



Northern Area Planning Committee

Date: Tuesday, 12 April 2022
Time: 2.00 pm
Venue: Stour Hall - The Exchange, Old Market Hill, Sturminster Newton, DT10 1FH

Members (Quorum)

Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Stella Jones, Emma Parker, Val Pothecary and Belinda Ridout

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services Meeting Contact 01305 224709 - megan.r.rochester@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

For easy access to all the council's committee agendas and minutes download the free public app called Modern.Gov for use on any iPad, Android, and Windows tablet. Once downloaded select Dorset Council.

Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registerable or non-registerable interests as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	

3. MINUTES 5 - 10

To confirm the minutes of the meeting held on Tuesday 15th March 2022.

4. 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 [Guidance to speaking at Planning Committee](#)

The deadline for speaking at this meeting is 8.30am on Friday 8th April 2022.

5. PLANNING APPLICATIONS

To consider the applications listed below for planning permission

6. P/OUT/2021/03030- LAND OFF BUTTS CLOSE, MARNHULL 11 - 36

Develop land by the erection of up to 39 No. dwellings, form vehicular and pedestrian access, and public open space.

7. P/RES/2021/02896- NORTH HONEYMEAD FIELD NORTH FIELDS, STURMINSTER NEWTON 37 - 60

Application for approval of reserved matters for appearance, landscaping, layout & scale in relation to outline approval 2/2018/1749/OUT (& subsequent revisions).

8. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.

9. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended)

The public and the press will be asked to leave the meeting whilst the

item of business is considered.

This page is intentionally left blank



NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 15 MARCH 2022

Present: Cllrs Mary Penfold (Vice-Chairman), Tim Cook, Matthew Hall, Brian Heatley, Carole Jones, Emma Parker and Belinda Ridout

Apologies: Cllrs Sherry Jespersen, Jon Andrews, Les Fry, Stella Jones and Val Potheary

Also present:

Officers present (for all or part of the meeting):

Hannah Smith (Planning Area Manager), Lara Altree (Senior Lawyer - Regulatory), Megan Rochester (Democratic Services Officer), David Northover (Democratic Services Officer), Emily Jones (Senior Planning Officer), Verity Murphy (Senior Planning Officer), Simon Sharp (Senior Planning Officer) and Cass Worman (Planning Officer)

65. Apologies

Apologies for absence were received from Councillors Sherry Jespersen, Les Fry, Stella Jones, Valerie Potheary and Jon Andrews.

66. Election of Chairman

Proposed by Cllr Penfold, seconded by Cllr Jones

Decision: That Cllr Ridout be elected as Vice-Chairman for the meeting.

67. Declarations of Interest

No declarations of disclosable interests were made at the meeting.

68. Minutes

The minutes of the meeting held on 27th April 2021, 25th May 2021, 29th June 2021, 24 August 2021, 30th November 2021, 11th January 2022, 8th February 2022 were confirmed.

69. Public Participation

Representations by the public to the committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

70. Planning Applications

Members considered the planning applications set out below.

71. **P/RES/2021/01582- Land off Haywards Lane (West of Allen Close)
Child Okeford Dorset**

The Case Officer presented to members. Members were shown the location of the site which was over 300 metres outside of a conservation area. They were presented with various photographs of the site as well as site plans and proposed building materials. The committee were informed of the provision of 40% affordable housing. Members were also provided with details of protected trees within the site. The recommendation was to grant the planning application.

Public Speakers

Mr Taylor, resident of Child Okeford spoke objecting to the application. Mr Taylor advised members he was a resident next to the proposed site. He strongly objected to application due to needing a better design development as resident windows directly faced the site. Members were also informed of the loss of neighbouring amenities and the damage to local landscape.

Mrs Ebdon, resident of Child Okeford spoke objecting to the application. Mrs Ebdon informed members that there was no consultation with residents regarding details of the designs. The application needed a better layout and design to be in keeping with the village and rural countryside. Mrs Ebdon also discussed the importance of wildlife corridors being enhanced rather than removed.

Mr Cotton, Child Okeford Parish Council spoke in objecting the application. Mr Cotton doesn't believe that the development would have added positively to Child Okeford, and it conflicted with the current design of the village. Concerns were also raised about the lack of solar panels and charging points following Dorset Council's Climate Change objectives. Mr Cotton also informed members that the application was near an AONB, stating the harm that the application would have on this.

Mr Moir, the applicant, highlighted that 40% would be affordable housing. He advised members that the design features would integrate into Child Okeford and the positions of housing had been considered to prevent loss of privacy. Additional information regarding pedestrian crossing and trees was highlighted.

Members Questions and Comments

Members asked questions and made comments relating to the following:

- Work needed to be done to improve the design as it didn't reflect the village.
- Layout for parking and the location of affordable housing needed to be considered.
- Lack of consultation with residents.
- Concerns regarding wildlife barriers

- Near an AONB but not within it.
- Plantation of trees

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having taken into account the officer's report and presentation; the written representation; and what they had heard at the meeting, in being proposed by Cllr Tim Cook, and Seconded by Cllr Matt Hall on being put to the vote.

Decision: That the application be refused.

72. **P/FUL/2021/01864- Vespasian House Barrack Road Dorchester DT1 1TF**

The members were introduced to the application of 2 extensions. The presentation included site and floor plans, street elevation and aerial views of the development which was next to 2 listed buildings. Members were assured that the design was for solar gain using energy efficient materials within the development. Having low impact on neighbouring immunities. The recommendation was to grant the application.

Public Speakers

Cllr Biggs stated that he lived opposite the building and considered it would be an over development in being infilling to the last existing green space across from the conservation area. He had an issue with the green area not being considered. He was concerned that the replacement of the roof wouldn't be maintained. Concerned also at pedestrian access as there was a need-to cross dangerous junctions. He said it didn't fit in with the conservation area.

Cllr Les Fry made a statement on behalf of himself as the Ward Member which was read out by David Northover in his absence. He said there was no architectural merit to it. He thought there would be high scrutiny of it – with the intention to accommodate the NHS – it should be a key space for key workers. He considered it to be-detrimental to the Keep building and would restrict daylight to those in the main building and visibility to barrack road. Again, he felt there was no architectural merit to it. He asked for the application to be refused given the loss of green space and lack of parking.

Dorchester Town Councillor Robin Potter also considered the proposals to be out of keeping with the area and being situated so closely to the main building, would be detrimental to the residents there.

Members Questions and Comments

Members asked questions and made comments relating to the following:

- Adequate parking for both residents and those using the café facilities.
- Members liked the design and felt it was in keeping with the area.
- It wasn't considered an overdevelopment
- The maintenance of the roof needed to be conditioned
- Overlooking local houses

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representation; and what they had heard at the meeting, in being proposed by Cllr Carole Jones and Seconded by Cllr Belinda Ridout on being put to the vote, it was agreed.

Decision: That the application be granted on the conditions of the maintenance of roof.

73. **P/OUT/2021/04802- Land West of Little Elms Elm Hill Motcombe Shaftesbury SP7 9HR**

The committee considered an application for the erection of 6 dwellings. The application was presented including aerial views of the site, street views and the site access. Members were informed of no affordable housing or individual driveways. The application was previously refused in November 2020 due to no affordable housing. The committee was informed that since the last application, the neighbourhood plan was more than 2 years old so is no longer relevant. There was a lack of provision of affordable housing but provides 6 houses in a boundary. The recommendation was to approve.

Public Speakers

The Agent considered the neighbourhood plan to be out of date and land wasn't available for affordable housing.

Motcombe Parish council considered that a 2-year neighbourhood plan was long enough. It was outside Motcombe development boundary. As the Plan needs to be valid, they were objecting.

The Ward member spoke in objecting the application. He discussed the hard work that was put into creating the Motcombe neighbourhood plan and how 2 years validity wasn't long enough. Members were informed that the neighbourhood plan was only 3 months out of date, so it was still weighted. He also discussed how there was a need for affordable housing but lacks an affordable element. On that basis it should be refused.

Members Questions and Comments

Members asked questions and made comments relating to the following:

- Validity of affordable housing- access now, outside of boundary.
- The cost of neighbourhood plans.
- The lack of affordable housing despite there being a need in Motcombe

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representation; and what they had heard at the meeting, in being proposed by Cllr Belinda Ridout and Seconded by Cllr Carole Jones on being put to the vote, it was agreed.

Decision: That the application be refused.

74. **P/LBC/2021/05575- Mohuns Little Bridge Burton Road Dorchester Dorset**

The committee considered an application to repair Mohuns Little bridge. Members were drawn to the displacement of the bridge and the proposed work. They were assured that there would be no significant harm to the bridge. The recommendation was to approve the application.

Members Questions and Comments

There were no questions or comments from members.

Proposed by Cllr Jones, Seconded by Cllr Hall.

Decision: That the application be approved.

75. **Urgent items**

There were no urgent items.

76. **Exempt Business**

There was no exempt business.

Duration of meeting: 2.00 - 4.18 pm

Chairman

.....

This page is intentionally left blank

Agenda Item 6

Application Number:	P/OUT/2021/03030
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land off Butts Close, Marnhull
Proposal:	Develop land by the erection of up to 39 No. dwellings, form vehicular and pedestrian access, and public open space. (Outline application to determine access).
Applicant name:	P & D Crocker Ltd
Case Officer:	Verity Murphy
Ward Member(s):	Cllr Carr-Jones

1.0 The application is reported to Committee as Marnhull Parish Council have objected to the application.

2.0 Summary of recommendation:

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

- 50% affordable housing on site equating to 20 affordable units
- Community Facilities Contribution
- Formal Outdoor Sports Contribution
- Formal Outdoor Sports Maintenance Contribution
- Informal Outdoor Space Contribution
- Informal Outdoor Space Maintenance Contribution
- Library Contribution
- Play Facilities Contribution
- Play Facilities Maintenance Contribution
- LEAP
- Education Contribution
- On site open space provision

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

Recommendation B; **Refuse** permission for failing to secure the obligations above if the agreement is not completed by (12th October 2022) or such extended time as agreed by the Head of Planning.

3.0 Reason for the recommendation: as set out in paras 13.0 to 17.0 at end of this report

- The Council can demonstrate a five year housing land supply, however the Housing Delivery Test result (2021) means that the ‘presumption in favour of sustainable development’ still applies in North Dorset.
- Paragraph 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. None have been identified
- The location is considered to be sustainable despite its position outside of the settlement boundary
- The development would provide 50% affordable housing on the site.
- The development would secure economic and social benefits
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of development is considered to be acceptable in light of the latest housing delivery test results (2021) in which the presumption in favour of sustainable development still applies. The site is located within a sustainable location and no material considerations which would warrant refusal of this application.
Loss of agricultural land	The loss of this land in the context of the provision of housing and social/economic benefits is considered to be acceptable.
Housing Delivery	The development will provide up to 39 dwellings making a valuable contribution to the housing land supply.
Affordable Housing	The development would provide 50% affordable housing onsite.
Access	The application is for outline and access only. The proposed access is considered to be acceptable
Illustrative Layout	Whilst the layout of development is merely illustrative at this stage, it provides assurance that there is sufficient space to ensure that the character and distinctiveness of the locality can be respected

Landscape Impact	There are no in principle objections to the proposals subject to matters being addressed in reserved matters applications.
Heritage	Development will result in no harm on designated heritage assets
Flooding/Drainage	The site is wholly in Flood Zone 1 (low risk). Surface water drainage details can be adequately secured by condition.
Biodiversity	Biodiversity Plan amendments will be secured prior to decision.

5.0 Description of Site

The application site is located to south of Butts Close and is currently comprised of Grade 3 agricultural land. The site is approximately 2.7ha in size with a gentle sloping gradient down to the south/south east of the site.

The application site is not located within the settlement boundary of Marnhull, but the site is bounded by residential development on Butts Close and New Street to the north, Chippel Lane to the west, and Schoolhouse Lane to the east. The proposal will also be adjacent relatively recent development to the west in Butts Close, however this is not shown on the local plan map due to its age.

The surrounding dwellings to the north of the site within Butts Close, are brick built, single storey dwellings which are more modern in appearance compared to the dwellings found within Marnhull Conservation Area. There are two storey dwellings adjoining the application site on its north western boundary.

The site is not subject to any national or local designations (such as AONB) and is situated within flood zone 1 (lowest probability of flooding). Marnhull Conservation Area is situated approximately 50 metres to the north of the site on the New Street/Butts Close round boundary. The Church of St Gregory, Grade I Listed Building, is located approximately 200 metres north east of the eastern boundary of the application site. The Old Rectory (Conyers Place), Stables (approx. 20 metres west south west of The Old Rectory) and The Granary (approx 25 metres west south west of The Old Rectory) are also Grade II Listed Buildings in proximity to the application site.

There are no trees within the site, with the main vegetation being mature native hedgerow along its boundary with Chippel Lane. The northern boundary of the site also contains some occasional small stretches of mixed hedgerow formed by the gardens of housing to the north.

There are two public footpaths running through the site. The N47/28 runs from Butts Close on the northern boundary, directly through the site to the B3092 adjacent to the southern side of the site. The N47/29 connects Chippel Lane on the site's south-western side to Butt's Close to the north.

6.0 Description of Development

This application seeks outline planning permission for a development of up to 39 no. dwellings on the site. All matters are reserved for later approval save for the main point of access proposed from Butts Close. Subject to the approval of outline permission, details of the 'layout', 'scale', 'appearance' and 'landscaping' of the development would be 'reserved matters', requiring the subsequent submission of an application(s) to the Council for approval.

This application follows a previously withdrawn application on the site, submitted under 2/2018/1808/OUT. This application sought permission for 74 dwellings on 4.6 hectares of land off Butts close; this was subsequently reduced to 58 dwellings in the amended plans. However, the Council remained concerned that the quantum of development would have a harmful impact on the landscape and setting of heritage assets and the benefits associated with the housing would not outweigh this harm. Application 2/2018/1808/OUT was subsequently withdrawn.

This application seeks to overcome the issues identified within the withdrawn application and has reduced the site area to 2.72 hectares, whilst limiting the extent of development proposed to the east and south of the field reducing the landscape impact significantly. In order to reduce the impact of the development on Marnhull Conservation Area, it is proposed that the scale of development on the northern boundary will be limited to single storey dwellings.

7.0 Relevant Planning History

2/2018/0448/OUT - (WITHDRAWN 08/09/2021) Develop land by the erection of up to 58 No. dwellings. Form vehicular and pedestrian access, central parkland and open space, play area and attenuation basin. (Outline application to determine access).

2/2002/0096 – (GRANTED 24/12/2002) Extend road and erect 9 No. dwellings

8.0 List of Constraints

Marnhull Conservation Area

Public Right of Ways: Footpath N47/29;Footpath N47/28;

SSSI impact risk zone.

9.0 Consultations

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

Consultees

1. Open Spaces Society

- No comments received

2. Dorset Police Architectural Liaison Officer

- This application falls within the area for which Dorset & Wiltshire Fire and Rescue Service is responsible for delivering an operational and emergency response.
- The development would need to be designed and built to meet current Building Regulations requirements

3. Ward Councillor - Stalbridge And Marnhull Ward

- No comments received

4. Dorset Council - Landscape

- Supports application subject to conditions
- Well-designed development which responds positively to the guidance and opportunities for mitigation identified in the Strategic Landscape and Heritage Study produced by LUC would have the ability to satisfactorily comply with the requirements of Paragraph 130 of the NPPF and Policy 4 of the North Dorset Local Plan.
- Recommend that hard and soft landscape conditions are included.

5. DC - Education Officer

- No comments received

6. Dorset Council - Natural Environment Team

- Amendments to be made to Biodiversity Plan prior to approval.

7. Dorset Council - Rights of Way Officer

- No comments received

8. Dorset Council - Highways

- No objection subject to conditions
- Development will have negligible impact on the local road network
- The internal estate road layout embraces the principles suggested by Manual for Streets, providing a safe and attractive place for all road users.
- The applicant has confirmed that car parking will be provided in accordance with the recommendations of the Bournemouth, Poole and Dorset Residential Car Parking Study

9. Dorset Council - Minerals & Waste Policy

- No comments received

10. Dorset Council - Dorset Waste Partnership

- A detailed tracking plan to ensure Refuse collection vehicle access is acceptable and any turning heads are suitable and sufficient. (A tracking plan has been subsequently submitted, no further comments received from DC Waste Manager).

11. Parish - Marnhull Parish Council

- Object to application
- This application is not in accordance with the spatial strategy for North Dorset as set out in the Local Plan
- The lack of local housing need for this scale of development
- The lack of local employment opportunities to meet this scale of development
- Lack of safe walking routes into the village and adverse impact of further traffic on the lanes in and around Marnhull
- Lack of access and egress for agricultural machinery
- The impact of the character of the village and countryside
- The planned population increase will have a negative impact by increasing pressure on village services and amenities

12. Dorset Council - Conservation Officers

- Supportive of application subject to conditions
- The proposals will result in no harm to the significance of designated heritage assets and so neither paragraph 201 nor 202 of the NPPF is considered to be engaged.

13. Dorset Council - Trees (Team B)

- No comments received

15. Dorset Council - Policy - Urban Design

- No comments received

16. Dorset Council - Housing Enabling Team

- The proposal to provide 50% affordable homes would make a useful contribution to the affordable need.

- Affordable housing should be protected in perpetuity by a S106 agreement

17. Dorset Council - Planning Policy

- No comments received

18. Dorset Council - Economic Development and Tourism

- No comments received

19. Dorset Council - Land Drainage

- No comments received

20. Dorset Council - Building Control North Team

- No comments received

21. Dorset Council – Archaeology

- Based on the results of AC Archaeology’s archaeological evaluation of the site (the report on which accompanies the application), there is no archaeological reason for concern about the proposed development.

Representations received

17 letters of objection received for the reasons set out below:

- Highway safety
- Vehicular parking
- Traffic generation
- Affordable housing
- Noise pollution
- Quantum of development
- Loss of views to existing bungalows in Butts Close
- Impact on surrounding residential amenity
- Impact on countryside
- Impact on local facilities
- Lack of employment within area
- Flooding
- Design and appearance of dwellings
- Impact on heritage assets
- Impact on bio-diversity

0 letters of support received

10.0 Development Plan - Relevant Policies

Local Plan: The North Dorset Local Plan Part 1 (NDLP) was adopted by North Dorset District Council (NDDC) on 15 January 2016. It, along with policies retained from the 2003 North Dorset District-Wide Local Plan, form the development plan for

North Dorset. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Core Spatial Strategy
Policy 3: Climate Change
Policy 4: The Natural Environment
Policy 5: The Historic Environment
Policy 6: Housing Distribution
Policy 7: Delivering Homes
Policy 8: Affordable Housing
Policy 11: The Economy
Policy 13: Grey Infrastructure
Policy 14: Social Infrastructure
Policy 15: Green Infrastructure
Policy 23: Parking
Policy 24: Design
Policy 25: Amenity

Relevant saved policies from the North Dorset District Wide Local Plan (1st Revision) Adopted 2003, are as follows:

Policy 1.7- Development within Settlement Boundaries

Other material considerations

National Planning Policy Framework (NPPF):

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

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

The presumption in favour of sustainable development

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

For decision-taking this means:

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

Current housing land supply

Officers note that where the housing delivery test is not passed, 11d i) and ii) of the Framework outlines the implications for how development proposals should be determined. It states that where the (local) development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole or where specific policies in the Framework indicate that development should be refused.

North Dorset District Council has published its latest housing land supply for 1st April 2021. It confirms that there is a 5.17 year housing land supply.

The Housing Delivery Test 2021 measurement is an annual measurement of housing delivery in the area of relevant plan-making authorities. The latest housing delivery test (2021) still means that the policies that are the most relevant to the determination of the application, should be considered 'out of date'. This is because the current delivery rate for the North Dorset area is (69%)– therefore, the presumption in favour of sustainable development applies.

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 Public Sector Equalities Duty.

13.0 Financial benefits

- 50% affordable housing on site equating to 20 affordable units
- Community Facilities Contribution
- Formal Outdoor Sports Contribution
- Formal Outdoor Sports Maintenance Contribution
- Informal Outdoor Space Contribution
- Informal Outdoor Space Maintenance Contribution
- Library Contribution
- Play Facilities Contribution
- Play Facilities Maintenance Contribution
- LEAP
- Education Contribution
- On site open space provision

The Council has engaged with Marnhull Parish Council regarding the S106 contributions. Whilst not all the Parish Council’s suggested contributions have been able to be included, the suite of contributions listed above are still considered to result in a significant benefit to the local area.

14.0 Climate Implications

The applicant has confirmed that climate change reductions will be incorporated into the proposed development; the details for this will be covered at the reserved matters stage.

At this outline stage, it is considered that there is sufficient scope within the proposed development to incorporate a wide range of sustainability measures. These will reduce the impacts of the development on the climate in line with Dorset Council Climate and Ecological Emergency Strategy 2020.

15.0 Planning Assessment

Principle

Policy 2 (Core Spatial Strategy) and Policy 6 (Housing Distribution) of the North Dorset Local Plan require development to be located in accordance with the spatial strategy which directs development to the 4 main towns and larger villages. However, the Council’s Housing Delivery Test result is at 69%, and so the presumption in favour of sustainable development still applies in North Dorset. Policy 6 of North Dorset Local Plan is the most relevant housing policy. Policy 2 and 20 of the local plan are consistent with the aims of the NPPF. Policy 2 is the Council’s Core Spatial Strategy, and follows national planning policy which seek to focus significant development on locations which are or can be made sustainable (NPPF para 105), respond to local circumstances and support housing developments that reflect local needs in rural areas (NPPF para 78) and recognise the

intrinsic character and beauty of the countryside (NPPF para 174). In recent appeal decisions the strategy was deemed to be “broadly consistent with the Framework and still of significance”, and it is not considered as out of date.

The site is located immediately adjacent of the settlement boundary of Marnhull. However, in policy terms the site is within the ‘countryside’ and development would normally be strictly controlled, unless it is required to enable essential rural needs to be met. Policy 20 Countryside reiterates this and lists two criteria where development would be appropriate outside defined settlement boundaries, a) the type of development set out in local plan policies or b) there is an overriding need for it to be in the countryside. This proposal is contrary to these polices as it is outside the settlement boundary for Marnhull and not specifically for essential rural needs.

For the reasons outlined above, the proposal conflicts with the North Dorset Local Plan. However, as Dorset Council’s policies for the supply of housing are ‘out-of date’ for the purposes of the NPPF, paragraph 11d of the Framework is engaged and planning permission should be granted unless the adverse impacts of doing so would **significantly and demonstrably outweigh the benefits** when assessed against the policies of the NPPF as a whole or where specific policies in the Framework indicate that development should be refused.

Whilst the site lies outside of the settlement boundary, it nevertheless lies adjacent to it, close to existing residential properties and is well located in terms of distance to local amenities and services. The site will have good pedestrian and road links, and there is a local parade of shops which is accessible on Burton Street via a 15-minute walk (via Sackmore Lane). A further range of local amenities are also available on New Street and Church Hill via a 10-minute walk. Local amenities and the respective walking distances from the proposed site are demonstrated in the submitted transport assessment and summarised below:

Amenity	Land off Butts Close	
	Walking Distance	Walking Time
Closest Bus Stops	160m (Finger Corner)	2
Closest Convenience Store	200m (SPAR)	2
Local Primary School (St Gregory’s)	300m	4
The Crown Public House	500m	8
Marnhull Surgery	700m	10
Marnhull Pharmacy	900m	12
Place of Worship	950	12
Post Office (Robin Hill Stores)	1.2km	14
Village Hall	1.3km	17

The transport assessment concludes that the walking distances to the local amenities from the site are located within an acceptable distance with the exception of the post office

and place of worship which are located within the 'preferred maximum' distance and the village hall which is located just outside the 'preferred maximum' distance. It is therefore considered that there are a range of facilities available within Marnhull and therefore within a feasible walking distance, enabling sustainable travel to be promoted to future residents of the site. Officer's agree with this view. The development site is accessible and therefore represents a good opportunity to support a sustainable development with a number of amenities and services accessible within a reasonable distance.

The proposal would meet the aims of paragraph 105 of the NPPF by focusing development in a sustainable location, thereby limiting the need to travel and offering a genuine choice of transport modes.

The proposed dwellings would be located within very reasonable proximity to facilities and services of Marnhull, contribute towards housing supply and choice, and deliver economic benefits to the local economy. In this case, despite some conflict with the spatial strategy, when the proposed development is assessed against the policies in the Framework taken as a whole, there are no adverse impacts which would significantly and demonstrably outweigh the public benefits derived from the proposal.

Therefore, the principle of residential development is considered to be acceptable.

Loss of agricultural land

The proposals will result in the removal of an area of Classification Grade 3 (Moderate or Good) arable farmland and its replacement with housing and three areas of public open space. Given that the landscape in the wider area is predominantly pasture, with housing to the north, this will not significantly harm this characteristic of the site but instead allow the partial restoration of the arable to grass and native trees.

The loss of this land in the context of the provision of housing and social/economic benefits is considered to be acceptable.

Housing Delivery

The proposed development will deliver up to 39 new homes and will contribute towards fulfilling the housing needs of North Dorset. Policy 7 (Delivering Homes) states that housing should contribute towards the creation of mixed and balanced communities based on a negotiation starting point of 40% of market housing being one or two bed properties and 60% of affordable housing being 3+ bed properties. The policy goes on to set out that housing layouts should achieve densities that make effective use of a site, reflect the character of the locality and are acceptable in terms of design and amenity.

The precise mix of housing types / sizes will be addressed at the reserved matters stage. The indicative site layout plan provides sufficient flexibility to accommodate a range of house types/sizes to reflect the market demand/needs of the area at the time of the reserved matters. The proposals will allow for a density that reflects its location and the neighbouring development, being in the lower density range (approx. 14dph). This will strike a balance between making effective use of the site and reflecting the character of the locality on the edge of a settlement.

Affordable Housing

Objections have been received in relation to the affordable housing provision on site. Policy 8 (affordable housing) states that outside the four main towns, 40% of the total number of dwellings are to be affordable with a presumption that it will be provided on-site. The scheme would deliver a 50% affordable housing on site. This would exceed the policy compliant level of affordable housing of 40%. This would amount to the provision of 20 no. affordable homes on site. Whilst the policy conflict is noted, there is a significant need for affordable homes within North Dorset. By providing in excess of the policy compliant level of affordable dwellings on site, this development would make a valuable contribution to meeting the affordable provision across the North Dorset area.

Officers consider that the additional provision of affordable housing is a benefit of the scheme, which weighs in favour, when it is considered against the policy conflict of the sites location outside of a settlement. Therefore, whilst officers note that the level of affordable housing is in excessive of the requirement set out in Policy 8, it would represent a benefit of the proposal. In view of the significant affordable housing need, the proposed 50% provision of affordable housing is included in the recommended heads of terms, and this would be secured via S106 agreement.

Whilst indicative at this stage, the illustrative masterplan demonstrates that the affordable housing units would be evenly distributed throughout the development and will be pepper-potted amongst the market housing in accordance with Policy 8 of North Dorset Local Plan.

Access

The application is for outline planning and seeks consideration and permission for access only. Significant objection has been received in relation to the access, highway safety, parking and traffic generation associated with this application.

The proposed development would be served by a single vehicular access point onto Butts Close. The proposed width of the access road into the site would measure 5.7 metres in line with the existing carriageway of Butts Close sufficient to support two way traffic movements. A 2 metre wide pedestrian footpath would be provided to the west of the access road with a crossing point linking to the footpath on the western side of Butts Close. A footpath will also be proposed along the existing public right of way to the east of the access.

The application is also supported by a Transport Assessment (TA) that considers the likely highway impact of a development of 39 dwellings. This TA has been assessed by Dorset Council Highways Engineers who raise no objection to the application. A residential development of this size is predicted to generate up to 22 vehicle trips in the AM peak and 19 vehicle trips in the PM peak, with 194 vehicle trips anticipated over a 12-hour period. The likely trip distribution of the development traffic in the peak periods has been assessed, with the modelling results indicating that when the proposed development traffic is added to the local road network in various future year scenarios, it would have a negligible impact on the local road network.

An illustrative masterplan has been submitted which shows that an internal estate road layout could be constructed which fully embraces the principles suggested by Manual for Streets, providing a safe and attractive place for all road users. The applicant has confirmed that car parking will be provided in accordance with the recommendations of the Bournemouth, Poole and Dorset Residential Car Parking Study and in line with Policy 23 (Parking) of the Local Plan, however this will be looked at in more detail at the reserved matters stage.

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

The highways officer has recommended planning conditions be attached to any approval to secure the details of details of the access, geometric highway layout, turning and parking areas.

Illustrative Layout

The existing settlement is laid out in a distinctive and historic linear settlement pattern. Whilst the proposed development would be located off New Street , which has a strong linear emphasis, it is not considered to result in a significant loss of the linear settlement pattern of the village, given its location to the south of Butts Close.

The surrounding area is characterised by low density residential development; therefore any new development will need to reflect the overall rural and tranquil character of the surrounding area. The proposed development will result in 39 dwellings on the site with an approximate housing density of 14 dwellings per hectare, which is reflective of the low-density surrounding development and appropriate to the rural context of the application site.

Whilst the layout and scale are reserved matters and are not up for consideration under this application, the illustrative masterplan indicates that 39 dwellings could be comfortably located on the site without appearing unduly cramped or densely packed. It is indicated that the proposed dwellings located in the northern section of the site would be single storey in order to reflect the scale and form of the adjoining bungalows within Butts Close.

The quantum of development on site allows for a significant amount of public space, sufficient private amenity space and an attenuation basin. Furthermore, there are opportunities to retain views important views towards St Gregorys Church, and create new public open space which respects local landscape character. Recreational routes and footpath connections to Chippel Lane, Schoolhouse Lane and Butts Lane can be retained, and the open spaces will provide vistas and views throughout the development.

Whilst the layout of development is merely illustrative at this stage, it provides assurance that there is sufficient space to ensure that the character and distinctiveness of the locality can be respected. The public open space , the space for good sized gardens, the space between dwellings, the retention of the majority of the existing hedgerows,

all serve to ensure the development will soften its impact successfully on the village edge and integrate the development into its surroundings

Landscape Impact

A full Landscape and Visual Impact Assessment (LVIA) has been submitted with the application. Objections have been received in relation to the landscape impact of the development. The LVIA, however, demonstrates that in landscape and visual terms, the proposed development will respond well to the local landscape character of the site, recognising and responding to opportunities to retain views, create new public open space and respecting the local landscape character. Officers agree with this conclusion.

The reduction in the quantum of development from the previously withdrawn application (2/2018/0448/OUT) will result in a significant reduction in the degree of adverse landscape and visual effects associated with the proposals.

In visual terms, the proposal will provide a new low scale landscaped edge to Marnhull with a strong landscape framework. Whilst there are some distant views of the site, the main visual receptor groups are residents of Butts Close and New Street and users of public rights of way through the site and to the south-west of Chippel Lane and east of Schoolhouse Lane. Once mitigation is established, the impact on these receptors would generally range from minor adverse through to neutral, with the only potential moderate adverse effects being on residents of a few properties on the southern side of Butts Close and New Street and users of the public rights of way within the site itself.

The Council's Landscape Officer is supportive of the application and considers that the application will result in a well designed development on the site which responds positively to the guidance and opportunities for mitigation identified in the Strategic Landscape and Heritage Study produced by LUC and would have the ability to satisfactorily comply with the requirements of Paragraph 130 of the NPPF and Policy 4 of the North Dorset Local Plan.

Notwithstanding the above, there are matters of detail to be addressed in future reserved matters applications to ensure any residual impacts are mitigated through careful consideration of planting/landscaping and detailed design/materials. However, the impacts upon the landscape are considered to be acceptable at this outline application stage.

Heritage

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

Through the submission of supporting heritage documentation submitted with the application, the significance of heritage assets and the impact of the proposed development has been assessed and special regard has been given to the preservation of those assets in the balancing exercise.

The proposals will result in the following impacts on the significance of identified heritage assets.

Designated Heritage Assets

NPPF para. 199 requires that 'great weight' be given to the conservation of designated heritage assets and the more important the asset, the greater the weight should be. In addition, para. 200 requires any level of harm to their significance should require 'clear and convincing justification'.

Church of St Gregory (Grade I)

The application scheme is a reduced version of one previously submitted and withdrawn (2/2018/0448/OUT). The importance of long views to and from the Church in all directions is reflected in the position of the building within the settlement. The current scheme concentrates housing towards Butts Close and Chippel Lane with a reduced quantum of up to 39 houses and including two green spaces. The north green space, 'Church View Green', has been purposefully designed to frame views to the parish church. Taking into account the reduction in the developable area and the demonstration in the illustrative plans that prominent views of the Church could be maintained, it is considered that the development up to this quantum would not in principle result in harm to the Church or its setting.

For the above reason, it is considered that the proposals will result in **no harm** to the asset's significance

The Old Rectory (Conyers Place) (Grade II, 1110415) / Stables approx. 20m WSW of Old Rectory (Grade II, 1324546) / Granary approx. 25m WSW of Old Rectory (Grade II, 1172518)

The above comments relating to the Church are also pertinent to the Old Rectory, due to its location nearby, particularly insofar as the developed area has been reduced further away from these assets and their immediate southward setting, which reduces any resulting spatial impacts. There are no impacts upon the mutual spatial and functional relationships between these assets. There will be some impact on the long-range visibility of these buildings, but the significance of these views from the south and south west is considered to be mainly appreciable through shorter-distance views, which would be unaffected.

For the above reasons, it is considered that the proposals will result in **no harm** to the assets' significance or its setting.

Marnhull Conservation Area

The scheme, even though reduced, will still result in the loss of some the agricultural land around the village core and increase development along the relatively undeveloped lanes which radiate out from the conservation area. However, there is a balancing consideration that Marnhull has historically developed in a linear fashion along thoroughfares which

bound together the various hamlets, whose individual character is at risk of being eroded elsewhere in the village.

The development site, now pushed to the western part of the current field, has the opportunity of broadly following this pattern, with linear elements reflecting both New Street and Chippel Lane, though without encroaching further towards the various hamlets. In addition, the development sits alongside modern housing on the south side of New Street and on Butts Close. It is therefore considered that development could be accommodated here in principle without resulting in harm to the significance of the conservation area or its setting.

For the above reason, it is considered that the proposals will result in **no harm** to the asset's significance

In conclusion, the proposals will result in **no harm** to the significance of designated heritage assets and so neither paragraph 201 nor 202 is considered to be engaged.

Impact on Residential Amenity

Objections have been received in relation to the noise impacts and loss of privacy to the dwellings surrounding the application site.

There will be an inevitable change to the nature of the site from its current use as an arable field. The proposed built form, increased vehicular movement, increased domestic noise and activity will all have an impact upon the neighbouring dwellings and the level tranquillity currently enjoyed. However, this is unlikely to adversely impact adjacent neighbours to the extent that would warrant the refusal of this application.

The most affected residents will be the properties adjoining immediately to the north of the site along Butts Close. The illustrative layout indicates that sufficient distance can be achieved which will mitigate the impact and adequately protect the amenity of the neighbouring residents. This will be re-examined through the reserved matters application(s) and the final detailed layout proposals.

Overall, it is considered that the amenity of adjacent residents can be sufficiently protected.

Flooding/Drainage

A Flood Risk Assessment, incorporating Drainage Strategy, accompanies the application. The assessment confirms that the site is within Flood Zone 1 (lowest probability of flooding) and concludes that drainage on the site can be suitably managed and would not create any increase in flood risk to existing properties within the catchment area or the proposed development.

In addition to flooding from rivers and the sea, the Flood Risk Assessment has considered the potential consequences of flooding from all other sources, which include directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. An

assessment has been made of the potential risk from all sources of flooding to and from the development site, with reference to available flood risk information, for existing conditions predevelopment, and post-development with the various development mitigation measures incorporated.

A sustainable drainage strategy, involving the implementation of SuDS, is proposed for managing the disposal of surface water runoff from the proposed development on the site. The proposed drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

The proposed foul and surface water drainage arrangements will be secured by condition.

Biodiversity

The application is accompanied by a Biodiversity Plan, and this would be conditioned.

The Biodiversity Plan and ecological appraisal demonstrate that there will be a net gain in all green space habitats on site through the creation of new green space habitats outside of the ownership of the units. The only habitats to be lost from the proposed development area will be arable land and a small area of bramble scrub.

Given the gain in higher quality grassland habitats it is not considered necessary to compensate for the loss of these low value, low distinctiveness habitats on or off site.

All habitats created as part of the development will be detailed in full within a Landscape Ecological Management Plan (LEMP) which will be submitted to and agreed with the NET prior to the commencement of development. It will include the specification of habitats created at a plan for five years of management. This information can only be provided once the final layout for the full application has been produced and approved.

Planning Balance

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

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

There is conflict with the development plan, by reason of the effect of the proposal on the Council's spatial strategy and location of the proposed development outside of a

settlement boundary. However, the Council's other policies in the adopted Local Plan follow the approach of the presumption in favour of sustainable development.

It is accepted that the tilted balance should be applied in the decision-making process on this application, given that the policies referred to in footnote 7 of the NPPF are not engaged. In accordance with paragraph 11 d) of the Framework, as directed by Footnote 8, policies which are most important for determining the application are considered out-of-date, and subsequently planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Given this shortage of housing land supply the 'tilted balance' would apply. This is where the need to boost housing land supply is prioritised when weighing up the planning balance for proposals. As such, Policy 6 of North Dorset Local Plan, which seeks to deliver housing, is tempered. The application needs to be considered 'in the round' weighing all material issues in the planning balance.

Officers consider that there are significant public benefits derived from the proposed development and include the following:

- Delivery of significant affordable housing on the site and market housing, which are both in significant need to boost delivery.
- Reduction in the need to travel by car through the sites sustainable location within walking distance of shops, services and transport modes
- Temporary construction jobs
- Open space provision within the site
- LEAP
- Financial contributions towards education, community facilities, play facilities and libraries.
- Significant bio-diversity gains

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

- Access/Transport
- Layout
- Landscape Impacts
- Heritage/Archaeology
- Impact on Residential Amenity
- Flood risk/Drainage
- Ecology/protected species

Therefore, in this case there are no considerations of specific policies in the NPPF that weigh against the balance towards housing provision.

16.0 Conclusion

The view of Officers is that the application should therefore be granted.

17.0 Recommendation

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

- 50% affordable housing on site equating to 20 affordable units
- Community Facilities Contribution
- Formal Outdoor Sports Contribution
- Formal Outdoor Sports Maintenance Contribution
- Informal Outdoor Space Contribution
- Informal Outdoor Space Maintenance Contribution
- Library Contribution
- Play Facilities Contribution
- Play Facilities Maintenance Contribution
- LEAP
- Education Contribution
- On site open space provision

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

Recommendation B; **Refuse** permission for failing to secure the obligations above if the agreement is not completed by (12th October 2022) or such extended time as agreed by the Head of Planning.

Conditions

1. Approval of the details of the layout, scale or appearance of the buildings and the landscaping of the site (hereinafter “the Reserved Matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced. The development shall be carried out in accordance with the approved Reserved Matters.

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

2. Application for the approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this outline permission.

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

3. The development hereby permitted shall be begun before the expiration of two years from the date of final approval of the Reserved Matters or, in the case of approval on different dated, the final approval of the last Reserved Matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town

and Country Planning Act, 1990.

Approved Plans

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

Access Design Plan 20117-MA-XX-XX-SK-C-0004-P06

Site Location Plan Rev: 18th October 2021

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

Quantum of Development

5. The development hereby approved shall be limited to a maximum of 39 dwellings only.

Reason: To define the extent of the permission

Landscaping

6. No dwelling hereby approved shall be first occupied or used until details of the onsite public open space has been submitted to and approved in writing by the local planning authority. The submission must include details relating to the design, laying out and future arrangements for management and maintenance of the open space. The open space shall then be laid out and maintained as approved for the lifetime of the development.

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

7. Prior to the commencement of any development hereby approved above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: (i) proposed finished levels or contours; (ii) means of enclosure; (iii) car parking layouts; (iv) other vehicle and pedestrian access and circulation areas; (v) hard surfacing materials; (vi) minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting, etc); (vii) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc); (viii) native tree belt to the east of the site and the retention of a green corridor with tree planting along the boundary with Chippel Lane.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

8. Prior to occupation of any dwelling hereby approved, a landscape management plan shall be submitted and approved by the Local Planning Authority. This shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The development's landscaping shall be managed in accordance with the approved plan for the lifetime of the development.

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

Ecology

9. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of any development which requires approval under the Dorset Biodiversity Appraisal Protocol. The content of the LEMP shall include the following:

- a) submission of an updated Ecological Impact Assessment report to include: habitat losses and gains assessment and demonstration of measurable biodiversity net gain
- b) Description, evaluation and conservation objectives of features to be managed.
- c) Ecological trends and constraints on site that might influence management.
- d) Detailed design(s) and/or working method(s) & management prescriptions to achieve stated objectives.
- e) Extent and location/area of proposed works on appropriate scale maps and plans.
- f) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- i) Persons responsible for implementing the works.
- j) Details of the body or organization responsible for the long-term implementation of the plan.
- k) Details of initial aftercare and long-term maintenance.
- l) Details for monitoring and remedial measures.

m) Details for disposal of any wastes arising from works.

n) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

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

10. Prior to occupation of any dwelling hereby approved, an external lighting strategy shall be submitted and agreed in writing by the local planning authority. The agreed strategy shall be implemented in accordance with the agreed details and maintained for the lifetime of the development.

Reason: In order to ensure that lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, neighbouring properties and protected species.

Highways

11. Development must not commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority.

Reason: To ensure the proper and appropriate development of the site

12. Before the development is occupied or utilised the first 15.00 metres of the vehicle access, measured from the rear edge of the highway must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

13. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and approved in writing by the Planning Authority. The approved scheme must be constructed before the development 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.

14. Before the development hereby approved is occupied or utilised the following works must have been constructed to the satisfaction of the Planning Authority:

- *The proposed access arrangements and alterations to the existing highway as shown on D20117-MA-XX-XX-SK-C-0004 P06 (or similar scheme to be agreed in writing with the Planning Authority).*

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

15. Before the development hereby approved is occupied or utilised, the submitted Travel Plan must be implemented and operational.

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

Flooding/Drainage

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

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

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

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

Heritage

18. The developable area shall be kept within the area shown on the supplied parameter plan (drawing 003).

Reason: To preserve or enhance the character and appearance of the surrounding heritage assets.

19. The area identified on the site plan as 'Church View Green' shall be maintained as an undeveloped area to permit framed views across the site towards St Gregory's Church.

Reason: To preserve or enhance the character and appearance of the heritage asset.

Construction

20. Prior to the commencement of development, a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the 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
- 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.

This page is intentionally left blank

Agenda Item 7

Application Number:	P/RES/2021/02896
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	North Honeymead Field North Fields Sturminster Newton, Dorset
Proposal:	Application for approval of reserved matters for appearance, landscaping, layout & scale in relation to outline approval 2/2018/1749/OUT (& subsequent revisions)
Applicant name:	Bellway Homes Limited (Wessex)
Case Officer:	Ross Cahalane
Ward Member(s):	Cllr Carole Jones

1.0 Nominated Officer:

I confirm that I wish to refer this application to the planning committee. Whilst the principle of residential development has already been established by the outline consent, I can nonetheless see merit in this reserved matters application being considered by the planning committee, given the relatively significant scale of the proposal (114 homes), and in light of the requests made for committee referral by Cllr Jespersen, Cllr Jones and the Town Council.

2.0 Summary of recommendation:

GRANT subject to conditions

1.0 Reason for the recommendation:

- The principle of residential development on this site has already been established
- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The proposal is acceptable in its design and general visual impact
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	Already established by the outline planning permission.

Layout	The layout responds to its position on the countryside edge, with lower density housing along the perimeter. The revised layout now provides the additional footpath links to provide the necessary permeability throughout the site.
Scale	The proposal is acceptable in terms of design and scale, and would provide an appropriate and positive town edge setting, including perimeter landscaping with natural surveillance and links to public footpaths and the countryside.
Appearance	The scale of buildings would be primarily two-storey, with some 2.5 storey dwellings and two flat buildings up to three storey within the centre of the site. This is appropriate in the context of the site and accords with the Neighbourhood Plan.
Landscaping	Revised landscape proposals have been submitted to address the concerns raised by the Council's Landscape Architect. The additional new tree planting now proposed throughout the development will help the proposal integrate into the landscape.
Affordable Housing	A policy-compliant 25% provision is proposed – 20 units for Affordable Rent and 9 for Shared Ownership. These will be provided and maintained by a Registered Provider in accordance with the s106 legal agreement.
Highway safety	The Highway Authority has raised no objections on highway safety, policy or capacity grounds.
Residential amenity	It is not considered that the proposal would lead to adverse impact on the residential amenity of surrounding neighbours.
Flood risk	The full and precise drainage details are subject to the Condition 11 of the outline permission, which requires submission of maintenance and management details for the SuDS scheme and any receiving system for agreement prior to commencement. It is considered that the current Reserved Matters scheme provides sufficient space on site to accommodate the attenuation requirements
Ecology	The Landscape and Ecological Management Plan, submitted to seek discharge of Condition 16 attached to the outline permission, has been amended to overcome the concerns raised by Dorset Wildlife Trust.
Other matters	The proposed planning conditions address, amongst other things, potential contamination and appropriate provision of electric vehicle charge points.

5.0 Description of Site

The site is a single arable field measuring 8.85ha located off the north side of the North Fields highway, on the northern edge of Sturminster Newton. The site itself rises slightly from 54.5 AOD to the east to 62.5 AOD to the west. It is surrounded on 3 sides by mature trees and hedgerows, with the adjacent woodland to the east part

of woodland TPO 54/8/02. Ground levels rise to the northwest, northeast and south of the site.

To the north of the site is open countryside and the site has a landscaped northern boundary to the large fields beyond. To the west, the site borders Sturminster Newton Football Club pitch, with Sturfit Leisure Centre and Sturminster Newton High School further to the west. The east boundary borders woodland and an undesignated trail (permissive path) known as Green Lane. This tree belt separates the site from the housing on Chivrick Close. The southern edge is bounded by fencing and the rear gardens dwellings of North Fields. The gradient of this neighbouring development generally follows that of the application site.

The built-up area in the vicinity of the site is made up of predominantly late 20th century residential development together with some community, education and community uses. North Fields, immediately to the south and where the site access has been approved, is a high-density residential estate development where building heights are mainly 1 – 2 storeys. There are some 3 storey dwellings, including adjacent to the southern boundary of the site. Dwellings are in terraces or linked detached with some apartment blocks with parking in courts or on-plot.

There are no designated heritage assets within 300m of the site. Butts Pond Meadow, a local nature reserve and Site of Nature Conservation Interest, is located approximately 270m south of the site. The site is within flood zone 1 and the closest main river is the River Stour approximately 700m to the west. There is a ditch along the south eastern boundary of the site.

6.0 Description of Development

This application seeks approval of reserved matters for appearance, landscaping, layout and scale in relation to outline approval 2/2018/1749/OUT (and its revised site access approved under P/VOC/2021/02026). In line with the approved outline application, this application proposes 114 units, comprising:

- 11 x one-bedroom apartments
- 30 x two-bedroom dwellings, mainly in the form of semi-detached dwellings, terrace dwellings and apartments
- 55 x three-bedroom dwellings, in the form of detached, semi-detached and terrace dwellings
- 18 x four-bedroom dwellings, in the form of semi-detached and detached dwellings

The above includes 29 affordable homes, including affordable rent and shared ownership. The affordable homes will be clustered in four locations across the development and will be indistinguishable from the market homes.

The proposed dwellings would be mainly two storey in form, with some 2.5 storey dwellings with front dormers located in the central area of the scheme. Two apartment buildings are proposed which are up to three storey, but have lowered eaves and some dormer windows.

Vehicular access to the site will be from the outline approved location off North Fields, now via a T-junction as approved under P/VOC/2021/02026. Parking spaces are generally located on-plot or street facing, albeit the central and southwestern areas incorporate central parking courts. Many of the larger detached and semi-detached dwellings feature garages. Visitor spaces are distributed throughout the scheme. Bin storage is generally on plot, with nominated bin collection points for the flats and northern and eastern edge areas.

The boundary landscaping is provided throughout the site with grass verges and street trees providing relief and filtering views within the street scene. A landscaped buffer has been provided to the north of the site, with an area of open space incorporating SuDS to the east, and a Locally Equipped Area of Play (LEAP) in the north eastern corner of the site.

Amended plans were received following concerns raised by the Council's Highways, Landscape, Urban Design and Housing Enabling Teams, and will be referred to below in planning assessment.

7.0 Relevant Planning History

- 2/2018/1749/OUT Decision: Granted Decision Date: 25/04/2020

Develop land by the erection of up to 114 no. dwellings, form vehicular access, associated infrastructure and public open space (Outline Application to determine access).

- P/VOC/2021/02026 Decision: Granted Decision Date: 08/12/2021

Develop land by the erection of up to 114 no.dwellings, form vehicular access, associated infrastructure and public open space (Outline Application to determine access).(Variation of Condition Nos. 1, 6, 12 and 16 of Outline Planning Permission No. 2/2018/1749/OUT to allow for the replacement of the consented mini-roundabout with a T-junction, and submission of the Landscape and Ecology Management Plan prior to approval of Reserved Matters rather than prior to submission of Reserved Matters).

- Pre-application advice (P/PAP/2020/00003) for the Reserved Matters was provided in March 2021.

8.0 List of Constraints

Within settlement boundary of Sturminster Newton

Part of site is within surface water flood risk area

SSSI impact risk zones: Blackmore Vale Commons and Moors; Piddles Wood

Group woodland TPO adjacent to the site

9.0 Consultations

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

Consultees

Dorset Wildlife Trust – comments (*provided on 01/10/2021 prior to amendments, and are referred to in the planning assessment below*)

Natural England - no comments to make on this application

Wessex Water - no further comments to make at this time

Dorset Council (DC) – Environmental Health – no objection, subject to conditions

DC - Flood Risk Management Team – objection (*12th October 2021 – addressed in the planning assessment below*)

DC – Highways – no objection (*summary of comments referred to in the planning assessment below*)

DC - Housing Enabling Team – comments (*28th September 2021 - referred to in the planning assessment below*)

DC – Landscape – Unable to support, because of location of LEAP and tree related issues (*summary of comments provided on 31 January 2022 are referred to in the planning assessment below*)

DC - Street Lighting Team – comments (08 September 2021)

- Any of the new estate being proposed for adoptable as public highway must also be lit, as per Dorset Council Street Lighting Policy POLS900, for areas where most roads are already lit
- Where footpaths are separated from the estate roads, in this case by trees, then an additional system of lighting will be required upon them, if those footpaths are to be adopted as public highway. Placing all the adoptable footpaths alongside the estate roads with any trees at the rear will reduce the lifetime energy and carbon emissions, as only one system of lighting would be required instead of two
- Roads and footpaths, adoptable as public highway and hence requiring street lighting, on the periphery of the estate should be avoided or minimised where possible. Instead adoptable roads and footpaths should be kept to within the built area, using the blocking effect of the houses to reduce outward light pollution and the overall visibility of the estate from a distance at night
- Some areas of the estate have arrangements for off street parking and/or tree planting that will not allow any locations for a system of street lighting to be achieved, which will conflict with the adoption of its roads as public highway
- Use of generic tree symbols on the highway layout drawings makes the evaluation of their impact on highway lighting difficult. Instead the as planted & mature tree canopy size should both be shown for each tree location and to the same drawing scale

(Officer response: The Council's Highway Authority has raised no objection, following submission of an amended layout and clarification on the extent of public adoption. The tree and landscaping concerns raised are addressed in the planning assessment below)

DC - Urban Design – Unable to support. (*comments provided on 22 October 2021 prior to amendments, and are referred to in the planning assessment below*):

Sturminster Newton Town Council – comments:

- Support the recommendations made in the pre-application officer response ref. P/PAP/2020/00003, although continue to have concerns about access for emergency and utilities services
- Also request this application is considered by the North Area Committee.

Representations received

No representations have been received.

10.0 Development Plan - Relevant Policies

North Dorset Local Plan Part 1 (January 2016)

Policy 1 – Presumption in favour of sustainable development
Policy 2 - Core Spatial Strategy
Policy 3 - Climate Change
Policy 4 - The Natural Environment
Policy 6 - Housing Distribution
Policy 7 - Delivering Homes
Policy 8 - Affordable Housing
Policy 13 - Grey Infrastructure
Policy 14 - Social Infrastructure
Policy 15 - Green Infrastructure
Policy 19 – Sturminster Newton
Policy 24 - Design
Policy 25 - Amenity

Saved Policies of the North Dorset District Wide Local Plan (2003)

Policy 1.7 Settlement Boundaries
Policy 1.9 Important Open/Wooded Area (*land to west of application site boundary*)

Sturminster Newton Neighbourhood Plan (2019)

Policy 1. Design and character of buildings and their settings
Policy 2. Important views and landscape sensitivity
Policy 4. Local green spaces
Policy 5. Other green spaces
Policy 6. Trees in the landscape
Policy 7. Housing numbers and locations
Policy 8. Settlement boundary revision
Policy 9. Housing types (including tenure and size)
Policy 11. Open space and recreation provision and standards in new housing developments
Policy 12. Delivering a safe and convenient travel network
Policy 27. Protecting Honeymead and Northfields character
Policy 29. North Honeymead Fields

Material Considerations
National Planning Policy Framework

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

Other material considerations

- Sturminster Newton Town Design Statement SPD 2008: 'Honeymead, Northern Fringe' character area

Development here is described as higher density post 1980s housing that is ubiquitous and typical of the era in which it was built. In the immediate vicinity of Honeymead Lane/ North Fields, development sits shoulder to shoulder in a Neo-Georgian style. It is relatively compact, but with greater massing and a considerable variance in scale, height, orientation and material palette. The combination of poor quality development and lack of landscaping presents a weak edge to the open countryside.

- Landscape designations:

The application site is within the Blackmore Vale and Vale of Wardour National Character Area (NCA). This NCA comprises both the large expanse of lowland clay vale and the Upper Greensand terraces and hills that mark the southern and eastern edges of the NCA, and an area extending northwards around the edge of the Salisbury Plain and West Wiltshire Downs NCA.

At County level, the site sits within the Limestone Hills Dorset Landscape Character Type, covering the shallow north-south ridge between Sturminster Newton and Bourton. Key characteristics experienced near the application site comprise dense hedgerows, expansive generally open landscape and scattered farmsteads and villages.

At local level, the site sits within the North Dorset Limestone Ridges character type, as defined in the North Dorset Landscape Character Assessment 2008 (As Amended). Key features experienced near the application site comprise elevated open plateau areas of undulating farmland landscape, thick dense hedgerows and frequent small copses and plantations.

- Bournemouth, Poole and Dorset Residential Car Parking Study Residential Car Parking Provision, Local Guidance for Dorset (May 2011)

- Dorset Council Local Plan Options Consultation document - published on 18 January 2021 (with the public consultation concluding on 15 March 2021).

There are a substantial number of comments to review following this consultation. This plan is therefore still at an early stage of preparation and as such, minimal weight is afforded to it as a material consideration.

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 Public Sector Equalities Duty.

The site is located in a sustainable location, in line with the spatial strategy contained in the local plan. Officers have not identified any specific impacts on persons with protected characteristics. The site is in walking distance of educational facilities, healthcare, and leisure facilities.

13.0 Financial benefits

What	Amount / value
	Material Considerations
Affordable housing	To be provided in line with Council policy (25% of total dwellings).
Quantum of greenspace	3.14ha of open space, including provision of a LEAP and LAP and retention of woodland and hedgerow.
Employment created during construction phase	The proposal will support local jobs in the construction sector and will bring about ‘added value’ in the local area through associated spending and economic activity.
Spending in local economy by residents of proposed dwellings	The proposal will support the local economy, providing housing required to support the long-term economic

	growth in the area with new residents spending on goods and services as they move in.
Non-Material Considerations	
Contributions to Council Tax Revenue	According to the appropriate charging bands

14.0 Climate Implications

The Design and Access Statement includes details on sustainable construction and how designs will maximise the contributions of natural resources, including passive measures for light, ventilation and heating. In May 2019, Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning department will secure reductions in the carbon footprint of developments. Climate change can be addressed through a planning condition requiring provision of electrical vehicle charging points at appropriate locations.

15.0 Planning Assessment

The principle of development on this site has been established by way of the outline application (ref: 2/2018/1749/OUT) granted in April 2020. This also approved the means of access to the site, and was amended under P/VOC/2021/02026 to allow for the replacement of the consented mini-roundabout with a T-junction.

Policy 29 (North Honeymead Fields) of the Sturminster Newton Neighbourhood Plan allocates the application site for residential development and includes the following key criteria to be met:

- a mix of housing more suitable to families
- an area of green public open space that extends the North Fields Open Space to the wider countryside. Other smaller areas of amenity green space should also be provided
- there are no 2½ storey or taller, or otherwise conspicuous (e.g. through light coloured rendering), buildings either on the higher ground to the west or on land close to the countryside edge
- the layout includes the provision of a landscaped recreational trail around the northern edge linking to the Leisure Centre and the retention of species-rich hedgerows. The layout of the roads and buildings should be orientated to lead out to this trail, with landscaping included to further soften and create an attractive edge with the countryside
- parking spaces, sufficient for the likely future occupants, are conveniently located to the dwellings they serve, and the streets and planting, designed to avoid on-street parking clutter
- the permeable layout of the development, together with any reasonable traffic management measures secured for the wider local road network, ensures that the issues associated with parking along Honeymead Lane are not made worse and facilitates safe pedestrian movements

The overall proposed design approach is traditional, including some sash windows, cast stone sills, brown tile hanging and decorative brick lintels. However, the Planning Statement advises that the scheme includes four character zones, to ensure some visual logic and variety within the form, appearance and curtilage

landscape treatment of different parts of the site. The Design and Access Statement (DAS) describes these character areas as summarised below.

The Entrance Green dwellings help to create a sense of arrival, providing enclosure and defining this space. Red brick is the principal wall material, with complimentary tile hanging providing interest in the street scene. Window design would be a combination of casement and sash.

Parkland Villas comprise the detached dwellings located along the eastern edge, overlooking the open space in the east of the scheme. Each dwelling would contain buff brick wall materials (some will also have pale colour render entrance features) and varying forms and massing, to provide a distinctive and attractive edge to the eastern side of the development. Hipped roofs predominate, with the majority featuring central chimneys and robust porches.

The Green forms the central core of the scheme, including an area of Public Open Space enclosed and defined by dwellings. The central location within the site is used to accommodate an increased scale through provision of flat buildings up to three storey in height. However, they still reflect traditional forms with use of red brick, pitched roofs and gable features. Some appropriate contemporary details are also incorporated here through use of grey timber-effect cladding, which would add legibility to this important internal area of open space. The framed open space with flanking three-storey buildings also provide a focal point to aid navigation.

Finally, the Woodland Walk encompasses those dwellings facing the tree belt in the north of the site. Due to this wooded location on the rural edge of the settlement, these dwellings have an appropriate two storey scale and massing. With red brick complemented by tile hanging, the rural and informal appearance of these dwellings is appropriate to this edge.

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

- Layout
- Scale
- Appearance
- Landscaping
- Affordable Housing
- Highway safety
- Residential amenity
- Flood risk
- Ecology
- Other matters

Layout

The Council's **Senior Urban Design Officer** (UDO) commented that the layout and form of housing responds to its position on the countryside edge and is lower density, with predominately detached and semi-detached housing. Across the site, there is a range of housing typologies. The hierarchy of streets is logical, with a more formal street layout along the main east/west and north/south routes and an informal treatment of minor roads and private drives. The layout and pattern of parking

generally corresponds well to the street hierarchy, with main routes through the sites and private drives around the edge of the scheme adopting in plot parking.

However, the UDO considered that the scheme as initially submitted fell short of delivering edge to edge connectivity, as it failed to link its eastern footpath with the existing street network. The UDO also commented that within the northern section of the development, the use of cul de sacs limits permeability with no continuous access for pedestrians and cyclists. However, there is opportunity to create additional access points onto the footpath that runs around the site edge, to provide better connectivity.

The revised layout now provides the additional footpath links as requested to provide the necessary permeability throughout the site, including three eastern edge link points to comply with Condition 9 of the outline planning permission. Many corner units are dual aspect with windows overlooking both streets.

The UDO also advised that there should be a greater distinction in the size of setbacks, with the larger properties on the edge having larger front gardens with brick and railing boundary treatments and the smaller, more central houses having smaller setbacks. However, as the larger edge dwellings face the open space and footpath routes secured under the outline permission, and would provide natural surveillance, officers consider that the chosen layout here is acceptable in this instance. In response, the amended layout provides larger front gardens with brick and railing boundary treatments for the larger properties on the edge, with the smaller, more central houses having smaller setbacks.

Another concern raised by the UDO is that that some of the frontage parking along the minor routes is slightly dominating in some areas. The amended layout breaks up the mass of on-street spaces through the introduction of additional planting (e.g., plots 24-30 to the west; 43-45, 53-62 in the centre; 81-86 towards the east).

The UDO also comments that there are some instances where parking is not particularly convenient for the houses it serves (units 31, 32, 54, 80, and 98, 99, 100 in particular). However, officers note that these units would benefit from direct access between the parking space and private garden area, or a short paved walking route. The amended layout also includes some additional street trees along these minor routes where possible.

Overall, it is concluded that the amended layout satisfactorily addresses the concerns raised by the UDO as set out above, and is considered acceptable and would accord with Policy 4 and 24 of the Local Plan, and the NPPF.

Scale

The UDO commented that the apartment buildings within the central area of the scheme address the street corners well. The eastern block also provides an area of private amenity space for residents which is of great benefit. Although greater in their height and massing, design elements such as stepping down to single storey garages and ensuring some distance between the blocks and neighbouring houses means that the difference in scale has less impact. The UDO however identified an

unacceptable contrast in heights between a row of two-storey dwellings (plots 79-80 and 98-100) and the three-storey flat block (plots 101-111) to the south.

The amended scheme has redesigned the plot 98-100 terrace nearest the flat building to now be 2.5 storey with pitched roof front dormers facing the street, which is now considered by officers to form an appropriate transition to the three-storey flat building. The dwellings to the west of the site have now been reduced in height to be fully two-storey, to comply with the Neighbourhood Plan Policy 29 allocation. As such, the amended scale of the proposal is now considered acceptable.

Appearance

The UDO commented that as there are limited opportunities to positively respond to the character of the immediate area, the detailed design of buildings references architectural elements that are found within the more historic areas of Sturminster Newton. These include some gabled and hipped roofs, dormer and bay windows and simple mono pitch porches.

However, the UDO commented that in some instances, all these features are used within a street, whereas a more considered pattern to their distribution would add to the character and sense of place and be more reflective of the vernacular. In addition to this, using repeating porch designs or incorporating fanlight windows as identifiable motifs within particular areas would add to the quality of the scheme and reflect local architectural precedents.

Along the northern edge of the main east/west street (street elevation B-B) and the eastern side of the central route (street elevation E-E), the UDO also considered that the extent of variety in house types and corresponding roof form gives a reduced sense of rhythm and balance. A more subtle and considered pattern with the incorporation of unifying features such as porch design or shape of doorway would create more of a coherent identity.

The applicant has sought to address the above concerns by amending the elevations to increase uniformity of B-B and E-E along the main spine roads, principally through the alignment of porch canopies, doors, header and sill style. The subtle variation in porch designs throughout the scheme is to distinguish and reinforce the character areas, although there is insufficient floor to ceiling height to add fanlight windows.

The UDO also commented that where two house types join, careful consideration has been given to ensure that roof types and detail fit well together. However, an exception to this is where unit 51 joins units 52 and 53 within the central area. As the rest of the street has a uniformity of unit types and materials, unit 51 sits incongruously within the and would create greater cohesion if it was replaced with the same house type as units 52 and 53. Officers also consider that this concern has been addressed by the amendments, as the above terrace has been split into a pair of semi-detached dwellings and a detached dwelling.

In terms of external materials, the UDO commented that a limited palette of materials gives some rhythm and cohesion, with tile hanging and the use of grey boarding adding interest to key parts of the street scene. This approach works particularly well along the site's eastern boundary, where the pattern of house types and materials

form a strong, identifiable edge to the development (street elevation C-C). The UDO also commented that use of a local stone or render would be more appropriate to the character of the area than buff brick and where tiled roofs are proposed, they should be a multi stock rather than a plain colour. Officers consider that appropriate material samples can be submitted and approved in writing as a planning condition.

In light of all the above, it is considered that the overall proposed layout, scale and appearance as amended would be acceptable. The proposal would comply with policy 24 of the Local Plan, and the NPPF.

Landscaping

SNNP policy 4 identifies local green spaces including the wooded area to the east and open space to the south east. It also highlights the importance of linking areas of open space and wildlife with green corridors including to Butts Pond local nature reserve and Green Lane and the countryside beyond. One of the criteria within SNNP policy 29 requires: *'an area of green public open space to be provided that extends the North Fields Open Space to the wider countryside. Other smaller areas of amenity green space should also be provided. Where opportunities arise, the hedgerows and tree coverage in this area should be extended'*.

The Council's **Senior Landscape Architect (LA)** initial comments state that the ground levels rise to the northwest, northeast and south of the site, together with the woodland on its eastern boundary and the woodland strip within the site on its northern boundary. This means that views from the public rights of way on the higher ground to the north are framed, filtered or screened. However, the LA raised objection because of the location of the proposed Locally Equipped Area of Play (LEAP), along with tree related issues.

Revised landscape proposals have been submitted to address these concerns raised. The amended layout takes on board the LA's suggestion to extend the proposed footpath along the eastern edge of the site towards the southern boundary, linking to the proposed footway at the entrance to provide convenient access to the public open space to the south of the site. As also suggested, larger tree species are provided within the woodland buffer. The reconfigured layout also provides additional planting around some of the internal parking courts (for example, by Plots 54-64).

The eastern edge of the site has also been supplemented, in terms of both quantum and size of trees. For the avoidance of doubt, the 5m buffer along the western edge does correspond to that shown in the outline approved Landscape and Biodiversity Parameter Plan.

The LA understands the rationale for the revised location of the LEAP, but continues to consider that it should be moved to the south, as it would result in the removal of trees which were intended to provide screening for the scheme under the proposals as envisioned at outline. The applicant has now also provided an amended layout for the LEAP that allows for retention of four of the established trees amongst the play equipment, providing a more naturalised mature setting to soften the visual impact of the proposed tree removals.

Whilst a LEAP was secured under the s106 legal agreement, it did not feature on any of the illustrative or approved plans under the original outline planning permission. Various potential locations were subsequently explored during a pre-application meeting for the reserved matters details, as by that stage it was apparent that the requested LEAP location at the southeast corner of the site would conflict with the preferred SuDS solution (being at the lowest part of the site). It is considered that the current proposed LEAP at the northeast would deliver a naturalised play area, linked to the woodland walk and benefiting from passive surveillance from the nearest dwellings.

The LA supports the inclusion of tree species with a greater height and spread at maturity and the increase in quantum of trees, but remains unconvinced that the north-south orientated streets could be described as tree-lined, and therefore does not consider they meet the requirement of NPPF Para 131 that “*planning policies and decisions should ensure that new streets are tree-lined*”. However, the amended layout has bolstered tree planting along the internal roads, in a manner considered as consistent and appropriate with their hierarchy and function.

The UDO also commented in respect of front boundary treatments – that they need to be clearly defined and linked to street types/character areas to reinforce local distinctiveness and give streets a sense of enclosure. Use of hedges will also add ecological and landscape value. The amendments provide further sections of hedgerow to provide positive enclosure and to add ecological and landscape value.

The proposed hard boundary treatments comprise 1.8m high closeboard fencing for the private garden boundaries, although some of the corner/junction boundaries along the estate roads would comprise 1.8m high brick walls. Along the edge of the development, many of the private residential curtilages will be delineated by lower 0.9m picket fences and railing, which is considered appropriate for the countryside edge setting. The precise specification of the proposed road and footpath surfacing materials can be secured by means of planning condition.

Tree impacts

While the proposed trees would appear to have sufficient space to allow for their mature canopy spread, officers were not convinced there would be sufficient un-compacted soil volumes where trees are to be planted in restricted planting beds surrounded by hard surfaces. Officers therefore suggested that proprietary engineered tree pit systems such as GreenBlue Urban ArborSystem (or similar and approved) are specified in these locations. The landscape plans have now been further amended to include GreenBlue Urban root barriers.

Officers also raised concerns that the proposed tree planting would not appear to have been coordinated with street lighting and underground services, and would recommend that such coordination is evidenced prior to the discharge of landscape as a reserved matter. An amended drainage layout has been provided, to include adjustments to proposed tree planting to demonstrate that there is no conflict.

Additionally, an Arboricultural Impact Assessment and Method Statement has been submitted, which includes a Tree Protection Plan. This provides comprehensive details of construction works in relation to trees that have the potential to be affected

by the development, and also includes details of qualified arboricultural supervision where necessary. Officers consider that the submitted Assessment, Method Statement and Tree Protection Plan are robust and acceptable.

The loss of trees to facilitate the proposed development, including 17 trees to facilitate the proposed LEAP, would be more than offset by the proposed new tree planting throughout the wider site - which includes a number of street trees. Additionally, all these trees proposed for removal are in the two lower categories (C: low quality; and U: Unsuitable for retention) and as such, it is considered that they are not of an amenity quality to justify retention.

Some tree removal is also necessary to create four new footpaths that will exit the site, as required by Condition 9 of the Outline permission. The proposed grading works to facilitate access to the paths are deemed to not be to the detriment of the adjacent trees, as no excavation will take place and the paths will be constructed using sub soil below topsoil. This will allow for rainwater to soak through to the soil below and is unlikely to hinder the rooting environment.

While excavation work will be required to instal the play equipment within the proposed LEAP, this equipment will be sited outside the Root Protection Areas (RPAs) of retained trees. Rubber matting that is required around the play equipment will extend within RPAs, however as this can be installed by removing the top layer of vegetation only, this work will not be to the detriment of retained trees.

A surface water pipe will need to pass through the RPA's of four trees to reach the existing watercourse. Where this pipe will pass through RPAs, sensitive installation will be required. Excavation work in this area will be carried out using an 'air-spade'. This tool utilises compressed air to remove soil from around tree roots causing minimal damage.

Conclusion

The LVIA submitted under the outline application recommended the following mitigation measures;

- retention of the existing trees and hedgerows;
- public parkland to wrap around the proposed housing, providing a soft, gradual transition to the countryside, linking the existing North Fields Open Space to the wider countryside;
- provision of a mix of native and ornamental tree planting, shrubs and hedges throughout the site to integrate new housing and parking courts in their surrounds;
- building heights limited on higher areas of the site to the west; and
- long-term management and maintenance of retained trees and vegetation

Condition 15 of the outline permission requires the reserved matters submission to comply with the above LVIA mitigation measures. It is considered that the submitted reserved matters together with Condition 16 (Landscape and Ecology Management Plan) of the outline permission will secure these mitigation measures.

In light of all the above, officers consider that the proposed landscaping scheme is acceptable. Further planning conditions are proposed to secure its appropriate implementation and management.

Affordable Housing

A policy-compliant 25% provision (29 units) is proposed – 20 units for Affordable Rent (AR) and 9 for Shared Ownership (SO). These will be provided and maintained by a Registered Provider, and this tenure mix is in accordance with the s106 legal agreement signed at outline stage. The affordable units comprise 11x 1-bed AR flats, 8x 2-bed AR flats, 2x 2-bed SO dwellings and 8x 3-bed dwellings (1x AR and 7x SO).

The **Council's Housing Enabling Team (HET)** commented that it is important to ensure that the affordable properties are not disadvantaged by position or size. They should be proportionate to the scale and mix of market housing, be well-integrated and designed to the same high quality, resulting in a balanced community that is 'tenure neutral', where no tenure is disadvantaged. The Council's Urban Design Officer's view is that the affordable units are well integrated and tenure neutral in their design, parking layout and landscaping. The HET also advised that Dorset Home Choice figures indicate that the greatest demand is for family homes, which this scheme will assist in meeting.

The HET also commented that in order to be a more integrated scheme, it would be preferable if the affordable homes could, not only be further spread across the development, but provide the two-bedroom properties as houses with outside space in order to be appropriate family homes. The amended layout now provides affordable housing in five locations and the case officer considers that the affordable units are sufficiently dispersed throughout the scheme to achieve integration. The HET request for provision of two-bedroom dwellings is noted. However, the proposed affordable flats would be sited beside communal and public open space (Local Area for Play facility) provided as part of the overall scheme.

Officers therefore consider that the proposed affordable housing provision within the site is policy compliant in terms of design and integration. The proposed layout of the Affordable Housing has been secured as part of the s106 agreement, which was secured through the outline consent.

Highway safety

The Design and Access Statement advises that residential parking provision is to follow the Dorset Residential Car Parking Study (DRCPS) parking standards. The guidance is reflected in Policy 23 of the Local Plan, Parking Standards. The proposal would comply with this policy.

The initial comments of **Dorset Council Highway Authority (HA)** stated that a speed reducing plateau is needed at the first internal estate junction, to ensure that vehicle speeds within the layout remain at 20mph or lower. Similarly, speed control features were also requested on the estate road that runs to the west of this junction, and on the northern estate road. The HA also identified discrepancies in terms of alignment of footways at junctions and at one of the cul-de-sac turning heads.

The applicant has provided an amended layout in response to the HA comments, which includes speed control features and amendments requested. The

applicant now also confirms that the proposed internal spine road that will serve the northern and western sections of the development is to be offered for public adoption under s38 of the Highways Act. The remainder of the estate road layout is to remain private and its maintenance will remain the responsibility of the developer, residents or housing company. The above can be secured by planning condition.

According to Dorset Council's parking calculator, the optimum level of car parking provision for provides 243 car parking spaces and 23 visitor spaces. The proposed reserved matters layout would provide 252 allocated parking spaces and 26 visitor spaces. The HA comments that the proposed on-site parking, for both cycles and cars, is considered to be appropriate for this location. Refuse collection has been fully considered, although it will be necessary for the applicant to liaise with Dorset Waste regarding the collection from non-adopted highways.

In light of all the above, the HA raise no objection. Condition 7 of the Outline approval requires submission of a Construction Traffic Management Plan to be agreed upon prior to commencement of the development, and Condition 8 requires a Travel Plan to be submitted prior to occupation.

Residential amenity

Impact on neighbours

A number of proposed dwellings would face the existing dwellings of North Fields, adjoining the site to the south. These neighbours comprise a mixture of two and three storey dwellings and flats. The building separation distance to No. 46 North Fields is approx. 11m. However, this neighbour is a flat over garage unit, with first floor rooflights and no ground floor openings facing the proposal site. Further east, the separation distances between buildings would be approx. 20m, apart from the following two exceptions.

The nearest separation to the larger end-terrace dwelling of No. 26 North Fields is approx. 18m. Although this neighbour benefits from tall shrubbery along its rear garden boundary, it is not evergreen. However, the nearest proposed dwellings would be sited at an angle to the side of this neighbour's rear elevation, which would also assist in mitigating amenity impacts. The two-storey separation distance from the proposed Plot 3 to the nearest elevation of No. 2 North Fields would be approx. 16m. However, this neighbouring elevation contains no first-floor windows and is tilted at an angle away from the nearest proposed rear elevation. The distance to the single storey window on the far side of this neighbouring elevation would be approx. 18m, but is considered to be of a sufficient angle to avoid adverse overlooking. The separation distance to the next nearest proposed rear elevation (Plot 4) would be approx. 21m.

Some of the proposed dwellings would face the dwellings of Chivrick Close to the southeast. However, the separation distances and existing intervening landscaping within this neighbouring estate are considered to be sufficient to avoid adverse harm to amenity.

The above proposed built form relationships are considered sufficient to avoid adverse overlooking. The proposed juxtaposition between buildings and garden

areas is also considered sufficient to avoid adverse overshadowing or overbearing effects. It is therefore considered that the proposal would comply with Policy 25 of the LPP1.

The Council's Environmental Health Officer (EHO) has advised that construction hours be limited to 0700hrs – 1900hrs Mondays – Fridays and 0800hrs – 1300hrs on Saturdays, with no activity on Sundays or Bank Holidays. This can be secured by planning condition.

Impact on future occupiers

The floor plans of many of the proposed 3-bed dwellings indicate five occupiers. Most of these dwellings would meet the minimum space standards if occupied by four persons. Additionally, most of the other proposed dwellings throughout the scheme would exceed the minimum space standards. As such, overall, it is considered that future occupiers would be afforded with sufficient internal living and storage space. Officers also consider that the built form relationships within the scheme would afford future occupiers with sufficient light, outlook and privacy.

Flood risk

The Council's Flood Risk Management Team (FRMT) raised objection, commenting that the current proposed layout conflicts with the drainage layout submitted at outline stage.

This revised layout must be reviewed by a suitably qualified Drainage Engineer who can confirm that sufficient space has been left on site to accommodate the attenuation requirements previously promised.

The applicant has provided a Drainage Technical Note in response, which advises that varying soakage rates have been determined across the site, however the performance of a soakaway drainage system over the whole the site is considered to be marginal to poor. Therefore, it is proposed to drain the surface water from the development to the existing watercourse along the eastern boundary at greenfield runoff rates.

The development's roof areas and hard standings will be drained by point collection method, i.e. road gullies and rainwater pipes or via areas of porous paving, to be collected in traditional gravity pipe network. Runoff from the pipe network is to be directed to two attenuation basins located on the eastern side of the site, providing sufficient storage for the attenuated flows. The attenuation basins will treat the first flush of the drained area and store the runoff. A Hydro-Brake manhole will limit the discharge from the basins to the existing watercourse at the greenfield runoff rate.

It is proposed to drain the foul water effluent from the proposed development into the existing foul water sewer in the existing road named North Fields. The foul water drainage within the development will be a traditional gravity system discharging into the existing foul sewer.

The FRMT has not outlined a specific conflict, other than to say that the current layout differs from the outline layout. However, the outline drainage does not form the outline approved plans, and is therefore not fixed. The full and precise drainage details will in fact remain subject to the outline pre-commencement Condition 11, which requires submission of details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the Council. Condition 11 also states that these details should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The applicant has advised that the SuDS shown along the southern edge of the woodland on the original illustrative masterplans were not effective, as the slope of semi-dry / wet attenuation areas would have meant they had negligible capacity. Hence the current provision along the eastern end of the site, which also has the advantage of being situated at the lowest part of the site and therefore lending itself to a gravity fed system. Designing out the need for pumping stations also helps to reduce energy consumption.

In light of all the above, it is considered that the Reserved Matters scheme provides sufficient space on site to accommodate the attenuation requirements, and in any event, the full details of the drainage specification are controlled by planning conditions.

Ecology

Dorset Wildlife Trust (DWT) has commented that they are supportive of the proposals for enhancement of the plantation woodland habitat at the northern boundary of the site, and the creation of SUDS features at the eastern boundary of the site - both of which will contribute to the enhancement of the ecological network. However, it was identified that the submitted Landscape and Ecology Management Plan (LEMP) did not include all measures secured within the outline approved Biodiversity Mitigation and Enhancement Plan (BMEP).

The applicant has submitted a revised LEMP accordingly, which now states that the native hedgerows will need to be managed to benefit bat species, namely Greater Horseshoe Bats - to include maintaining a thick and bushy structure, including overhanging branches, to provide perching opportunities. To enable this bushy growth, and to accord with the approved BMEP, the hedgerows will be cut infrequently, every 2-3 years instead of annually.

Management and enhancement of the existing establishing broad-leaved plantation has also been amended in the LEMP, to now include woodland management. The woodland within the site will be managed through sensitive thinning, to ensure that the ground flora will still receive enough light. The thinning should not be undertaken frequently to allow the trees to develop - it should be on rotation with different areas being thinned at different times. This will benefit both the woodland and surrounding species through changing the habitats present. A formal assessment of tree

health/development will be undertaken annually. If trees are not thriving or in poor condition, then growing conditions will be amended. If the specimen does not recover, it will be replaced in the next available planting season. Management will also provide for log piles, which will benefit invertebrates.

The revised LEMP also now advises that where possible, all native species should be locally sourced. It also states that enhancement measures will include 50% of all new residential houses to have built-in provisions for bats and 50% of all new residential houses to have built-in bird boxes. The bat boxes are required to be on all the new houses on the edge of the development which back onto the countryside. A minimum of two bee bricks per dwelling will also be installed. For clarity, compliance with this revised LEMP will be secured by planning condition.

Other matters

The Council's Environmental Health Officer (EHO) has recommended a planning condition to ensure that 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 shall then be submitted to and approved by the Local Planning Authority. Officers consider that it would also be necessary and reasonable to ensure that prior to first occupation or use of the development hereby approved, a verification report to confirm that the site is fit for purpose, including any agreed remediation, shall be submitted to and approved in writing by the LPA.

Details of external lighting is the subject of a bespoke condition set out in Condition 14 of the outline planning permission.

16.0 Conclusion

Outline planning permission for the construction of 114 dwellings, with details of access and the provision of 25% affordable housing, was granted with s106 legal agreement in April 2020. The site is also allocated for development under the Sturminster Newton Neighbourhood Plan. Additionally, the Council is still not providing a sufficient supply of housing in the North Dorset area. The site should therefore be brought forward for development without delay.

The principle of development is established subject to the details of reserved matters relating to layout, scale, appearance, and landscape – all of which make up this application.

The applicant has amended the details of the original submission to take account of concerns and comments raised in consultation. It is now considered that the revised plans accord with the outline approved parameters and meet the aims of the Development Plan, having due regard to the Sturminster Newton Neighbourhood Plan and the context of this site.

17.0 Recommendation

APPROVAL of Reserved Matters, subject to the following conditions:

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

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

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

- Flat block B elevations (Drawing No. FB-B.e Rev A)
 - Flat block B floor plans (Drawing No. FB-B.p Rev A)
 - Baker elevations – Plots 52-53 (Drawing No. HT.BAK.e Rev A)
 - Baker floor plans – Plots 52-53 (Drawing No. HT.BAK.p Rev A)
 - Ballister floor plans – Plots 4-5 (Drawing No. HT.BALL.p Rev A)
 - Bowyer floor plans – Plot 76 (Drawing No. HT.BOW.p1 Rev A)
 - Cooper elevations – Plots 112-113 (Drawing No. HT.COOP.e3 Rev A)
 - Quilter elevations – Plot 91 (Drawing No. HT.QUIL-2.e Rev A)
 - Quilter floor plans – Plots 41, 79 and 91 (Drawing No. HT.QUIL.p Rev A)
 - Scrivener elevations – Plots 88-89 and 92-93 (Drawing No. HT.SCRI-3.e Rev A)
 - Silversmith elevations – Plot 2 (Drawing No. HT.SILV-4.e Rev A)
 - Silversmith floor plans – Plots 2, 87, 90 and 94 (Drawing No. HT.SILV.p2 Rev A)
 - Slater floor plans – Plot 23 (Drawing No. HT.SL.p Rev A)
 - Tanner floor plans – Plots 46-47 (Drawing No. HT.TANN.p Rev A)
- all received on 10th August 2021
- Highway adoption and S278 works (Drawing No. 043.0027.009)
 - Single garage floor plans and elevations (Drawing Nos. GAR.01.pe1 Rev A and GAR.01.pe2 Rev A)
 - Double garage floor plans and elevations (Drawing Nos. GAR.02.pe1 Rev A; GAR.02.pe2 Rev B)
 - Car port floor plans and elevations (Drawing No. CP.01.pe Rev B)
 - Sales garage floor plans and elevations (Drawing Nos. GAR.03-1.pe Rev A; GAR.03-2.pe Rev A)
 - Cycle store floor plan and elevations (Drawing No. CS.01.pe Rev A)
 - Substation floor plans and elevations (Drawing No. SS.01.pe Rev A)
 - Flat block A elevations (Drawing No. FB-A.3 Rev B)
 - Flat block A floor plans (Drawing No. FB-A.p Rev B)
 - Ballister elevations – Plots 4-5 (Drawing No. HT.BALL.e Rev C)
 - Bowyer elevations – Plot 76 (Drawing No. HT.BOW-1.e Rev B)
 - Chandler elevations - Plots 9-10 (Drawing No. HT.CHAN-1.e Rev C)
 - Chandler floor plans - Plots 9-10 (Drawing No. HT.CHAN.p1 Rev A)
 - Chandler elevations – Plots 81-86 (Drawing No. HT.CHAN-2.e Rev ZC)
 - Chandler floor plans – Plots 81-86 (Drawing No. HT.CHAN.p2. Rev A)
 - Cooper elevations - Plots 11-12, 14-15, 20-22, 65-66 (Drawing No. HT.COOP-1.e Rev B)
 - Cooper floor plans - Plots 11-12, 14-15, 20-22, 65-66 (Drawing No. HT.COOP.p1 Rev B)
 - Cooper elevations – Plots 24-30 (Drawing No. HT.COOP-5.e Rev A)

- Cooper elevations – Plots 43-45 (Drawing No. HT.COOP.e2 Rev B)
 - Cooper elevations – Plots 96-97 (Drawing No. HT.COOP-4.e Rev A)
 - Cooper floor plans – Plots 112-113 (Drawing No. HT.COOP.p3 Rev A)
 - Cooper floor plans – Plots 24-30, 43-45 and 96-97 (Drawing No. HT.COOP.p2 Rev B)
 - Fletcher elevations – Plots 6-8 and 16-19 (Drawing No. HT.FLET-1.e Rev C)
 - Fletcher elevations – Plots 51-52 (Drawing No. HT.FLET-3.e Rev C)
 - Fuller floor plans – Plots 33, 42, 70 and 71 (Drawing No. HT.FULL.p Rev A)
 - Fuller elevations – Plot 42 (Drawing No. HT.FULL-1.e Rev B)
 - Fuller elevations – Plots 33, 70 and 71 (Drawing No. HT.FULL-2.e Rev B)
 - Lymner elevations – Plots 37 and 69 (Drawing No. HT.LYM-1.e Rev A)
 - Mason floor plans – Plots 3, 13, 34-36, 40, 53, 75 and 95 (Drawing No. HT.MAS.p Rev B)
 - Mason elevations – Plots 3 and 40 (Drawing No. HT.MAS-1.e Rev B)
 - Mason elevations – Plots 34-36 and 75 (Drawing No. HT.MAS-2.e Rev B)
 - Mason elevations – Plots 53 and 95 (Drawing No. HT.MAS-3.e Rev A)
 - Quilter elevations – Plots 41 and 79 (Drawing No. HT.QUIL – 1.e Rev B)
 - Scrivener elevations – Plot 1 (Drawing No. HT.SCRI-5.e Rev A)
 - Scrivener floor plans – Plot 1 (Drawing No. HT.SCRI.p2 Rev A)
 - Scrivener floor plans – Plots 38, 48, 73-74, 88-89 and 92-93 (Drawing No. HT.SCRI.p1 Rev B)
 - Scrivener elevations – Plot 38 (Drawing No. HT.SCRI-2.e Rev B)
 - Scrivener elevations – Plots 48, 73 and 74 (Drawing No. HT.SCRI-4.e Rev B)
 - Silversmith elevations – Plot 72 (Drawing No. HT.SILV-3.e Rev B)
 - Silversmith floor plans – Plot 72 (Drawing No. HT.SILV.p1 Rev B)
 - Tailor floor plans – Plots 31, 55-56, 67-68 and 77-78 (Drawing No. HT.TAIL.p Rev B)
 - Tailor elevations – Plot 31 (Drawing No. HT.TAIL-2.e Rev ZC)
 - Tailor elevations – Plots 55-56, 67-68 and 77-78 (Drawing No. HT.TAIL-1.e Rev C)
 - Tanner elevations – Plots 46-47 (Drawing No. HT.TANN.e Rev B)
 - Thespian floor plans – Plots 32, 39, 54 and 80 (Drawing No. HT.THES.p Rev C)
 - Thespian elevations – Plot 32 (Drawing No. HT.THES-2.e Rev B)
 - Thespian elevations – Plots 39 and 54 (Drawing No. HT.THES-1.e Rev B)
 - Thespian elevations – Plot 80 (Drawing No. HT.THES-3.e Rev B)
- all received on 04th January 2022

- Fletcher floor plans – Plots 6-8, 16-19, 49-52 and 98-100 (Drawing No. HT.Flet.p Rev C)
 - Lymner floor plans – Plots 37 and 69 (Drawing No. HT.LYM.p1 Rev B)
 - Lymner elevations – Plots 37 and 69 (Drawing No. HT.LYM-1.e Rev A)
 - Lymner floor plans – Plot 114 (Drawing No. HT.LYM.p2 Rev A)
 - Lymner elevations – Plot 114 (Drawing No. HT.LYM-2.e Rev A)
- all received on 05th January 2022

- Site layout (Drawing No. SL.01 Rev C)
- Parking strategy layout (Drawing No. PP.01 Rev E)
- Surface finishes layout (Drawing No. SFL.01 Rev D)
- Boundary and building materials layout (Drawing No. BDML.01 Rev D)
- Landscape proposals (whole site: Drawing No. BELL 23201)
- Landscape proposals (Drawing Nos. BELL23201 11 Sheets 1-5)
- LEAP play area proposals (Drawing No. BELL23201 21)

- Refuse strategy plan (Drawing No. RSL.01 Rev E)
 - Affordable Housing layout (Drawing No. AHL.01 Rev E)
 - Street elevations (Drawing No. SE.01 Rev D)
 - House type Slater elevations (Drawing No. HT.Sl.e Rev C)
- all received on 03rd February 2022.

- Open space plan (Drawing No. OSP.01 Rev B) – received on 18th March 2022

- LAP play area proposals (Drawing No. BELL23201 22 DR) – received on 23rd March 2022

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

3. No development shall proceed beyond damp proof course level until details and samples of all external facing materials (including, walls, roofs and fenestration detail) have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved boundary and building materials layout plan (Drawing No. BDML.01 Rev D).

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

4. No development shall commence on site until precise specification details of the surfacing materials to be used on the highway and footways (including the private parking courts) are submitted to and approved in writing by the Local Planning Authority for approval in writing. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved surface finishes layout plan (Drawing No. SFL.01 Rev D).

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

5. The development hereby approved shall be undertaken in accordance with the Arboricultural Assessment and Method Statement (BELL23201aia-amsA dated 4th January 2022 and as amended on 2nd February 2022). All trees and hedges shown to be retained in the Tree Protection Plan (BELL23201-03 dated 4th January 2022 and as amended on 2nd February 2022) shall be fully safeguarded during the course of site works and building operations.

Any trees or hedges removed without the written consent of the Local Planning Authority, or are dying or being severely damaged or becoming seriously diseased up to 10 years after first occupation of the last dwelling, shall be replaced with trees or hedging of such size, species in a timescale and in positions as have first been approved in writing by the Local Planning Authority.

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

6. The development hereby approved shall not be first occupied until a scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has first been submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully installed prior to first occupation or use of the development and retained thereafter.

Reason: To promote the use of more sustainable transport modes

7. Prior to first occupation of the development hereby approved, the following works must have been constructed to the specification of the Planning Authority:
The proposed traffic management measures to reduce vehicle speeds and facilitate safe pedestrian movement as shown on Drawing No. 043.0027.009 (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

8. The development hereby approved shall be carried out in accordance with the amended Landscape and Ecological Management Plan (BELL23201_LEMP Rev C dated 21st October 2021), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the management, maintenance, and long-term landscape and ecological objectives are met.

9. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). If any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation or use of the development hereby approved, a verification report to confirm that the site is fit for purpose, including any agreed remediation, shall be submitted to and approved in writing by the Local Planning Authority..

Reason: To ensure risks from contamination are minimised.