - The Provision of education and training facilities

COM 7 - Creating a safe and efficient transport network

COM 9 - Parking standards in new development

National Planning Policy Framework

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant:

2. Achieving sustainable development

4. Decision-making

11. Making effective use of land

12. Achieving well-designed places

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Other Material Planning Considerations:

None relevant

11.0 Human Rights:

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property

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

12.0 Public Sector Equalities Duty:

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

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

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

The cloakroom facilities will provide access for all children including those with special needs to participate in school life.

13.0 Financial benefits

The provision of increased facilities for the school keeps the school sustainable and viable to provide employment of staff and rental to other community users.

14.0 Planning Assessment:

Principle of development

The principle of permitting additional educational facilities is accepted and permitted by Policy COM2 and 6.

Scale, design, impact on character and appearance

This is a small extension to the school complex which is considered entirely acceptable in design terms given its location within the school building. The design and siting of the building is subservient to the existing school building. The visual appearance of the development fits in with its surroundings.

Impact on amenity

The scale and location of this proposal has no impact on the residential amenity of nearby residential properties

15.0 Conclusion:

The cloakroom extension is a sustainable development, in an appropriate location. The design is acceptable without causing harm to neighbouring amenities. The extension would provide improved facilities for the school and wider community.

16.0 Recommendation

GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS

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

Location Plan, Site Plan, Existing and Proposed Floor plans and Elevations - Drawing Number 02A received on 06/03/2019

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).