



Western and Southern Area Planning Committee

Date: Thursday, 18 May 2023
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Sarah Williams, Kate Wheller and John Worth

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

For more information about this agenda please contact Democratic Services
Meeting Contact joshua.kennedy@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.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registerable or non-registerable interest 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 - 12

To confirm the minutes of the meeting held on 20 April 2023.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

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

[GuidanceforspeakingatPlanningCommittee.doc.pdf](#)
(dorsetcouncil.gov.uk).

The deadline for notifying a request to speak is 8.30am on Tuesday 16 May 2023.

5. PLANNING APPLICATIONS

To consider the applications listed below for planning permission

- | | | |
|-----------|---|--------------|
| a) | Application No P/RES/2021/04848 - Land at Foundry Lea, Vearse Farm, Bridport
Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986).

An appendix – Committee Report from August 2022 has been attached to this item for information only. | 13 - 132 |
| b) | Application No P/OUT/2021/03226 481 Chickerell Road, Chickerell, Dorset, DT3 4DQ

Outline application for the erection of 6 no. 3 bedroom units (all matters reserved except access). | 133 -
150 |
| c) | Application No P/HOU/2023/00174 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ
Erect a first floor extension to include balcony, front porch and associated landscaping works. | 151 -
162 |
| d) | Application No P/FUL/2022/07866 - Upton Manor Farmhouse, Uploders Road, Uploders, Dorset, DT6 4PQ
Retain stone boundary wall. | 163 -
170 |
| e) | Application No P/LBC/2022/07865 - Upton Manor Farmhouse, | 171 - |

	Uploders Road, Uploders, Dorset, DT6 4PQ Retain stone boundary wall.	178
f)	Application No P/FUL/2023/01474 - Dorset Fire and Rescue Service, Clay Lane, Beaminster, DT8 3BU Erect side extension to existing fire station and creation of 2no. off street parking spaces.	179 - 190

6. 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.

7. 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.

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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 20 APRIL 2023

Present: Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Kate Wheller and John Worth

Apologies: Cllr Sarah Williams

Also present: Cllr David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Lara Altree (Senior Lawyer - Regulatory), Charlotte Loveridge (Planning Officer), Katrina Trevett (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer) and Joshua Kennedy (Apprentice Democratic Services Officer)

80. Apologies

An apology for absence was received from Cllr Williams.

81. Declarations of Interest

Cllr Bolwell and Cllr Clayton noted that in relation to application no P/FUL/2022/06301 they sat on the Bridport Town Council Planning Committee, however, they did not take part in the debate or vote, so were not pre-determined on this application.

82. Minutes

The minutes of the meeting held on 23 March 2023 were confirmed and signed.

83. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below.

84. Planning Applications

Members considered written reports submitted on planning applications as set out below.

85. Application No P/FUL/2022/02899 - Wintergreen Barn, Higher Meerhay Farm Access Road, Meerhay, Dorset, DT8 3SB

This application was deferred for technical reasons and was not determined at this committee meeting.

86. Application No P/FUL/2022/06301 - 35 George Street, West Bay, Bridport, DT6 4EY

The Planning Officer presented the report to retain the change of use from shop (Use Class E) to shop/off-licence/bar. This was a retrospective application that had come to the committee for determination because the site was on Dorset Council owned land.

Members were shown the location of the site within Bridport, as well as photographs of the outside of the building and the indoor bar and seating area.

The Planning Officer explained the planning history of the site and summarised the main planning issues. The application wasn't considered to have a negative impact on the Area of Outstanding Natural Beauty or the heritage area and the impact on amenity, character and appearance was considered to be acceptable. The application would also bring benefits for the local economy.

Proposed by Cllr Pipe and seconded by Cllr O'Leary.

Decision: That the application be granted permission subject to conditions set out in the appendix to these minutes.

Application No P/FUL/2022/05320 - 4 Waterloo Place, Weymouth, DT4 7NX

- a) The Development Management Team Leader presented the report for both applications no P/FUL/2022/05320 and P/LBC/2022/05321, to erect a single storey rear extension and for listed building consent, due to the grade II* status of the application site. The application had come to the committee for determination because the site was on Dorset Council owned land.

Members were shown the site location within Weymouth, photographs of the front and rear elevations of the building, as well as the location of other nearby listed buildings in the area. The site was located within the Weymouth Town Centre Conservation Area near to a neighbouring property, which had a similar rear extension built, which showed the limited scale of the proposed works. Members were also shown the current and proposed floor plan and elevations of the building.

There was not considered to be any harm to the Weymouth Conservation Area or to neighbours' amenity.

In response to questions from members the Development Management Team Leader clarified that a partition would be installed inside the

building to provide privacy for the extended bedroom from the adjacent room and that there had been no objections from the local conservation team to this application.

Proposed by Cllr O'Leary and seconded by Cllr Cocking.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

87. **Application No P/LBC/2022/05321 - 4 Waterloo Place, Weymouth, DT4 7NX**

Proposed by Cllr O'Leary and seconded by Cllr Cocking.

Decision: That the application was granted subject to the conditions set out in the appendix to these minutes.

88. **Urgent items**

There were no urgent items.

89. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 10.36 am

Chairman

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Western & Southern Area Planning Committee 20 April 2023 Decision List

Application Reference: P/FUL/2022/06301

Application Site: 35 George Street, West Bay, Bridport, DT6 4EY

Proposal: Retain change of use from shop to shop/off-licence/bar.

Recommendation: GRANT subject to conditions.

Decision: GRANTED subject to the following conditions.

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

Location Plan (Received 17/10/2022)

Floor Plan (Received 11/10/2022)

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

2. The premises shall not be used as a bar other than between the hours of 12:00 to 23:00.

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

3. No live music shall be played at the premises. Any amplified music played at the premises shall not be audible at any external façade of any nearby residential dwellings.

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

4. Within one month from the date of this notice, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Flood Evacuation Plan shall be adhered to.

Reason: In order to safeguard the building and its users from unnecessary flood risk

Informatives:

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

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

Advertisements & Signage

The applicant is advised that any proposed signage will need to be the subject of a Listed Building Consent application.

Internal & External Alterations

The applicant is advised that any proposed alterations to the interior or exterior fabric of the grade II listed building will need to be subject of a Listed Building Consent application.

Application Reference: P/FUL/2022/05320

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension

Recommendation: Grant subject to conditions.

Decision: GRANTED subject to the following conditions.

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

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

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

Location, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

3. The external door hereby approved shall not be installed until detailed drawings and specifications showing the design and construction of the new external door (at a scale no less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

4. The rooflight to the extension hereby approved shall not be installed until details of the material, design, colour and height of the rooflight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

5. Prior to the installation of the roof to the extension hereby approved the construction details of the roof and its finish, material, colour and sectional details of any connection with the existing building (this is to three sides) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the architectural and historical qualities of the building.

6. All new and replacement rainwater goods shall be cast metal and painted black to match the existing.

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

Informative:

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

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

Application Reference: P/LBC/2022/05321

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension and internal alterations.

Recommendation: GRANT subject to conditions.

Decision: GRANTED subject to the following conditions.

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

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

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

Location, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

3. The external door hereby approved shall not be installed until detailed drawings and specifications showing the design and construction of the new external door (at a scale no less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

4. The rooflight to the extension hereby approved shall not be installed until details of the material, design, colour and height of the rooflight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

5. Prior to the installation of the roof to the extension hereby approved the construction details of the roof and its finish, material, colour and sectional details of any connection with the existing building (this is to three sides) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the architectural and historical qualities of the building.

6. All new and replacement rainwater goods shall be cast metal and painted black to match the existing.

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

Application Number:	P/RES/2021/04848
Webpage:	<p>The planning application documents for P/RES/2021/04848 are available here: Planning application: P/RES/2021/04848 - dorsetforyou.com (dorsetcouncil.gov.uk)</p> <p>The Design Code can be viewed via the following links: BackgroundCommitteePaperBridportDesignCodePart1.pdf (dorsetcouncil.gov.uk) BackgroundCommitteePaperBridportDesignCodePart2.pdf (dorsetcouncil.gov.uk)</p>
Site address:	Land at Foundry Lea Vearse Farm Bridport
Proposal:	Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986)
Applicant name:	Barratt David Wilson Homes
Case Officer:	James Lytton-Trevers
Ward Member(s):	Cllr. Bolwell; Cllr. Clayton; Cllr. Williams

1.0 Reason for committee determination

This application is on this Planning Committee agenda as the application has been the subject of a committee resolution on 4 August 2022, but the decision has not yet been issued and amendments are now being sought to that resolution for the size and position of three attenuation basins **only**.

- Pond 2 – is to be reduced in size. The capacity lost as a result of its reduction in size will be compensated for through the provision of additional cellular storage, which is a design approach already adopted in this area of the application site.
- Pond 6 - is to be relocated to the north.
- Pond 7B –is to be reshaped into a more linear attenuation pond.

2.0 Summary of recommendation:

That delegated authority be granted to the Head of Planning and the Service Manager for Development Management and Enforcement for the approval of reserved matters, subject

to the discharge of any outstanding conditions on the outline planning permission (WD/D/17/000986) which are required to be discharged prior to the approval of the reserved matters (conditions 2 for the phasing, 6 for a Design Code, 7 for the LEMP, 38 for the road crossings over the river and 39 for floor levels of the dwellings) and subject to conditions as set out in this report, with the relevant plan number and revision number to be entered in conditions no. 2, 3 and 4.

This is the same recommendation made to the planning committee on 4 August 2022 when the planning committee resolved to delegate authority to the Head of Planning in accordance with the officer's recommendation.

Amendment to previously recommended condition

It is proposed that the plans listed in condition 1 as set out in the recommendation be amended to include the amended attenuation basins.

A copy of the officer's committee report from 4 August 2022 is appended for information.

3.0 Reason for the recommendation:

- The layout of the drainage would meet the requirements necessary for the scheme to function and integrate with Bridport and would satisfactorily address surface water drainage requirements.
- The proposal would comply with the West Dorset, Weymouth & Portland Local Plan, the Bridport Area Neighbourhood Plan and the National Planning Policy Framework (NPPF).
- Paragraph 11 of the NPPF sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issue

Issue	Conclusion
Layout of foul and surface water drainage	The layout of the drainage strategy details submitted for the site are acceptable and would comply with LP policy ENV5 and BANP policy D5 and the requirements of the NPPF.

5.0 Description of Site

5.1 The application site comprises a number of open fields to the west of Bridport town centre and the Bridport Area Conservation Area. It is within the Dorset Area of Outstanding Natural Beauty and allocated within the Local Plan for mixed development. The farmland forms part of Vearse Farm, which includes a grade II listed farmhouse and boundary walls. There are a number of buildings within the farmstead. The application site measures

approximately 43.3 hectares. The land is mainly agricultural divided into fields by hedgerows and some trees.

5.2 The site is south of West Road which currently provides the only access into the site down a straight farm track which leads southwards towards the farm buildings. A number of public rights of way cross the site.

5.3 The site adjoins the A35 to the west and the B3162 West Road to the north.

5.4 The land is within flood risk zone 1 excepting for the land near to the River Simene which flows through the northern part of the site.

5.5 The land rises from north to south where the topography is varied. The highest point of the site is c.36AOD (to the south) and the lowest point is c.7AOD in the north-eastern edge of the site. The gradients in the eastern, south-eastern and western areas of the site are gentle and in the central and southern areas of the site steeper.

5.6 There are no designated nature reserves within the site.

6.0 Description of Development

6.1 This reserved matters application only covers the residential element of the scheme together with associated open spaces. The northern parcel of development that includes a local centre, employment uses, and a care home do not form part of this application.

6.2 Following concerns raised by the Officer and consultees, the proposals have been revised and a second round of consultation undertaken. The revisions were chiefly to the layout, house types, materials and landscaping. As a result of the re-consultation nearly all objections have been withdrawn.

6.3 The proposals, as revised, would comprise of the following:

Housing

760 dwellings built in 31 different house types would contain 94% housing and 6% flats:

1 Bed	28	4%
2 Bed	194	26%
3 Bed	318	42%
4 Bed	212	28%

5 Bed

8

1%

Affordable housing

Built in 15 different house types would contain:

40% affordable housing (302 dwellings). This includes an increase of 36 dwellings above the 35% which is required by the S106 agreement in order to be policy compliant.

70% rented units (186 dwellings) and 30% shared ownership (80 dwellings). 5% of the rented units as Category 2: Accessible and Adaptable Dwellings.

The additional 36 affordable units would be provided by a Homes England grant fund.

Self-build

Three areas (0.4ha) of self build units where mains services and access would be provided.

Landscaping

Specific Character Areas comprising:

A Country Park along the River Simene corridor;

Woodland walks along the site's western and southern boundaries;

Green links and squares;

A circular leisure route; and

A primary green movement link, which is referred to as the Cycle Street.

Play areas

These would include:

Two Locally Equipped Areas of Play (LEAPs) located on the eastern arm of the Loop Road and within the 'green square' and in the south east of the site;

A Multi-Use Games Area (MUGA) north east of the playing pitch;

A Neighbourhood Equipped Area of Play (NEAP) south of the MUGA; and,

A Woodland Play Trail in the west of the site.

Allotments and orchard

0.5ha allotments west of the loop road;

0.25ha orchard near to the river.

Playing field

Football pitches, changing rooms and car park Access

Internal roads to land adjacent to Pine View, the school site (6.75m carriageway, plus 2m footways and 3m cycleway) and mixed use land (7.3m carriageway).

East-to-west cycle/pedestrian routes (5m segregated);

Two North-to-south cycle/pedestrian routes (3m);

Circular pedestrian route;

Three public electric vehicle charging points;

Bus stop;

Land for a community bicycle pool;

Bicycle shelter;

Bicycle maintenance hub and drinking fountain;

1577 allocated parking spaces mostly within plots or garages/car ports;

237 visitor spaces;

On Plot Parking	537
On Street Parking	550
Garage Parking (in curtilage)	221
Car Port (within curtilage)	18
Rear Parking Court	251
Visitor Shared	102
Visitor on Street	135

Electric vehicle charging points for all dwellings consistent with Part S of the Building Regulations.

Cycle parking for each home, either in rear gardens or garages.

Bin/recycling stores.

Foul and surface water

A number of drainage basins for surface water attenuation;

Mains sewer connection to Magdalen Lane and a sewage pumping station.

The basins would be protected from the predicted 1 in 100 year event, plus an allowance for climate change, a 40% allowance for climate change rather than the 30% allowance at the principal decision stage, a 10% allowance for urban creep which was not included at the principal decision stage and an allowance of 3.5 litres per second discharge from the school site.

Energy efficiency

The energy efficiency of the dwellings has now been updated since the original submission and the revised scheme to now comply with the 2021 Building Regulations. The three phases of dwellings being constructed originally proposed, which took into account 2013 Building Regulations, would now be divided between 2021 and 2025 Building Regulations:

Dwellings to comply with 2021 Building Regs would have 850 m2 roof mounted PV panels, passive design measures and gas fired combi-boilers. Electric vehicle charging within plot parking.

Dwellings to comply with anticipated 2025 Building Regs would have 1180 m2 roof mounted PV panels and air source heat pumps. This can be confirmed once future legislation for the Future Homes Standards are known.

Skills Academy

A building containing classrooms and workshop.

The above is all as considered by the planning committee in August 2022, the only amendment to the scheme since then has been in respect of the attenuation basins.

7.0 Relevant Planning History

WD/D/17/000986 Decision: GRANTED Decision Date: 02/05/2019

Outline application for the development of up to 760 dwellings, 60 unit care home (Use Class C2), 4 hectares of land for employment (Use Classes B1, B2, B8), mixed use local centre (Use Classes A1, A2, A3, A4, A5, B1, C3 and D1), primary school and associated playing fields (Use Class D1), areas of public open space and allotments, drainage works, the formation of new vehicular accesses to West Road and the formation of new pedestrian and cycle links.

The Outline permission was granted with all matters reserved except for means of access. The vehicular access to the site was to be fixed via two new junctions with West Road (B3162). The easternmost of these would be positioned opposite no. 3 West Mead and the westernmost would be positioned opposite the access to Symondsburry Estate Business Park. The reserved matters would be only for layout, scale, appearance and landscaping. The permission was subject to conditions and a Section 106 Agreement.

In summary the outline permission secured the following through conditions and a s106 Agreement:

Affordable housing provision

Provision of primary school

Junction improvement to Miles Cross (A35)

Traffic calming facilities on the B3162

Traffic calming associated with the new footway/cycle access to Magdalen Lane

Minor improvement at the mini-roundabout junction of the B3162 West Allington/North Allington junction

Upgrade and improvement of the existing Public Footpath linking Magdalen Lane to the Town Centre via the Dreadnought Trading Estate to a public Bridle path for the use of pedestrians and cyclists.

The creation of pedestrian/cycle links to Pine View and Coronation Road

Employment – minimum 4 ha of land allocated for employment uses.

Local infrastructure provision - including 22 ha made up of outdoor sports pitches, play facilities, allotments, and public open space; local centre; care home; drainage works; and strategic landscape planting.

Strategic landscape planting and hedgerow replacement

Upgrade of facilities at Bridport Medical Centre

The conditions, in brief, covered the following matters:

1. Five approved plans for the location, priority junction layout from the B3162, Parameters, Green Infrastructure and Scale & Density;
2. Approval of a Phasing plan;
3. The matters to be reserved being layout, scale, appearance and landscaping;
- 4 – 5. The reserved matters be made within 10 years of the outline and commencement within 2 years of approval of each reserved matter;
6. Approval of a Design code;
7. Approval of a Landscape Environment Management Plan;
8. Approval of a Highways layout based upon the principles in the approved “KEY PRINCIPLES: ACCESS AND MOVEMENT contained within the Vearse Farm Masterplan;
- 9-11. A scheme of tree protection, landscaping and planting;
12. Not exceeding 760 dwellings;
13. No less than 4 hectares of employment land for the provision of Use Classes B1, B2 and B8 industrial uses; a mixed use local centre of Use Classes A1, A2, A3, A4, A5, B1, C3 and D1; a serviced site of 2 ha to provide a new, one-form entry, primary school with associated grounds, playing fields and parking, with the site sized to accommodate a 2-form entry school (Use Class D1); and, a 60-bed residential care home (Use Class C2).
14. A care home;
- 15-16. Employment buildings and approved uses (B1, B2 and B8) to ensure that the B2 and B8 uses are buffered by other buildings;
17. Broadband provision;
18. Eastern Access provision;

19. Western Access provision before 300 dwellings occupied;
20. Construction Traffic Management Plan;
21. Highways Detail for layout, turning and parking areas;
22. Travel Plan;
23. Cycle Parking Facilities;
- 24-26. Miles Cross junction improvement;
Walking, Cycling and Horse Riding Assessment and Review (WCHAR) for the Miles Cross junction;
- 27-29. Land contamination;
30. Archaeology;
31. Magdalen Lane link;
32. Pine View link after 400 occupied;
33. Multi-Use Games Area (MUGA) after 400 dwellings occupied;
34. Neighbourhood Equipped Area for Play (NEAP) after 400 dwellings occupied;
35. Locally Equipped Area for Play (LEAP) after 200 dwellings occupied;
36. Second Locally Equipped Area for Play (LEAP) after 500 dwellings occupied;
37. Woodland Play Trail after 500 dwellings occupied;
38. Access roads crossing Flood Zones 3 & 2 (the floodplain) and the compensatory floodplain storage scheme in accordance with the Flood Risk Assessment (Brookbanks, Ref: 10006/FRA/01, Rev. 2, dated 28 March 2017) before reserved matters.
39. Finished floor levels;
40. No general storage of any materials including soil, no raising of ground levels, no Sustainable Drainage System features, or erection of buildings / structures within the floodplain (Flood Zones 3 and 2);
41. Surface water management scheme;
42. Strategic surface water management scheme;
43. Surface water sustainable drainage scheme;
44. Foul drainage disposal scheme;
45. Foul Water drainage strategy;
46. Each dwelling or building before it is occupied served by a properly consolidated and surfaced footway and carriageway;
47. Means of vehicular access to the residual part of the allocated site to the east (Land adjacent to Coronation Road/Pine View) and the site boundary;

The section 106 Agreement, in summary, makes obligations for:

- 35% of the dwellings to be affordable with 70% of those being affordable rented and 30% shared ownership.
- Self-build land
- Provision of allotments
- Provision of employment land, including affordable employment land.
- Marketing of local centre.

- Provision and delivery of a sports pitch scheme.
- Provision of 2 locally equipped areas of play, a neighbourhood equipped area of play and a multi-use games area.
- Provision of open space
- Submission and implementation of landscape environment management plan.
- Hedgerow payments
- Bridport leisure centre payment
- Healthcare provision payment
- Continuation link
- School site and its transfer to the Council.
- Education contribution payment.
- Miles Cross junction works.
- B3162 contribution.
- New footway/cycle access traffic calming works
- Mini roundabout minor improvement works
- Existing public footpath improvement contribution.
- Biodiversity compensation payment.
- Surface water drainage scheme.

The development was “EIA development” for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the latest EIA Regulations that came into force on 16th May 2017. The application was accompanied by an Environmental Statement (ES).

A Master Plan accompanied the application, but it was neither an approved plan nor referred to in the decision notice or Section 106 Agreement.

P/FUL/2021/01895 Decision: GRANTED Decision Date: 14/12/2021

Construction of a pedestrian/cycle link between Pine View and the Vearse Farm development (granted outline planning permission in May 2019 under planning reference WD/D/17/000986)

P/NMA/2021/05028 Decision: GRANTED Decision Date: 14/3/2022

Amendment to Outline Planning Permission reference WD/D/17/000986 to increase the footway on the western side of the western access to 3m.

Applications for the discharge of the following conditions of the outline permission WD/D/17/000986 are currently under consideration (these conditions are required to be discharged before approval of the reserved matters):

Condition 2 for approval of a phasing of the development;

Condition 6 for approval of a Design Code;

Condition 7 for approval of a Landscape Environment Management Plan (LESMP);

Condition 38 for approval of flood mitigation measures; and,

Condition 39 for approval of floor levels.

The application has been subject to a Planning Performance Agreement which has included pre-application advice.

8.0 List of Constraints

Within defined development boundary.

Grade: II Listed Building: MAGDALEN FARM HOUSE List Entry: 1228712.0 (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Bridport Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Landscape Character; Undulating River Valley; Brit Valley

Landscape Character; urban area; Bridport

Area of Outstanding Natural Beauty (AONB); Dorset (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Tree Preservation Order - (26 Magdalen Lane, Bridport)

Tree Preservation Order - (Westmead House, Symondsburry)

Footpath W18/3

Footpath W18/7

Footpath W18/2

Footpath W18/6

Footpath W18/4

Footpath W3/9

Footpath W18/5

Footpath W18/95

Footpath W18/8

Areas Susceptible to Groundwater Flooding

Agricultural grade: Grade 3a

Agricultural grade: Grade 3b

SSSI impact risk zone

Tertiary River

Secondary River

Primary River Simene

Flood Zone 3

Flood Zone 2

Contaminated Land

Agreement under Section 106 Agreement of the Town and Country Planning Act 1990 (WD/D/17/000986)

9.0 Consultations

Full consultation took place on the application prior to its consideration by the Planning Committee in August 2022. All comments and representations can be viewed on the Council's website and were considered in the committee report from August 2022 as appended.

This report is recommending changes to a condition within the previous committee resolution for three attenuation basins only. There has been full re-consultation and publicity on the application. The responses are those listed below.

Consultees

9.1 National Highways – No further comment

9.2 Sport England – No further comment

9.3 Historic England - No comment

9.4 Wessex Water – No reply

9.5 Dorset Gardens Trust – No reply

9.6 Dorset Clinical Commissioning Group – No reply

9.7 Dorset Police - Crime Prevention Design Engineers – No reply

9.8 Dorset Council – Landscape – Comment

The depth of attenuation basin 7b of 2.5 m would appear to exceed the recommended max depth and would appear to need fencing.

9.9 Education Officer – No reply

9.10 Natural Environment Team – No reply

9.11 Flood Risk Manager – No objection

9.12 Rights of Way Officer – No reply

9.13 Highways – No reply

9.14 Waste – No reply

9.15 Conservation Officer – No reply

9.16 Trees - No reply

9.17 Urban Design – No reply

9.18 Housing Enabling Team - No comment

9.19 Dorset AONB Team – No reply

9.20 Public Health – No reply

9.21 Economic Development and Tourism – No reply

9.22 Land Drainage – No reply

9.23 Env. Services – Protection – No reply

9.24 Building Control West Team - No reply

9.25 Libraries – No reply

9.26 Street Lighting Team (West) – No reply

9.27 Outdoor Recreation – No reply

9.28 Planning Policy – No reply

9.29 Bridport Ward Members– No reply

9.30 Symondsburry Parish Council – No reply

9.31 Bridport Town Council – Support

9.32 Char Valley Parish Council – No reply

9.33 Allington Parish Council – No reply

Representations received

4 Comments from individuals. These are not new comments or where these relate to attenuation basins, have been addressed in the original report and below. Numbers in brackets denote number who have commented.

Affordable housing must remain in perpetuity/to include rented/more. (1)

Impact on biodiversity. (1)

Attenuation basins must meet Environment Agency and Flood Risk Manager requirements (1)

No planning issues raised (1)

10.0 Development Plan - Relevant Policies

West Dorset and Weymouth & Portland Local Plan (2015) (LP) **Policies**

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise. The following policies are considered to be relevant to this proposal:

INT1	-	Presumption in favour of Sustainable Development
ENV1	-	Landscape, seascape & sites of other geological interest
ENV2	-	Wildlife and habitats
ENV4	-	Heritage assets
ENV5	-	Flood risk
ENV10	-	The landscape and townscape setting
ENV11	-	The pattern of streets and spaces
ENV 12	-	The design and positioning of buildings
ENV13	-	Achieving high levels of environmental performance
ENV15	-	Efficient and appropriate use of land
ENV 16	-	Amenity
SUS1	-	The level of economic and housing growth
SUS2	-	Distribution of development
HOUS1	-	Affordable housing
HOUS3	-	Open market housing mix
HOUS4	-	Development of flats, hostels and houses in multiple occupation
COM1	-	Making sure new development makes suitable provision of community infrastructure
COM4	-	New or improved local recreational facilities
COM6	-	The provision of education and training facilities
COM7	-	Creating a safe & efficient transport network
COM9	-	Parking provision
COM10	-	The provision of utilities service infrastructure
BRID 1	-	Land at Vearse Farm

Neighbourhood Plan

Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020) (BANP)

CC1 Publicising Carbon Footprint

CC2 Energy and Carbon Emissions

AM1 Promotion of Active Travel Modes

AM3 Footpath and Cycle path Network

AM5 Connections to Sustainable Transport

H1 General Affordable Housing Policy

H2 Placement of Affordable Housing

H4 Housing Mix and Balanced Community

H6 Housing Development Requirements

H7 Custom-Build and Self-build Homes

CF3 Allotments

HT2 Public Realm

L1 Green Corridors, Footpaths, Surrounding Hills and Skylines

L2 Biodiversity

L5 Enhancement of the Environment

D1 Harmonising with the Site

D2 Programme of Consultation

D3 Internal Transport Links

D5 Efficient Use of Land

D6 Definition of Streets and Spaces

D7 Creation of Secure Areas

D8 Contributing to the Local Character

D9 Environmental Performance

D10 Mitigation of Light Pollution

D11 Building for Life

Material Considerations - National Planning Policy Framework (NPPF)

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply.
- Section 8 'Promoting healthy and safe communities' aims to make places healthy, inclusive and safe.
- Section 9 'Promoting sustainable transport' requires appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location, safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46 and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- Section 11 'Making effective use of land'. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Section 12 'Achieving well designed places.

Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the

lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (para 30).

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199).

Other material considerations

Supplementary Planning Documents/Guidance-

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Conservation Area Appraisals:

Bridport Conservation Area Appraisal (Adopted April 2004 & Reviewed October 2010). The Bridport Conservation Area was first designated in 1972 and was centred on the historic core of the town. It has subsequently been extended four times, the last occasion being in October 2010, when the latest Conservation Area Appraisal which included a westward extension of its boundary was adopted by the District Council.

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 three 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. In particular;

- Access; arrangements made to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated (off road footpath links, widening of roads, crossing points).
- Access; there will be footpath and cycleway links to Bridport town centre. Gradients of 1 in 12 or less can be achieved within the site.
- Health Care; a contribution to additional health care provision is being sought through the s106 (secured at outline planning permission stage).
- Officers have not identified any specific impacts arising from the development on those persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	

Affordable housing	302 dwellings
Quantum of greenspace	23ha
Play areas	2 Sports pitches including MUGA, 2 LEAPs, 1 NEAP
Skills Academy	1 building
Self-build land	0.4ha
Provision of allotments	0.5ha
Orchards	0.25ha
Implementation of Landscape Environment Management Plan.	A large number of biodiversity and landscape enhancements
Hedgerow payments	£50,282.20
Bridport leisure centre payment	£429,000.00
Healthcare provision payment	£225,000.00
School site and its transfer to Dorset Council	2.0ha
Education contribution payment	£5,444.00 per qualifying dwelling
B3162 contribution	£100,000.00
Biodiversity compensation payment	£96,990.82
Highway works	Miles Cross, mini roundabout, traffic calming and footway/cycle access
Existing public footpath improvement contribution	£212,000.00
Non-Material Considerations	
Council Tax	According to value of each property
CIL	Zero rated
New Homes Bonus	A proportion of provisional 2022-2023 allocation of £3,759,871.00

14.0 Climate Implications

The proposal would lead to additional CO2 emissions from construction of the dwellings and from the activities of future residents.

The construction phase would include the release of CO2 emissions from workers vehicles during the construction process. CO2 emission would be produced as a result of the production and transportation of the building materials and during the construction process.

This has to be balanced against the benefits of providing housing in a sustainable location and should be offset against factors including the provision of electric car charging, some photovoltaic panels and the dwellings being reasonably energy efficient. The previous grant of outline planning permission for 760 dwellings on the site does in some respects assume that climate implications, at least in principle, have already been accepted.

15.0 Planning Assessment

15.1 Condition 38 of the outline planning permission requires the final details of the proposed access roads crossing Flood Zones 2 and 3 and a compensatory floodplain storage scheme to be submitted and approved by the Local Planning Authority. The Condition requires the discharge of condition application to be accompanied by a number of details, which include the results of updated hydraulic modelling. At the request of the Environment Agency, the Applicants have provided updated hydraulic modelling, which has taken account of the final bridge crossing point, culverts and floodplain compensation designs.

15.2 The updated hydraulic modelling demonstrates that the vast majority of the proposed development is located outside areas of flood risk associated with the River Simene and an unnamed watercourse that cross the reserved matters application site. It also found that three attenuation basins shown on the previous Layout (ref: 1859_1100 Rev C) were located in the revised flood extent. Consequently, there is a need to alter the design of these three attenuation basins (basins 2, 6 and 7B). The applicants have also introduced additional landscape planting in the north western area of the application site.

Basin 2 – which is located to the east and south east of Plot 754, is to be reduced in size. Rather than extending to a footpath to the north of the allotments, the attenuation basin will instead terminate to the north of the turning head to the east of Plots 756 and 757. The capacity lost as a result of its reduction in size will be compensated for through the provision of additional cellular storage, which is a design approach already adopted in this area of the application site.

Basin 6 – which was proposed to be located to the south east of Plot 1, is to be relocated to the north. The revised design promotes a non-buried and unfenced attenuation pond to the east of Plot 1.

Basin 7B – which is located to the north east of Plots 120 to 128 is to be reshaped into a more linear attenuation pond.

15.3 These changes ensure that all sustainable drainage systems (SuDS) will be located outside of the flood extent and result in an appropriate storage capacity being provided. The changes were required by the Environment Agency.

15.4 The changes have had the effect of squeezing the shape of two of the basins (basin 6 and 7b) into the available space. It is undesirable to increase the amount of underground tanked storage on site in order to provide more scope for a different shape for basins 6 & 7B. The reason being that the additional maintenance of the underground storage, albeit small, would still be an increase and undesirable. The shape of basin 7b is mainly batter slope. However, the batter slopes are all a maximum of 1 in 3 to facilitate safe access and egress in conjunction with a planting regime. The depth of the basin is 2.3m, with a design depth of water of 2.0m. In terms of a 1 in 100 year event plus climate change allowance there is a maximum temporary depth in the basin of 2m.

15.5 Drawings of all the basins have been provided in order to establish that the basins could meet CIRIA guidelines. Additional sections would be required to be submitted to and approved under conditions 41-43 of the outline planning permission.

15.6 The attenuation basins would be acceptable on health and safety grounds. The storage capacity required for non-worsening of flood characteristics off-site is still provided in the basins (albeit provided in a different shape to the previous scheme).

16.0 Conclusion

16.1 The layout of the drainage would meet the requirements necessary for the scheme to function and integrate with Bridport.

16.2 The proposal would comply with the West Dorset, Weymouth & Portland Local Plan, the Bridport Area Neighbourhood Plan and the National Planning Policy Framework (NPPF).

16.3 Paragraph 11 of the NPPF sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. There are no material considerations which would warrant refusal of this application.

16.4 There are no material considerations which would warrant refusal of this application.

17.0 Recommendation

17.1 That delegated authority be granted to the Head of Planning and the Service Manager for Development Management and Enforcement for the approval of reserved matters, subject to the discharge of any outstanding conditions on the outline planning permission (WD/D/17/000986) which are required to be discharged prior to the approval of the reserved matters (conditions 2 for the phasing, 7 for the LEMP, 38 for the road crossings over the river and 39 for floor levels of the dwellings) and subject to conditions as set out in this report.

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

Arboriculture

Veteran Tree Assessment and Management Plan Dated March 2023

Arboricultural Assessment and Method Statement Dated March 2023

Architecture

Acoustic Mitigation Plan 1859 1119 Rev B

Design Compliance Statement Addendum DCSA_01

Location Plan 1859 1000 Rev D **Page 32**

Phasing Plan 1859 80 Rev D

Roof Materials, Front Door Colours and Chimney Placement Plan 1859 1140 Rev B

Planning Layout 1859 1100 Rev E

Planning Layout (1 of 3) 1859 1101 Rev E

Planning Layout (2 of 3) 1859 1102 Rev E

Planning Layout (3 of 3) 1859 1103 Rev E

Masterplan 1859 1105 Rev E

Materials Plan 1859 1111 Rev E

Storey Heights Plan 1859 1112 Rev D

Parking Plan 1859 1113 Rev D

Land Ownership Plan 1859 1114 Rev D

Affordable Housing Plan 1859 1115 Rev D

External Works Plan 1859 1116 Rev D

Waste Collection Plan 1859 1117 Rev D

Enclosures Plan 1859 1118 Rev D

Site Sections 1859 1150 Rev B

Site Sections 1859 1151 Rev B

Central Vearse Streetscenes 1859 1170 Rev B

Core Neighbourhood and Countryside Edge Streetscenes 1859 1171 Rev B

Park Edge and West Mead Streetscenes 1859 1172 Rev B

House Type Elevational Key 1859 3000 Rev A

House Type Elevational Key Central Vearse 1859 3001 Rev A

House Type Elevational Key Core Neighbourhood 1859 3002 Rev A

House Type Elevational Key Park Edge 1859 3003 Rev A

House Type Elevational Key Countryside Edge 1859 3004 Rev A

House Type Elevational Key West Mead 1859 3005 Rev A

Chillfrome – Floor Plans 1859 2400

Chillfrome – Elevations 1859 2401

Chillfrome – Elevations 1859 2402

Chillfrome – Elevations 1859 2403

Chillfrome – Elevations 1859 2404

Chillfrome – Elevations	1859 2405 Rev A
Chillfrome – Elevations	1859 2406 Rev A
Chillfrome – Elevations	1859 2407 Rev A
Chillfrome – Elevations	1859 2408 Rev A
Muckleford – Floor Plans	1859 2410
Muckleford – Elevations	1859 2411
Muckleford – Elevations	1859 2412
Muckleford – Elevations	1859 2413
Muckleford – Elevations	1859 2414
Muckleford – Elevations	1859 2415
Kadesh – Floor Plans	1859 2420
Kadesh – Elevations	1859 2421
Gabriel –Floor Plans	1859 2430
Gabriel – Elevations	1859 2431
Gabriel – Elevations	1859 2432
Gabriel – Elevations	1859 2433
Gabriel – Elevations	1859 2434
Oakes – Floor Plans	1859 2440
Oakes – Elevations	1859 2441
Oakes – Floor Plans – Bespoke	1859 2442
Oakes – Elevations	1859 2443
Aldwin – Floor Plans	1859 2450
Aldwin – Elevations	1859 2451
Portesham – Floor Plans	1859 2460
Portesham – Elevations	1859 2461
Portesham – Elevations	1859 2462
Charminster – Floor Plans	1859 2470
Charminster – Elevations	1859 2471
Westhay – Floor Plans	1859 2290
Westhay – Elevations	1859 2291
Westhay – Elevations	1859 2292

Westhay – Elevations	1859 2293
Westhay – Elevations	1859 2294
Westhay – Elevations	1859 2295
Westhay – Elevations	1859 2296
Marshwood – Floor Plans	1859 2270
Marshwood – Elevations	1859 2271
Marshwood – Elevations	1859 2272
Marshwood – Elevations	1859 2273
Bradpole – Floor Plans	1859 2280
Bradpole – Elevations	1859 2281
Bradpole – Elevations	1859 2282
Yondover Floor Plans	1859 2260
Yondover Elevations	1859 2261
Yondover Elevations	1859 2262
Yondover Elevations	1859 2263
Yondover Elevations	1859 2264
Yondover Elevations	1859 2265
Northay – Floor Plans	1859 2250
Northday – Elevations	1859 2251
Northay Elevations	1859 2252
Northay Elevations	1859 2253
Northay Elevations	1859 2254
Northay Elevations	1859 2255
Askerswell – Floor Plans	1859 2240
Askerswell – Elevations	1859 2241
Askerswell – Elevations	1859 2242
Askerswell – Elevations	1859 2243
Askerswell – Elevations	1859 2244
Askerswell – Elevations	1859 2245
Askerswell – Elevations	1859 2246
Askerswell – Elevations	1859 2247

Askerswell – Elevations	1859 2248
Chilcombe – Floor Plans	1859 2230
Chilcombe – Elevations	1859 2231
Chilcombe – Elevations	1859 2232
Chilcombe – Elevations	1859 2233
Chilcombe – Elevations	1859 2234
Spyway – Floor Plans	1859 2220
Spyway – Elevations	1859 2221
Spyway – Elevations	1859 2222
Spyway – Elevations	1859 2223
Spyway – Elevations	1859 2224
Spyway – Elevations	1859 2225
Spyway – Elevations	1859 2226
Spyway – Elevations	1859 2227
Spyway – Elevations	1859 2228
Charmouth – Floor Plans	1859 2210
Charmouth – Elevations	1859 2211
Charmouth – Elevations	1859 2212
Walditch – Floor Plans	1859 2200
Walditch – Elevations	1859 2201
Walditch – Elevations	1859 2202
Walditch – Elevations	1859 2203
Walditch – Elevations	1859 2204
Littlebready – Floor Plans	1859 2310
Littlebready – Elevations	1859 2311
Littlebready – Elevations	1859 2312
Littlebready – Elevations	1859 2313
Littlebready – Elevations	1859 2314
Littlebready – Elevations	1859 2315
Abbotsbury – Floor Plans	1859 2320
Abbotsbury – Elevations	1859 2321

Abbotsbury – Elevations	1859 2322
Abbotsbury – Elevations	1859 2323
Abbotsbury – Elevations	1859 2324
Bexington – Floor Plans	1859 2330
Bexington – Elevations	1859 2331
Bexington – Elevations	1859 2332
Bexington – Elevations	1859 2333
Bexington – Elevations	1859 2334
Birdsmoor – Floor Plans	1859 2340
Birdsmoor – Elevations	1859 2341
Birdsmoor – Elevations	1859 2342
Birdsmoor – Elevations	1859 2343
Birdsmoor – Elevations	1859 2344
Birdsmoor – Elevations	1859 2345
Birdsmoor – Elevations	1859 2346
Birdsmoor – Elevations	1859 2347
Frampton – Floor Plans	1859 2350
Frampton – Elevations	1859 2351
Frampton – Elevations	1859 2352
Frampton – Elevations	1859 2353
Frampton – Elevations	1859 2354
Frampton – Elevations	1859 2355
Frampton – Elevations	1859 2356
Frampton – Elevations	1859 2357
Frampton – Elevations	1859 2358
Wynford – Floor Plans	1859 2360
Wynford – Elevations	1859 2361
Wynford – Elevations	1859 2362
Wynford – Elevations	1859 2363
Hampton – Floor Plans	1859 2370
Hampton – Elevations	1859 2371

Hampton – Elevations	1859 2372
Hampton – Elevations	1859 2373
Hampton – Elevations	1859 2374
Martinstown – Floor Plans	1859 2380
Martinstown – Elevations	1859 2381
Martinstown – Elevations	1859 2382
Martinstown – Elevations	1859 2383
Martinstown – Elevations	1859 2384
Martinstown – Elevations	1859 2385
Coneygar – Floor Plans	1859 2390
Coneygar – Elevations	1859 2391
Coneygar – Elevations	1859 2392
Cattistock – Floor Plans	1859 2500
Cattistock – Elevations	1859 2501
Cattistock – Elevations	1859 2502
Hooke – Floor Plans	1859 2510
Hooke – Elevations	1859 2511
Hooke – Elevations	1859 2512
Hooke – Elevations	1859 2513
Hooke – Elevations	1859 2514
Mapperton – Floor Plans	1859 2520
Mapperton – Elevations	1859 2521
Mapperton – Elevations	1859 2522
Mapperton – Elevations	1859 2523
Mapperton – Elevations	1859 2524
Mapperton – Elevations	1859 2525
Melplash – Bespoke – Floor Plans	1859 2530
Melplash – Bespoke – Elevations	1859 2531
Melplash – Bespoke – Elevations	1859 2532
Melplash – Bespoke – Elevations	1859 2533
Melplash – Bespoke – Elevations	1859 2534

Melplash – Bespoke – Elevations	1859 2535
Melplash – Bespoke – Elevations	1859 2536
Melplash – Bespoke – Elevations	1859 2537
Beaminster – Floor Plans	1859 2540
Beaminster – Elevations	1859 2541
Beaminster – Elevations	1859 2542
Beaminster – Elevations	1859 2543
Netherbury – Floor Plans	1859 2550
Netherbury – Elevations	1859 2551
Netherbury – Elevations	1859 2552
Bowood – Floor Plans	1859 2560
Bowood – Elevations	1859 2561
Bowood – Elevations	1859 2562
Bowood – Elevations	1859 2563
Bowood – Elevations	1859 2564
Bowood – Elevations	1859 2565
Bowood – Elevations	1859 2566
Broad oak – Floor Plans	1859 2570
Broad oak – Elevations	1859 2571
Blackney – Plans and Elevations	1859 2700
Whitecross – Plans and Elevations	1859 2701
Ryall – Floor Plans	1859 2630
Ryall – Elevations - Brick	1859 2631
Seatown – Floor Plans	1859 2610
Seatown – Elevations	1859 2611
Seatown – Elevations	1859 2612
Seatown – Elevations – Render, Brick Plinth	1859 2613
Seatown – Elevations – Render, Brick Plinth	1859 2614
Chideock – Floor Plans	1859 2600
Chideock – Elevations	1859 2601
Chideock – Elevations	1859 2602

Chideock – Elevations	1859 2603
Pilsdon – Floor Plans	1859 2620
Pilsdon – Elevations	1859 2621
Hoyton – Floor Plans	1859 2300
Hoyton – Elevations	1859 2301
Hoyton – Elevations	1859 2302
Single Garage – Floor Plans and Elevations	1859 4000
Double Garage – Floor Plans and Elevations	1859 4010 Rev B
Single Garage – Floor Plans and Elevations	1859 4020 Rev B
Double Garage – Floor Plans and Elevations	1859 4030 Rev B
Twin Garage – Floor Plans and Elevations	1859 4040 Rev B
Bin and Cycle Store – Plans and Elevations	1859 4050 Rev B
Sub Station – Plans and Elevations	1859 4060
Changing Rooms – Plans and Elevations	1859 4070 Rev A
Bat Roost – Plans and Elevations	1859 4080
Cycle Shelter – Plans and Elevations	1859 4090
1.8m Brick Screen Wall – Plans and Elevations	1931 2000
1.8m Closeboard Fence – Plans and Elevations	1859 2001
1.8m Instant Hedge Boundary Plans and Elevations	1859 2002
1.2m Bow Top Railing – Plans and Elevations	1859 2003
1.2m Ranch Timber Rails – Plans and Elevations	1859 2004
0.5m Trip Rail – Plans and Elevations	1859 2005
1.0m Low Brick Wall and Estate Vertical Railings Ball Top (Painted Black) – Plans and Elevations	1859 2006
1.0m Vertical Railing – Plans and Elevations	1859 2007
1.2m Cock n Hen Stone Wall – Plans and Elevations	1859 2008
1.0m Brick Wall – Plans and Elevations	1859 2009
Ecology	
Ecological Survey Summary Report 2021	RM 1a
Biodiversity Metric 3.0	Dated 30/05/22
Engineering	
Proposed Western Foot/Cycle Link	Page D46 1859 4001 Rev P1

Proposed Western Footbridge 1628 D1600 Rev P1

Visibility layout P7150 Rev P4

External Works Layout Sheet 1 of 22 P6000 Rev P6

External Works Layout Sheet 2 of 22 P6001 Rev P5

External Works Layout Sheet 3 of 22 P6002 Rev P4

External Works Layout Sheet 4 of 22 P6003 Rev P6

External Works Layout Sheet 5 of 22 P6004 Rev P6

External Works Layout Sheet 6 of 22 P6005 Rev P5

External Works Layout Sheet 7 of 22 P6006 Rev P6

External Works Layout Sheet 8 of 22 P6007 Rev P5

External Works Layout Sheet 9 of 22 P6008 Rev P5

External Works Layout Sheet 10 of 22 P6009 Rev P5

External Works Layout Sheet 11 of 22 P6010 Rev P5

External Works Layout Sheet 12 of 22 P6011 Rev P5

External Works Layout Sheet 13 of 22 P6012 Rev P5

External Works Layout Sheet 14 of 22 P6013 Rev P4

External Works Layout Sheet 15 of 22 P6014 Rev P5

External Works Layout Sheet 16 of 22 P6015 Rev P5

External Works Layout Sheet 17 of 22 P6016 Rev P5

External Works Layout Sheet 18 of 22 P6017 Rev P5

External Works Layout Sheet 19 of 22 P6018 Rev P5

External Works Layout Sheet 20 of 22 P6019 Rev P5

External Works Layout Sheet 21 of 22 P6020 Rev P5

External Works Layout Sheet 22 of 22 P6021 Rev P5

Highway Construction Details Sheet 1 of 2 P7500 Rev P3

Highway Construction Details Sheet 2 of 2 P7501 Rev P3

Highway Construction Details Highway Ramp Detail P7510 Rev P3

Highway Longsections Sheet 1 P7300 Rev P3

Highway Longsections Sheet 2 P7301 Rev P3

Highway Longsections Sheet 3 P7302 Rev P3

Highway Longsections Sheet 4 P7303 Rev P3

Highway Longsections Sheet 5 P7304 Rev P3
Highway Longsections Sheet 6 P7305 Rev P3
Highway Longsections Sheet 7 P7306 Rev P3
Highway Longsections Sheet 8 P7307 Rev P3
Highway Longsections Sheet 9 P7308 Rev P3
Highway Longsections Sheet 10 P7309 Rev P3
Highway Longsections Sheet 11 P7310 Rev P3
Highway Longsections Sheet 12 P7311 Rev P3
Highway Longsections Sheet 13 P7312 Rev P3
Highway Longsections Sheet 14 P7313 Rev P3
Highway Longsections Sheet 15 P7314 Rev P3
Highway Longsections Sheet 16 P7315 Rev P3
Highway Longsections Sheet 17 P7316 Rev P3
Highway Longsections Sheet 18 P7317 Rev P3
Highway Longsections Sheet 19 P7318 Rev P3
Highways Longsections Sheet 20 P7319 Rev P3
Highways Engineering Layout Sheet 1 of 26 P7000 Rev P5
Highways Engineering Layout Sheet 2 of 26 P7001 Rev P4
Highways Engineering Layout Sheet 3 of 26 P7002 Rev P5
Highways Engineering Layout Sheet 4 of 26 P7003 Rev P5
Highways Engineering Layout Sheet 5 of 26 P7004 Rev P5
Highways Engineering Layout Sheet 6 of 26 P7005 Rev P5
Highways Engineering Layout Sheet 7 of 26 P7006 Rev P5
Highways Engineering Layout Sheet 8 of 26 P7007 Rev P5
Highways Engineering Layout Sheet 9 of 26 P7008 Rev P5
Highways Engineering Layout Sheet 10 of 26 P7009 Rev P4
Highways Engineering Layout Sheet 11 of 26 P7010 Rev P5
Highways Engineering Layout Sheet 12 of 26 P7011 Rev P4
Highways Engineering Layout Sheet 13 of 26 P7012 Rev P4
Highways Engineering Layout Sheet 14 of 26 P7013 Rev P4
Highways Engineering Layout Sheet 15 of 26 P7014 Rev P4

Highways Engineering Layout Sheet 16 of 26	P7015 Rev P4
Highways Engineering Layout Sheet 17 of 26	P7016 Rev P4
Highways Engineering Layout Sheet 18 of 26	P7017 Rev P4
Highways Engineering Layout Sheet 19 of 26	P7018 Rev P4
Highways Engineering Layout Sheet 20 of 26	P7019 Rev P4
Highways Engineering Layout Sheet 21 of 26	P7020 Rev P4
Highways Engineering Layout Sheet 22 of 26	P7021 Rev P5
Highways Engineering Layout Sheet 23 of 26	P7022 Rev P5
Highways Engineering Layout Sheet 24 of 26	P7023 Rev P5
Highways Engineering Layout Sheet 25 of 26	P7024 Rev P4
Highways Engineering Layout Sheet 26 of 26	P7025 Rev P2
Site Access Section 278 Surfacing and Specification Layout	P7760 Rev P4
Site Access Section 278 Standard Details	P7800 Rev P2
Priority Junction Layout Site Access S278 Layout	P7751 Rev P5
Highways Surfacing Specification Sheet 1 of 25	P7200 Rev P5
Highways Surfacing Specification Sheet 2 of 25	P7201 Rev P3
Highways Surfacing Specification Sheet 3 of 25	P7202 Rev P5
Highways Surfacing Specification Sheet 4 of 25	P7203 Rev P5
Highways Surfacing Specification Sheet 5 of 25	P7204 Rev P5
Highways Surfacing Specification Sheet 6 of 25	P7205 Rev P5
Highways Surfacing Specification Sheet 7 of 25	P7206 Rev P5
Highways Surfacing Specification Sheet 8 of 25	P7207 Rev P4
Highways Surfacing Specification Sheet 9 of 25	P7208 Rev P4
Highways Surfacing Specification Sheet 10 of 25	P7209 Rev P4
Highways Surfacing Specification Sheet 11 of 25	P7210 Rev P4
Highways Surfacing Specification Sheet 12 of 25	P7211 Rev P4
Highways Surfacing Specification Sheet 13 of 25	P7212 Rev P4
Highways Surfacing Specification Sheet 14 of 25	P7213 Rev P4
Highways Surfacing Specification Sheet 15 of 25	P7214 Rev P4
Highways Surfacing Specification Sheet 16 of 25	P7215 Rev P4
Highways Surfacing Specification Sheet 17 of 25	P7216 Rev P3

Highways Surfacing Specification Sheet 18 of 25	P7217 Rev P3
Highways Surfacing Specification Sheet 19 of 25	P7218 Rev P4
Highways Surfacing Specification Sheet 20 of 25	P7219 Rev P4
Highways Surfacing Specification Sheet 21 of 25	P7220 Rev P3
Highways Surfacing Specification Sheet 22 of 25	P7221 Rev P4
Highways Surfacing Specification Sheet 23 of 25	P7222 Rev P4
Highways Surfacing Specification Sheet 24 of 25	P7223 Rev P4
Highways Surfacing Specification Sheet 25 of 25	P7224 Rev P4
Highways Surfacing Specification Key Plan	P7225 Rev P5
Highways Surfacing Specification Layout (Overall)	P7226 Rev P4
Vehicle Swept Path Analysis 1 of 24	P7600 Rev P5
Vehicle Swept Path Analysis 2 of 24	P7601 Rev P3
Vehicle Swept Path Analysis 3 of 24	P7602 Rev P5
Vehicle Swept Path Analysis 4 of 24	P7603 Rev P5
Vehicle Swept Path Analysis 5 of 24	P7604 Rev P4
Vehicle Swept Path Analysis 6 of 24	P7605 Rev P5
Vehicle Swept Path Analysis 7 of 24	P7606 Rev P5
Vehicle Swept Path Analysis 8 of 24	P7607 Rev P5
Vehicle Swept Path Analysis 9 of 24	P7608 Rev P5
Vehicle Swept Path Analysis 10 of 24	P7609 Rev P4
Vehicle Swept Path Analysis 11 of 24	P7610 Rev P4
Vehicle Swept Path Analysis 12 of 24	P7611 Rev P4
Vehicle Swept Path Analysis 13 of 24	P7612 Rev P4
Vehicle Swept Path Analysis 14 of 24	P7613 Rev P4
Vehicle Swept Path Analysis 15 of 24	P7614 Rev P4
Vehicle Swept Path Analysis 16 of 24	P7615 Rev P3
Vehicle Swept Path Analysis 17 of 24	P7616 Rev P3
Vehicle Swept Path Analysis 18 of 24	P7617 Rev P4
Vehicle Swept Path Analysis 19 of 24	P7618 Rev P4
Vehicle Swept Path Analysis 20 of 24	P7619 Rev P4
Vehicle Swept Path Analysis 21 of 24	P7620 Rev P4

Vehicle Swept Path Analysis 22 of 24 P7621 Rev P4

Vehicle Swept Path Analysis 23 of 24 P7622 Rev P4

Vehicle Swept Path Analysis 24 of 24 P7623 Rev P4

Vehicle Swept Path Analysis Overall Plan P7624 Rev P2

Cycleway Access from Magdalen Lane P7702 Rev P2

Tree Planter Details P5605 Rev P2

Tree Pit Verge Detail P5606 Rev P1

Flood Risk and Drainage

Drainage Construction Details Sheet 1 of 2 P5600 Rev P2

Drainage Construction Details Sheet 2 of 2 P5601 Rev P3

Drainage Layout Overall Plan P5032 Rev P4

Drainage Layout Sheet 1 of 33 P5000 Rev P5

Drainage Layout Sheet 2 of 33 P5001 Rev P3

Drainage Layout Sheet 3 of 33 P5002 Rev P5

Drainage Layout Sheet 4 of 33 P5003 Rev P5

Drainage Layout Sheet 5 of 33 P5004 Rev P4

Drainage Layout Sheet 6 of 33 P5005 Rev P5

Drainage Layout Sheet 7 of 33 P5006 Rev P5

Drainage Layout Sheet 8 of 33 P5007 Rev P5

Drainage Layout Sheet 9 of 33 P5008 Rev P5

Drainage Layout Sheet 10 of 33 P5009 Rev P3

Drainage Layout Sheet 11 of 33 P5010 Rev P4

Drainage Layout Sheet 12 of 33 P5011 Rev P5

Drainage Layout Sheet 13 of 33 P5012 Rev P4

Drainage Layout Sheet 14 of 33 P5013 Rev P4

Drainage Layout Sheet 15 of 33 P5014 Rev P4

Drainage Layout Sheet 16 of 33 P5015 Rev P3

Drainage Layout Sheet 17 of 33 P5016 Rev P3

Drainage Layout Sheet 18 of 33 P5017 Rev P4

Drainage Layout Sheet 19 of 33 P5018 Rev P5

Drainage Layout Sheet 20 of 33 P5019 Rev P3

Drainage Layout Sheet 21 of 33	P5020 Rev P4
Drainage Layout Sheet 22 of 33	P5021 Rev P4
Drainage Layout Sheet 23 of 33	P5022 Rev P4
Drainage Layout Sheet 24 of 33	P5023 Rev P4
Drainage Layout Sheet 25 of 33	P5024 Rev P4
Drainage Layout Sheet 26 of 33	P5025 Rev P5
Drainage Layout Sheet 27 of 33	P5026 Rev P5
Drainage Layout Sheet 28 of 33	P5027 Rev P4
Drainage Layout Sheet 29 of 33	P5028 Rev P4
Drainage Layout Sheet 30 of 33	P5029 Rev P5
Drainage Layout Sheet 31 of 33	P5030 Rev P4
Drainage Layout Sheet 32 of 33	P5031 Rev P4
Drainage Layout Sheet 33 of 33	P5033 Rev P2
Impermeable Plan Area Sheet 1 of 8 Pond 1	P1200 Rev P5
Impermeable Plan Area Sheet 2 of 8 Pond 2	P1201 Rev P5
Impermeable Plan Area Sheet 3 of 8 Pond 3	P1202 Rev P5
Impermeable Plan Area Sheet 4 of 8 Pond 4	P1203 Rev P5
Impermeable Plan Area Sheet 5 of 8 Pond 5	P1204 Rev P5
Impermeable Plan Area Sheet 6 of 8 Pond 6	P1205 Rev P5
Impermeable Plan Area Sheet 7 of 8 Pond 7 and 7A	P1206 Rev P5
Impermeable Plan Area Sheet 8 of 8 Overall Plan	P1207 Rev P5
Pond 1 Sections Network 1 Sheet 1 of 6	P5650 Rev P3
Pond 2 Sections Network 3 Sheet 2 of 6	P5651 Rev P4
Pond 4 Sections Network 2 Sheet 3 of 6	P5652 Rev P3
Pond 5 Sections Network 4 Sheet 4 of 6	P5653 Rev P3
Pond 7A Sections Network 5 Sheet 5 of 6	P5654 Rev P3
Pond 7B Sections Network 5 Sheet 6 of 6	P5655 Rev P5
Bridge Sections and Flood	
Compensation Calculations	
Western Structure	P7350 Rev P3
Bridge Sections and Flood	

Compensation Calculations

Eastern Structure P7351 Rev P3

Bridge Sections and Flood

Compensation Calculations

Eastern Cycle Link Structure P7352 Rev P3

Flood Risk Assessment Addendum 1628w001 Rev P3

Sports Pitch Layout P5750 Rev P2

Landscape

Landscape Environmental Specification and Management Plan Rev E

Landscape and Ecological Strategy Plan 10042-L-01 Rev G

Ecological Enhancements Plan Wildlife Boxes and Other Features 10042-FPCR-XX-ZZ-DR-L-0045 Rev P02

Landscape Signage Strategy 10042-L-02 Rev A

LEAP 1 IDV-PD 1042-01

LEAP 2 IDV-PD 1042-02

NEAP and MUGA IDV-PD 1042.03 Rev A

Tree Pit Section 10042-FPCR-CC-ZZ-DR-L-0049 Rev P01

Landscape Proposal Sports Pitch Plan 10042-FPCR-XX-ZZ-DR-L-0048 Rev P02

Woodland Trail Plan 10042-FPCR-XX-ZZ-DR-L 0046 Rev P02

Allotment Scheme Plan 10042-FPCR-XX-ZZ-DR-L-0047 Rev P02

Sheet Layout Plan 10042-FPCR-XX-ZZ-DR-L-0001 Rev P06

Detailed Planting Plan Sheet 1 of 43 10042-FPCR-XX-ZZ-DR-L0002 Rev P05

Detailed Planting Plan Sheet 2 of 43 10042-FPCR-XX-ZZ-DR-L0003 Rev P05

Detailed Planting Plan Sheet 3 of 43 10042-FPCR-XX-ZZ-DR-L0004 Rev P06

Detailed Planting Plan Sheet 4 of 43 10042-FPCR-XX-ZZ-DR-L0005 Rev P06

Detailed Planting Plan Sheet 5 of 43 10042-FPCR-XX-ZZ-DR-L0006 Rev P05

Detailed Planting Plan Sheet 6 of 43 10042-FPCR-XX-ZZ-DR-L0007 Rev P06

Detailed Planting Plan Sheet 7 of 43 10042-FPCR-XX-ZZ-DR-L0008 Rev P05

Detailed Planting Plan Sheet 8 of 43 10042-FPCR-XX-ZZ-DR-L0009 Rev P05

Detailed Planting Plan Sheet 9 of 43 10042-FPCR-XX-ZZ-DR-L0010 Rev P05

Detailed Planting Plan Sheet 10 of 43 10042-FPCR-XX-ZZ-DR-L0011 Rev P06

Detailed Planting Plan Sheet 11 of 43 10042-FPCR-XX-ZZ-DR-L0012 Rev P06

Detailed Planting Plan Sheet 12 of 4310042-FPCR-XX-ZZ-DR-L0013 Rev P05
Detailed Planting Plan Sheet 13 of 4310042-FPCR-XX-ZZ-DR-L0014 Rev P05
Detailed Planting Plan Sheet 14 of 4310042-FPCR-XX-ZZ-DR-L0015 Rev P05
Detailed Planting Plan Sheet 15 of 4310042-FPCR-XX-ZZ-DR-L0016 Rev P05
Detailed Planting Plan Sheet 16 of 4310042-FPCR-XX-ZZ-DR-L0017 Rev P05
Detailed Planting Plan Sheet 17 of 4310042-FPCR-XX-ZZ-DR-L0018 Rev P05
Detailed Planting Plan Sheet 18 of 4310042-FPCR-XX-ZZ-DR-L0019 Rev P05
Detailed Planting Plan Sheet 19 of 4310042-FPCR-XX-ZZ-DR-L0020 Rev P05
Detailed Planting Plan Sheet 20 of 4310042-FPCR-XX-ZZ-DR-L0021 Rev P06
Detailed Planting Plan Sheet 21 of 4310042-FPCR-XX-ZZ-DR-L0022 Rev P06
Detailed Planting Plan Sheet 22 of 4310042-FPCR-XX-ZZ-DR-L0023 Rev P05
Detailed Planting Plan Sheet 23 of 4310042-FPCR-XX-ZZ-DR-L0024 Rev P05
Detailed Planting Plan Sheet 24 of 4310042-FPCR-XX-ZZ-DR-L0025 Rev P05
Detailed Planting Plan Sheet 25 of 4310042-FPCR-XX-ZZ-DR-L0026 Rev P05
Detailed Planting Plan Sheet 26 of 4310042-FPCR-XX-ZZ-DR-L0027 Rev P05
Detailed Planting Plan Sheet 27 of 4310042-FPCR-XX-ZZ-DR-L0028 Rev P05
Detailed Planting Plan Sheet 28 of 4310042-FPCR-XX-ZZ-DR-L0029 Rev P05
Detailed Planting Plan Sheet 29 of 4310042-FPCR-XX-ZZ-DR-L0030 Rev P05
Detailed Planting Plan Sheet 30 of 4310042-FPCR-XX-ZZ-DR-L0031 Rev P05
Detailed Planting Plan Sheet 31 of 4310042-FPCR-XX-ZZ-DR-L0032 Rev P05
Detailed Planting Plan Sheet 32 of 4310042-FPCR-XX-ZZ-DR-L0033 Rev P05
Detailed Planting Plan Sheet 33 of 4310042-FPCR-XX-ZZ-DR-L0034 Rev P05
Detailed Planting Plan Sheet 34 of 4310042-FPCR-XX-ZZ-DR-L0035 Rev P05
Detailed Planting Plan Sheet 35 of 4310042-FPCR-XX-ZZ-DR-L0036 Rev P05
Detailed Planting Plan Sheet 36 of 4310042-FPCR-XX-ZZ-DR-L0037 Rev P05
Detailed Planting Plan Sheet 37 of 4310042-FPCR-XX-ZZ-DR-L0038 Rev P05
Detailed Planting Plan Sheet 38 of 4310042-FPCR-XX-ZZ-DR-L0039 Rev P05
Detailed Planting Plan Sheet 39 of 4310042-FPCR-XX-ZZ-DR-L0040 Rev P05
Detailed Planting Plan Sheet 40 of 4310042-FPCR-XX-ZZ-DR-L0041 Rev P05
Detailed Planting Plan Sheet 41 of 4310042-FPCR-XX-ZZ-DR-L0042 Rev P05
Detailed Planting Plan Sheet 42 of 4310042-FPCR-XX-ZZ-DR-L0043 Rev P05

Detailed Planting Plan Sheet 43 of 4310042-FPCR-XX-ZZ-DR-L0044 Rev P05

Sustainability

Energy Statement SOL_21_S008_LRM Issue 4

Sustainable Design and Construction Statement SOL21S008_LRM Issue 4

Section 38 Agreement Layout Sheet 1 of 26 P7100 Rev P4

Section 38 Agreement Layout Sheet 2 of 26 P7101 Rev P3

Section 38 Agreement Layout Sheet 3 of 26 P7102 Rev P4

Section 38 Agreement Layout Sheet 4 of 26 P7103 Rev P4

Section 38 Agreement Layout Sheet 5 of 26 P7104 Rev P4

Section 38 Agreement Layout Sheet 6 of 26 P7105 Rev P4

Section 38 Agreement Layout Sheet 7 of 26 P7106 Rev P4

Section 38 Agreement Layout Sheet 8 of 26 P7107 Rev P4

Section 38 Agreement Layout Sheet 9 of 26 P7108 Rev P4

Section 38 Agreement Layout Sheet 10 of 26 P7109 Rev P3

Section 38 Agreement Layout Sheet 11 of 26 P7110 Rev P4

Section 38 Agreement Layout Sheet 12 of 26 P7111 Rev P4

Section 38 Agreement Layout Sheet 13 of 26 P7112 Rev P3

Section 38 Agreement Layout Sheet 14 of 26 P7113 Rev P3

Section 38 Agreement Layout Sheet 15 of 26 P7114 Rev P3

Section 38 Agreement Layout Sheet 16 of 26 P7115 Rev P3

Section 38 Agreement Layout Sheet 17 of 26 P7116 Rev P4

Section 38 Agreement Layout Sheet 18 of 26 P7117 Rev P3

Section 38 Agreement Layout Sheet 19 of 26 P7118 Rev P3

Section 38 Agreement Layout Sheet 20 of 26 P7119 Rev P3

Section 38 Agreement Layout Sheet 21 of 26 P7120 Rev P3

Section 38 Agreement Layout Sheet 22 of 26 P7121 Rev P4

Section 38 Agreement Layout Sheet 23 of 26 P7122 Rev P4

Section 38 Agreement Layout Sheet 24 of 26 P7123 Rev P3

Section 38 Agreement Layout Sheet 25 of 26 P7124 Rev P3

Section 38 Agreement Layout Sheet 26 of 26 P7125 Rev P3

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

2. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev D shall take place until samples of materials to be used in the construction and finish of walls and roofs for that phase have been made available on site for the inspection by the Local Planning Authority and they have been approved in writing by the Local Planning Authority. The samples shall include sample panels measuring 1 metre by 2 metres of each principal facing material, which shall include details of coursing, mortar mix and pointing. The sample panels shall be retained on-site until they have been approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality.

3. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev D shall take place until detailed drawings (at a scale of not less than 1:20) showing the design, materials and construction specifications of external doors and windows for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: In order to ensure that the details are of sufficient standard.

4. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev D shall take place until a scheme showing details of all external vents, flues and utility meter boxes for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

5. The development hereby approved shall proceed only in strict accordance with the details set out in the Arboricultural Method Statement dated: March 2023, with associated Tree Protection Plans ref: 10042-T-03 C - 10042-T-13 C and details contained within the Veteran Tree Assessment dated: March 2023.

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

6. In implementing the landscape planting hereby permitted, the following species must not be planted within 10m of the A35:

Blackthorn (*Prunus spinosa*)

Goat willow (*Salix caprea*)

Crack willow (*Salix fragilis*)
Dogwood (*Cornus sanguinea*)
Italian alder (*Alnus cordata*)
Bird cherry (*Prunus avium*)
Quaking Aspen (*Populus tremulans*)
Wild Privet (*Ligustrum vulgare*)

In addition, the following trees must not be planted in a position where at maturity they would be within falling distance of the A35 trunk road carriageway or any significant National Highways asset:

Silver Birch (*Betula pendula*)
Austrian Pine (*Pinus nigra*)
Poplar (*Populus alba*, *Populus hybrid*, *Populus lombardii*)
English Oak (*Quercus robur*)

Reason: To ensure the safe and efficient operation of the strategic road network.

7.No development above damp proof course level shall take place within a sub-phase of development, until a plan showing the sub-phasing arrangements for the development hereby approved in relation to the visibility splay areas shown on Drawing Number 1628 P7150 P4 has been submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation or the utilisation of each agreed sub-phase, the approved visibility splays as per Drawing Number 1628 P7150 P4 shall be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

8.Prior to the construction of the vehicular access to the rear of plots 700-707 inclusive as shown on Drawing Number 1859 1100 Rev E, a scheme showing how the vehicular access to the rear of plot 707 will be signposted and marked to ensure the access is used for the purpose of Entry Only, shall be submitted and approved in writing to the Local Planning Authority. The approved scheme shall be implemented prior to the occupation or utilisation of plots 700 to 707 and, thereafter, must be permanently maintained for the purpose specified.

Reason: To ensure safe entry and exit to and from the site onto the highway.

1. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated 1 May 2019.

2. Informative: The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. Informative: The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Development team. They can be reached by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. Informative: There is a requirement for condition 22 of the outline planning permission to provide a plan showing the sub-phasing arrangements for the development hereby approved in relation to the access, geometric highway layout, turning and parking areas shown on Drawing Number 1859 1100 Rev E.

5. Informative: The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering.

6. Informative: Plans of the Skills Academy shall be submitted to and agreed by the Local Planning Authority in the discharge of condition 20 of the outline permission for the agreement of a Construction Traffic Management Plan.

7. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

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

In this case:

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

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Application Number:	P/RES/2021/04848
Webpage:	<p>The planning application documents for P/RES/2021/04848 are available here: <u>Planning application: P/RES/2021/04848 - dorsetforyou.com (dorsetcouncil.gov.uk)</u></p> <p>The Design Code can be viewed via the following links:</p> <p><u>BackgroundCommitteePaperBridportDesignCodePart1.pdf (dorsetcouncil.gov.uk)</u></p> <p><u>BackgroundCommitteePaperBridportDesignCodePart2.pdf (dorsetcouncil.gov.uk)</u></p>
Site address:	Land at Foundry Lea Vearse Farm Bridport
Proposal:	Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986)
Applicant name:	Barratt David Wilson Homes
Case Officer:	James Lytton-Trevers
Ward Member(s):	Cllr. Bolwell; Cllr. Clayton; Cllr. Williams

1.0 Reason for committee determination

Given the scale, history and significant local interest, the Head of Planning has exercised his powers under the constitution for this application to be considered by committee.

2.0 Summary of recommendation:

That delegated authority be granted to the Head of Planning and the Service Manager for Development Management and Enforcement for the approval of reserved matters, subject to the discharge of any outstanding conditions on the outline planning permission (WD/D/17/000986) which are required to be discharged prior to the approval of the reserved matters (conditions 2 for the phasing, 6 for a Design Code, 7 for the LEMP, 38 for the road crossings over the river and 39 for floor levels of the dwellings) and subject to conditions as set out in this report, with the relevant plan number and revision number to be entered in conditions no. 2, 3 and 4.

3.0 Reason for the recommendation:

- The proposed development is considered to be of an appropriate appearance, layout and scale, with appropriate landscaping incorporated. As such, the proposed development is considered to be in accordance with local and national policy objectives.
- The appearance of the housing, with five distinctive character areas, would respond to the appearance of housing in Bridport.
- The layout of the housing, community infrastructure, movement network, drainage and affordable housing would meet the requirements necessary for the scheme to function and integrate with Bridport.
- The landscaping would conserve and enhance the AONB, biodiversity and existing trees and hedges and provide appropriate new planting.
- The scale would be appropriate to the characteristics of the site including the lie of the land and location within it.
- The proposal would comply with the West Dorset, Weymouth & Portland Local Plan, the Bridport Area Neighbourhood Plan and the National Planning Policy Framework (NPPF).
- Paragraph 11 of the NPPF sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle	The principle was established in the granting of outline planning permission where means of access, parameter, Green Infrastructure and Scale and Density plans formed the approved documents.
Appearance	The appearance of the proposals would be acceptable and would comply with LP policies ENV10 and ENV12 and BANP policy D8 and the requirements of the NPPF.
Landscaping	The Landscape Environmental Specification & Management Plan is considered to be acceptable and would deliver appropriate landscaping, biodiversity enhancement and conserve and enhance the AONB. It complies with LP Policies ENV1, ENV2 and ENV10, BANP policies L1 and L2 and the requirements of the NPPF.
Layout of housing and Community Infrastructure	The details of the layout of the buildings in each character area and the community

	infrastructure would be acceptable and comply with LP policies ENV4, ENV10, ENV11, ENV12, ENV16, BANP policies D6 and D8 and the requirements of the NPPF.
Layout of roads, footpaths and cycle paths	The proposed layout would enhance connectivity, providing safe and convenient access for pedestrians, cyclists and motorists. It would promote more sustainable means of travel through walking and cycling. The proposed layout would comply with LP Policies ENV11, COM7 & COM9 and BANP Policies D3, AM1, AM3 & H6 and the requirements of the NPPF.
Layout of foul and surface water drainage	The layout of the drainage strategy details submitted for the site are acceptable and would comply with LP policy ENV5 and BANP policy D5 and the requirements of the NPPF.
Layout of affordable housing and self-build	The layout of the affordable housing and self-build units for the site are acceptable and would comply with LP policy HOUS1 and BANP policies H2 and H7 and the requirements of the NPPF.
Scale	The proposal would be of an appropriate scale making efficient use of land and would comply with LP policies ENV12 and ENV 15 and BANP Policy D5 and the requirements of the NPPF.
Other matters	The houses would meet current and future energy standards, would be available to local people where there would be a variety of house sizes available. Construction would benefit employment and be subject to details to be agreed by condition.

5.0 Description of Site

5.1 The application site comprises a number of open fields to the west of Bridport town centre and the Bridport Area Conservation Area. It is within the Dorset Area of Outstanding Natural Beauty and allocated within the Local Plan for mixed development. The farmland forms part of Vearse Farm, which includes a grade II listed farmhouse and boundary walls. There are a number of buildings within the farmstead. The application site measures approximately 43.3 hectares. The land is mainly agricultural divided into fields by hedgerows and some trees.

5.2 The site is south of West Road which currently provides the only access into the site down a straight farm track which leads southwards towards the farm buildings. A number of public rights of way cross the site.

5.3 The site adjoins the A35 to the west and the B3162 West Road to the north.

5.4 The land is within flood risk zone 1 excepting for the land near to the River Simene which flows through the northern part of the site.

5.5 The land rises from north to south where the topography is varied. The highest point of the site is c.36AOD (to the south) and the lowest point is c.7AOD in the north-eastern edge of the site. The gradients in the eastern, south-eastern and western areas of the site are gentle and in the central and southern areas of the site steeper.

5.6 There are no designated nature reserves within the site.

6.0 Description of Development

6.1 This reserved matters application only covers the residential element of the scheme together with associated open spaces. The northern parcel of development that includes a local centre, employment uses, and a care home do not form part of this application.

6.2 Following concerns raised by the Officer and consultees, the proposals have been revised and a second round of consultation undertaken. The revisions were chiefly to the layout, house types, materials and landscaping. As a result of the re-consultation nearly all objections have been withdrawn.

6.3 The proposals, as revised, would comprise of the following:

Housing

760 dwellings built in 31 different house types would contain 94% housing and 6% flats:

1 Bed	28	4%
2 Bed	194	26%
3 Bed	318	42%
4 Bed	212	28%
5 Bed	8	1%

Affordable housing

Built in 15 different house types would contain:

40% affordable housing (302 dwellings). This includes an increase of 36 dwellings above the 35% which is required by the S106 agreement in order to be policy compliant.

70% rented units (186 dwellings) and 30% shared ownership (80 dwellings). 5% of the rented units as Category 2: Accessible and Adaptable Dwellings.

The additional 36 affordable units would be provided by a Homes England grant fund.

Self-build

Three areas (0.4ha) of self build units where mains services and access would be provided.

Landscaping

Specific Character Areas comprising:

A Country Park along the River Simene corridor;

Woodland walks along the site's western and southern boundaries;

Green links and squares;

A circular leisure route; and

A primary green movement link, which is referred to as the Cycle Street.

Play areas

These would include:

Two Locally Equipped Areas of Play (LEAPs) located on the eastern arm of the Loop Road and within the 'green square' and in the south east of the site;

A Multi-Use Games Area (MUGA) north east of the playing pitch;

A Neighbourhood Equipped Area of Play (NEAP) south of the MUGA; and,

A Woodland Play Trail in the west of the site.

Allotments and orchard

0.5ha allotments west of the loop road;

0.25ha orchard near to the river.

Playing field

Football pitches, changing rooms and car park

Access

Internal roads to land adjacent to Pine View, the school site (6.75m carriageway, plus 2m footways and 3m cycleway) and mixed use land (7.3m carriageway).

East-to-west cycle/pedestrian routes (5m segregated);

Two North-to-south cycle/pedestrian routes (3m);

Circular pedestrian route;

Three public electric vehicle charging points;

Bus stop;

Land for a community bicycle pool;

Bicycle shelter;

Bicycle maintenance hub and drinking fountain;

1577 allocated parking spaces mostly within plots or garages/car ports;

237 visitor spaces;

On Plot Parking	537
On Street Parking	550
Garage Parking (in curtilage)	221
Car Port (within curtilage)	18
Rear Parking Court	251
Visitor Shared	102
Visitor on Street	135

Electric vehicle charging points for all dwellings consistent with Part S of the Building Regulations.

Cycle parking for each home, either in rear gardens or garages.

Bin/recycling stores.

Foul and surface water

A number of drainage basins for surface water attenuation;

Mains sewer connection to Magdalen Lane and a sewage pumping station.

The basins would be protected from the predicted 1 in 100 year event, plus an allowance for climate change, a 40% allowance for climate change rather than the 30% allowance at the principal decision stage, a 10% allowance for urban creep which was not included at the principal decision stage and an allowance of 3.5 litres per second discharge from the school site.

Energy efficiency

The energy efficiency of the dwellings has now been updated since the original submission and the revised scheme to now comply with the 2021 Building Regulations. The three phases of dwellings being constructed originally proposed, which took into account 2013 Building Regulations, would now be divided between 2021 and 2025 Building Regulations:

Dwellings to comply with 2021 Building Regs would have 850 m² roof mounted PV panels, passive design measures and gas fired combi-boilers. Electric vehicle charging within plot parking.

Dwellings to comply with anticipated 2025 Building Regs would have 1180 m² roof mounted PV panels and air source heat pumps. This can be confirmed once future legislation for the Future Homes Standards are known.

Skills Academy

A building containing classrooms and workshop.

7.0 Relevant Planning History

WD/D/17/000986 Decision: GRANTED Decision Date: 02/05/2019

Outline application for the development of up to 760 dwellings, 60 unit care home (Use Class C2), 4 hectares of land for employment (Use Classes B1, B2, B8), mixed use local centre (Use Classes A1, A2, A3, A4, A5, B1, C3 and D1), primary school and associated playing fields (Use Class D1), areas of public open space and allotments, drainage works, the formation of new vehicular accesses to West Road and the formation of new pedestrian and cycle links.

The Outline permission was granted with all matters reserved except for means of access. The vehicular access to the site was to be fixed via two new junctions with West Road (B3162). The easternmost of these would be positioned opposite no. 3 West Mead and the westernmost would be positioned opposite the access to Symondsburry Estate Business Park. The reserved matters would be only for layout, scale, appearance and landscaping. The permission was subject to conditions and a Section 106 Agreement.

In summary the outline permission secured the following through conditions and a s106 Agreement:

Affordable housing provision

Provision of primary school

Junction improvement to Miles Cross (A35)

Traffic calming facilities on the B3162

Traffic calming associated with the new footway/cycle access to Magdalen Lane

Minor improvement at the mini-roundabout junction of the B3162 West Allington/North Allington junction

Upgrade and improvement of the existing Public Footpath linking Magdalen Lane to the Town Centre via the Dreadnought Trading Estate to a public Bridle path for the use of pedestrians and cyclists.

The creation of pedestrian/cycle links to Pine View and Coronation Road

Employment – minimum 4 ha of land allocated for employment uses.

Local infrastructure provision - including 22 ha made up of outdoor sports pitches, play facilities, allotments, and public open space; local centre; care home; drainage works; and strategic landscape planting.

Strategic landscape planting and hedgerow replacement

Upgrade of facilities at Bridport Medical Centre

The conditions, in brief, covered the following matters:

1. Five approved plans for the location, priority junction layout from the B3162, Parameters, Green Infrastructure and Scale & Density;
2. Approval of a Phasing plan;
3. The matters to be reserved being layout, scale, appearance and landscaping;
- 4 – 5. The reserved matters be made within 10 years of the outline and commencement within 2 years of approval of each reserved matter;
6. Approval of a Design code;
7. Approval of a Landscape Environment Management Plan;
8. Approval of a Highways layout based upon the principles in the approved “KEY PRINCIPLES: ACCESS AND MOVEMENT contained within the Vearse Farm Masterplan;
- 9-11. A scheme of tree protection, landscaping and planting;
12. Not exceeding 760 dwellings;
13. No less than 4 hectares of employment land for the provision of Use Classes B1, B2 and B8 industrial uses; a mixed use local centre of Use Classes A1, A2, A3, A4, A5, B1, C3 and D1; a serviced site of 2 ha to provide a new, one-form entry, primary school with associated grounds, playing fields and parking, with the site sized to accommodate a 2-form entry school (Use Class D1); and, a 60-bed residential care home (Use Class C2).
14. A care home;
- 15-16. Employment buildings and approved uses (B1, B2 and B8) to ensure that the B2 and B8 uses are buffered by other buildings;
17. Broadband provision;
18. Eastern Access provision;
19. Western Access provision before 300 dwellings occupied;
20. Construction Traffic Management Plan;
21. Highways Detail for layout, turning and parking areas;

22. Travel Plan;
23. Cycle Parking Facilities;
- 24-26. Miles Cross junction improvement;
Walking, Cycling and Horse Riding Assessment and Review (WCHAR) for the Miles Cross junction;
- 27-29. Land contamination;
30. Archaeology;
31. Magdalen Lane link;
32. Pine View link after 400 occupied;
33. Multi-Use Games Area (MUGA) after 400 dwellings occupied;
34. Neighbourhood Equipped Area for Play (NEAP) after 400 dwellings occupied;
35. Locally Equipped Area for Play (LEAP) after 200 dwellings occupied;
36. Second Locally Equipped Area for Play (LEAP) after 500 dwellings occupied;
37. Woodland Play Trail after 500 dwellings occupied;
38. Access roads crossing Flood Zones 3 & 2 (the floodplain) and the compensatory floodplain storage scheme in accordance with the Flood Risk Assessment (Brookbanks, Ref: 10006/FRA/01, Rev. 2, dated 28 March 2017) before reserved matters.
39. Finished floor levels;
40. No general storage of any materials including soil, no raising of ground levels, no Sustainable Drainage System features, or erection of buildings / structures within the floodplain (Flood Zones 3 and 2);
41. Surface water management scheme;
42. Strategic surface water management scheme;
43. Surface water sustainable drainage scheme;
44. Foul drainage disposal scheme;
45. Foul Water drainage strategy;
46. Each dwelling or building before it is occupied served by a properly consolidated and surfaced footway and carriageway;
47. Means of vehicular access to the residual part of the allocated site to the east (Land adjacent to Coronation Road/Pine View) and the site boundary;

The section 106 Agreement, in summary, makes obligations for:

- 35% of the dwellings to be affordable with 70% of those being affordable rented and 30% shared ownership.
- Self-build land
- Provision of allotments
- Provision of employment land, including affordable employment land.
- Marketing of local centre.
- Provision and delivery of a sports pitch scheme.
- Provision of 2 locally equipped areas of play, a neighbourhood equipped area of play and a multi-use games area.

- Provision of open space
- Submission and implementation of landscape environment management plan.
- Hedgerow payments
- Bridport leisure centre payment
- Healthcare provision payment
- Continuation link
- School site and its transfer to the Council.
- Education contribution payment.
- Miles Cross junction works.
- B3162 contribution.
- New footway/cycle access traffic calming works
- Mini roundabout minor improvement works
- Existing public footpath improvement contribution.
- Biodiversity compensation payment.
- Surface water drainage scheme.

The development was “EIA development” for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the latest EIA Regulations that came into force on 16th May 2017. The application was accompanied by an Environmental Statement (ES).

A Master Plan accompanied the application, but it was neither an approved plan nor referred to in the decision notice or Section 106 Agreement.

P/FUL/2021/01895 Decision: GRANTED Decision Date: 14/12/2021

Construction of a pedestrian/cycle link between Pine View and the Vearse Farm development (granted outline planning permission in May 2019 under planning reference WD/D/17/000986)

P/NMA/2021/05028 Decision: GRANTED Decision Date: 14/3/2022

Amendment to Outline Planning Permission reference WD/D/17/000986 to increase the footway on the western side of the western access to 3m.

Applications for the discharge of the following conditions of the outline permission WD/D/17/000986 are currently under consideration (these conditions are required to be discharged before approval of the reserved matters):

Condition 2 for approval of a phasing of development;

Condition 6 for approval of a Design Code;

Condition 7 for approval of a Landscape Environment Management Plan (LESMP);

Condition 38 for approval of flood mitigation measures; and,

Condition 39 for approval of floor levels.

The application has been subject to a Planning Performance Agreement which has included pre-application advice.

8.0 List of Constraints

Within defined development boundary.

Grade: II Listed Building: MAGDALEN FARM HOUSE List Entry: 1228712.0 (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Bridport Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Landscape Character; Undulating River Valley; Brit Valley

Landscape Character; urban area; Bridport

Area of Outstanding Natural Beauty (AONB); Dorset (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Tree Preservation Order - (26 Magdalen Lane, Bridport)

Tree Preservation Order - (Westmead House, Symondsburry)

Footpath W18/3

Footpath W18/7

Footpath W18/2

Footpath W18/6

Footpath W18/4

Footpath W3/9

Footpath W18/5

Footpath W18/95

Footpath W18/8

Areas Susceptible to Groundwater Flooding

Agricultural grade: Grade 3a

Agricultural grade: Grade 3b

SSSI impact risk zone

Tertiary River

Secondary River

Primary River Simene

Flood Zone 3

Flood Zone 2

Contaminated Land

Agreement under Section 106 Agreement of the Town and Country Planning Act 1990
(WD/D/17/000986)

9.0 Consultations

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

Consultees

A second round of consultation was undertaken for the revised proposals and any comments received are included below each consultee.

9.1 National Highways – No objection

- Conditional that some tree species should not be planted either within 10m of the highway's estate, or within a distance where at maturity a tree would be within falling distance of the carriageway.
- The planning authority will need to be satisfied with regards to the adequacy of the noise assessment undertaken and any mitigation measures proposed.

9.2 Sport England –Neutral on revised scheme (neither objection nor support)

- Pitches may not be viable and the site would be better as a recreational ground rather than a formal playing pitch site and the pavilion would be better as an activity hub than a changing pavilion.

9.3 Historic England - No comment

9.4 Wessex Water – No objection

- The proposed attenuation ponds clash with the existing 150 mm diameter rising main in the northern quarter, but this would be diverted. This would be subject to satisfactory hydraulic conditions and formal permission from Wessex Water which has not yet been agreed.
- There is an existing 9 inch water main crossing the site and there must be no buildings, surface water attenuation features and associated earthworks, enclosed private gardens within a minimum of 5m either side of it.
- Measurements are given for a pipeline depth of between 900mm and 2000mm. The standoff distance may increase for a strategic water main due to material, size, depth and pressure.

- Within the submitted Flood Risk Assessment Addendum Ref: 1268w0001, dated 12 October 2021 the applicant has advised an intention to split the foul drainage for the site. The Drainage Layout Overall Plan Drawing shows a proposal for construction of a new, onsite, pumping station to pump flows from ~65% of the proposed development to a discharge point on the existing 300mm diameter public foul sewer east of the development site with the remaining ~ 35% of the development connecting to the same location by gravity. This proposal is different to the outline foul drainage strategy previously agreed and is currently being evaluated by Wessex Water and the applicant's consultants.
- Downstream sewer enhancement works are proposed by Wessex Water to ensure that development flows do not increase the risk of flooding or sewer overflow operation. The cost of enhancement is paid for by developers through the per property infrastructure charge. The current outline scheme is dependent on an on-site pumping station with storage based upon the total development with flows held at the pumping station during storm conditions and released into the network when capacity becomes available. Downstream improvements also include the construction of additional storage on the existing public network.
- The applicant is proposing to utilise onsite attenuation in the form of basins to capture and store surface water runoff with a controlled discharge to the existing open watercourse that runs through the site.
- Wessex Water will provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement. Initial assessment recommends a point of connection off the existing 9" water main.
- Wessex Water is continuing to work with the applicant to agree an appropriate foul drainage strategy.

9.5 Dorset Gardens Trust – No reply

9.6 Dorset Clinical Commissioning Group – Comment on revised scheme

- In consideration of the last outline application, the impact of the significant increase in population would have on local primary care/GP services was raised and s106 contributions to support Bridport Medical Centre were requested (costs which have increased since then).

9.7 Dorset Police - Crime Prevention Design Engineers – No reply

9.8 Dorset Council – Landscape - No objection to revised scheme

9.9 Education Officer – No reply

9.10 Natural Environment Team –No objection to revised scheme

- conditional of implementation of Landscape & Ecological Strategy Plan and Ecological Enhancement Plan, Wildlife Boxes & Other Features.

9.11 Flood Risk Manager – Highways – No reply

9.12 Rights of Way Officer – Comments

- In Rights of Way Circular (1/09) – Defra Oct 2009 any alternative alignment should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic. Originally 3563m of rural pastoral PROW of which 2372m will be lost and altered into hard surfaces.
- To meet and exceed the net loss of PROW through provision of new PROW, enhanced existing PROW, implementation of good – meaningful - links out to the wider PROW network taking people out to the coast & countryside, sensitive design & infrastructure in keeping with the rural surrounding landscape.
- PROW W18/2 from the development site needs to better connect with PROW W18/1 to Symondsbury.
- Miles Cross Roundabout – safe crossing points to connect the network of PROW W18/48, UCRs & D roads.
- Opportunity to integrate PROW out of development to Broad Lane to connect with wider PROW network FP W18/22 enabling people to access West Bay. Create new PROW linking W18/3 with W18/5 to create a safe off road path adjacent to Broad Lane for walkers.
- Contingency payment for future maintenance of PROW.
- Conditions on the outline permission referring to links will need to be addressed.

9.13 Highways –No objection to revised scheme

- Conditional of visibility splays, estate road construction & no entry marking.
- Visibility splays at junctions adequate.
- A cycle and pedestrian route bisects the site and connects the development with the town of Bridport.
- The carriageways are of a sufficient width and will enable service vehicles (refuse, etc.) and the primary loop road will allow buses. Vehicles speeds within the site will be kept below 30mph through the geometry of the highway layout and installation of speed calming features.
- The primary loop road has a minimum of 2.0m footways (in some cases 3.0m) on either side where houses are proposed. The secondary feeder roads also have 2.0m footways on either side where houses are proposed. The tertiary roads have a

minimum of a 2.0m footway on one side with a 0.5m pedestrian refuge / service margin on the other.

- The proposed parking provision is considered acceptable. The majority of houses have 2 spaces, the smallest units have 1 allocated with unallocated spaces included in the vicinity and the largest units have a minimum of 2 spaces plus 1 garage. Visitor parking is provided in off-street bays and informally on-street (it is important to note that the visitor bays indicated on-street are only done so indicatively – these bays will not be marked).

9.14 Waste – Comments

- There are no suitable turning points for collection vehicles in some areas. A lot of bin collection points are not marked on the Waste Collection Plan. Some of the distance bins need to be wheeled to the collection point are too lengthy. It appears there is an assumption that bins will be collected from some pavements/pathways a significant distance away from the collection vehicle (i.e. separated by grassed areas). Unclear how many properties bin stores will serve. Consideration needs to be given about where affected residents will store and/or present their materials for collection.

9.15 Conservation Officer – No objection to revised scheme

- Conditional of materials of construction.

9.16 Trees - No objection to revised scheme

- Conditional of Arboricultural Method Statement, Tree & Hedgerow protection, Hard Landscaping & tree planting
- The arboricultural information addresses the protection of soil structure around existing trees to be retained. Tree protection plan showing phased tree protection measures is appropriate.
- Use of *Robinia psuedoacacia* ill advised.

9.17 Urban Design – No objection to revised scheme

- Character areas: Central Vearse, Vearse Core, Park Edge and Countryside Edge reflect Bridport character.
- Density acceptable.
- The higher ground in the south western part of the site addressed through the orientation of some properties and access without steps.
- The scheme promotes walking and cycling with a segregated route that links with the town and to the school, footways of between 3m and 2m, conventional streets and shared spaces.
- An area for EV charging points, cycle shelter and bus stop.
- Considered approach to parking although some frontage car parking.

- House types reflect local context.
- Materials appropriate. Need to avoid too much red roof.
- Boundaries appropriate.

9.18 Housing Enabling Team - Housing Need – No objection to revised scheme

- The application proposes the provision of 35% affordable housing, (266 dwellings). This accords with the requirements of the s106 Legal Agreement. The Applicants propose to deliver an additional 36 dwellings as affordable housing, which means that the development will deliver just under 40% affordable housing in total.
- The affordable housing provision would be above the policy compliant level and would be secured in perpetuity through an appropriate Section 106 agreement to include a local lettings plan ensuring that the properties meet the local need. The affordable housing tenures offer 70% (186 dwellings) as affordable rented units and 30% (80 dwellings) would be shared ownership homes. The scheme further includes 5% of the affordable rented units as Cat 2 Accessible and Adaptable Dwellings.
- The housing register demonstrates that there is a significant need for quality affordable family housing with a high demand for a range of dwelling sizes and tenures which this development would assist in meeting.
- There is a tendency to deliver the affordable housing in blocks, with homes clustered on opposite sides of the street.

9.19 Dorset AONB Team –No objection to revised scheme

- The amendments have broadly addressed previous concerns. Whilst there will clearly be impacts on the designated landscape, these are of a significance anticipated at allocation/outline stages and have been mitigated to a degree by the revised detailed design of the development. There is a point of clarification about the implementation/management of some strategic landscaping in the southern area, outside the red line, but within the blue line, which we recommend the LPA confirm with the applicant.

9.20 Public Health – No reply

9.21 Economic Development and Tourism – No reply

9.22 Land Drainage – No reply

9.23 Env. Services – Protection – No comment on revised scheme

9.24 Building Control West Team - No reply

9.25 Libraries – No reply

9.26 Street Lighting Team (West) – comments

- Street lighting on the periphery should be avoided to reduce light spillage. Trees and lighting need to be coordinated with tree canopies shown. The shared surface areas (roads without any pavements) provide no safe locations for street lighting. The use of + vertical traffic calming features will require permanent all-night street lighting.

9.27 Outdoor Recreation – Comments

- Loss of pastoral Public Rights of Way (PROW) as result of future diversions which will need separate permission regarding widths etc.
- Opportunity to create multi-user routes facilitating connectivity to the wider PROW network and area.
- Miles Cross provision for PROW.
- Health & Safety where PROWs cross roads.
- Will new routes be permissive or PROW.

9.28 Planning Policy – No comment

9.29 Bridport Ward Members– No reply

9.30 Symondsburry Parish Council –Neutral on revised scheme

- It is noted that there is an improvement in the design approach. The Parish Council is generally in favour of the development and wishes to promote a successful development. However, it feels there is a requirement for further improvement in the reserved matters proposals so that the development can be truly successful and positively contribute to this important part of Dorset to enable a successful interface with both the surrounding rural areas and the coastal market town.
- Comments as before noting that street scenes, the relationship to the topography and parking have improved.
- The provision of a fully integrated comprehensive development solution for the entire site and its connections to the immediate environs.
- The full design and commitment to provide utilities services fully concluded with service providers.
- Improvements to the access and connectivity of the immediate area, the town centre and rural routes, so that the site does not become a self-contained island solution only.

- A commitment to provide the building standards and environmental requirements for a zero carbon target as already highlighted in government legislation and which is required by the BANP.
- The provision of a more balanced approach to residential unit design within the street scenes to create an optimum harmonious sense of place setting rather than a facade stage set.
- Ensure the detailed typology of elements within the residential design relate to the context of the existing area and provide a rich granularity within the design solution.
- Provide a true “pepper potted” affordable housing solution rather than a block solution.
- Provide a future proofed energy solution for the residential units and whole residential site that reflects the requirements of zero carbon and relates to the requirements of the BANP.
- Ensure the utilities service provision is concluded and provide for the entire site to prevent unacceptable compromises during development.
- Provide an improved green landscape solution to parking areas to soften the visual context.
- Provide further improvements to the soft landscape proposals to ensure a balanced graduation of mature tree provision through to whips and increase the area of tree cover. Improve the shallow margin areas of ponds to assure plant and biodiversity habitat provision.
- Establish a continuity solution to the main site access points so as not to leave the development as an island site and put pressure on the existing access network.

9.31 Bridport Town Council – Neutral on revised scheme

Welcome:

- 36 additional affordable housing units;
- The Cycle Street, access from Magdalen Lane and Pine View;
- Electric vehicle charging points, bike pools/ hubs and bike storage;
- The Skills Academy;
- 6 units for social rent housing; and
- The acceptance that air source heat pumps and photovoltaic have a key role to play in later phases.

Previous comments still valid:

- A comprehensive mixed use development.

The application only covers the residential part and excludes the remaining mixed uses. Phasing Plan covering all aspects of the approved mixed-use development, a Design Code for the whole development and associated information for all elements of the development required. Committee should ensure the mixed use is delivered.

- Energy

- The Carbon Emissions Statement breaks down into three separate phases corresponding to changes to the Building Regulations; Phase 1 (Part L 2013), Phase 2 (Part L 2022) and Phase 3 (Future Homes Standards). The energy modelling proposed for Phases 2 and 3 looks to achieve BANP Policy CC3 requirement of 10% of unregulated emissions, offset through renewable technologies through roof mounted PV (phase 2) and roof mounted PV and ASHP (phase 3). The scheme should meet future standards beyond these that are zero rated. Can phasing plan in the revised Carbon Emissions Statement be made a formal condition of reserved matters approval?
- Housing
- No change in the housing mix. BANP Housing Needs Assessment showed that to meet projected housing needs new development should prioritise 1 and 2 bed properties including more social rent housing working with Bridport Area Community Housing CLT including the 8 self-build units.
- Open Spaces, Play & Sport Pitches Provision
- Prefer a single senior 3G pitch, be informed of its management and be involved as well as maintenance and management arrangements for allotments and other open spaces.
- Recognise
- Improved design and layout, positive relationship with developer, improved cycling infrastructure, reason not to delay and need to lobby to maximise compliance with net zero carbon targets.

9.32 Char Valley Parish Council – Comments (on revised scheme – no reply)

- Insufficient attention has been given to the wider impact on the population west of Bridport.
- Traffic on the A35 has significantly increased causing delay to those accessing the town.
- Risks posed by extreme weather events, fires and floods related to the climate emergency and even terrorist attacks.
- The Miles Cross roundabout is essential.
- Reliance on West Road alone to take all traffic into and out of Foundry Lea seems extremely risky.
- Support the aim to encourage walking and cycling. The proposed cycle route improvements though the Dreadnought industrial estate should be paid for by the developers.
- Essential to plan so that Foundry Lea and West Bridport could be speedily evacuated if necessary.
- Access to west by walkers and cyclist curtailed by the A35.

9.33 Allington Parish Council – Objection to revised scheme

Repeat comments made on outline application. These were:

- The two access roads onto West Road and the volume of traffic this will create.
- The already dangerous and fatal Miles Cross junction with all of this extra traffic heading in and out of this development. This junction needs to be addressed urgently if this development is to go ahead.
- The lack of cycleways and footpaths for a safer school route. Also concerned that what footpaths are shown do not appear to link up to anything. Safe access to town is still not satisfied.
- It would be beneficial to have an access road directly onto the bypass opposite the Eype turning (by putting in a junction/roundabout and doing away with the two lanes).
- Lack of character of the development.
- Potential noise pollution/implications from the proposed industrial estate and the vehicle movement for the current residents of West Road.
- Lack of infrastructure i.e. healthcare facilities etc.
- Certain areas of the plan (like area 10) may be infilled with houses at a later date which would be totally unacceptable.
- The area marked as 1 (but within Allington Parish) shows a row of houses along the road next to the garage - this could be visually intrusive for the residents opposite living in West Road, and therefore the correct planting scheme in front of these (where there is currently a hedge which could be left high) would need to be in force.
- Over development of an area of AONB.
- The need of greater infrastructure requirements before any development on green field sites all brown field sites should be used.

Representations received up to 28/1/22 on the original submission (revised scheme – see below)

From individuals, Bridport Business Chamber, CPRE, Bridport Local Area Partnership and Advearse

92 Objections, 4 Support, 48 Comments

Numbers in brackets denote number who have commented.

Objection/comment

Drainage and sewerage

Increased sewage and surface water run-off/increased risk of flooding to the river Simene and further downstream (West Bay). (53)

Infrastructure

Community facilities affected by population increase - GP, hospital, schools and other local services. (33)

School, community facilities, care home, employment land should be delivered at the same time as the housing. (9)

Adequacy of electricity supply. (5)

New skate park, AstroTurf pitch and running track preferred. (3)

Pub, church, shop or hall should be provided. (2)

Broadband required. (2)

New school would not relate to other education provision/may not be built. (2)

Lack of integration of other uses with the residential. (1)

Adequacy of water supply. (1)

What will medical centre contribution be spent on. (1)

Funds should go to playgrounds, seating, cycle paths, skate parks, social areas. (1)

Housing

The scale of development is too large/unjustified/in an AONB. (17)

House types/streets/materials appear to be standard and unimaginative and should be high quality design. (13)

Affordable housing must remain in perpetuity/to include rented/more. (23)

Potential to become second home owners or retirees. (8)

Mix of house types needed including lower cost. (6)

Houses should be built to adaptable and accessible standards. (5)

Too few self-builds/timing unclear. (5)

Affordable housing would not be affordable at only 80% of open market price. (3)

More social rented units needed as opposed to affordable rent. (2)

Too many large houses. (2)

Masterplan should be prepared. (2)

Inward looking and unrelated to the town. (2)

Dwellings below minimum space standards. (2)

Bin store provision/inadequate. (2)

Houses should be freehold only with no management company fees. (1)

Three storey houses would make more efficient use of land. (1)

No fire sprinklers. (1)

Inadequate gardens. (1)

Some houses would have a poor outlook. (1)

Density in West Mead at variance with outline. (1)

Access and movement

Increased traffic congestion on A35, West Road, West Allington, other roads and in the town centre. (37)

Noise and air pollution from additional vehicles using surrounding roads and from traffic calming. (14)

Cycle and footpath links to other places/town centre unsuitable/inadequate/not segregated. (13)

Bus stops and service should be provided. (11)

Miles Cross junction improvements have not commenced. (9)

Insufficient/too much parking/garages too small. (8)

The development would lead to increased parking demand in the town centre. (8)

The footways and carriageways along West Road and West Allington are too narrow including at the pinch point. (3)

Inadequate access into the site. (3)

Capacity within proposal for cars, lorries, buses, tractors, disability vehicles, motorbikes, cyclists, pedestrians, prams and pets. (2)

Chideock bypass should be completed before allowing this development. (2)

Other developments in Bridport since the outline was granted increasing traffic. (1)

Who will fund Miles Cross? (1)

Effect on existing public rights of way. (1)

Street lighting comments made by Council advisory or objection. (1)

Loss of countryside walks. (1)

Construction

CEMP required. (6)

Construction workers will not be local. (4)

Lack of local accommodation for the construction workers. (3)

Construction traffic will cause nuisance to residents, particularly in early phases. (2)

Energy efficiency/future proofing

Buildings should be built to meet future energy efficiency standards beyond 2025 (not just to 2013 Building regulations) and be of sustainable materials of construction/eco homes and not just to current standards which are lower. (62)

No/inadequate electric vehicle charging points. (9)

Landscape and biodiversity

Impact on biodiversity. (13)

Inadequate landscaping, tree planting, effect on existing trees. (8)

Loss of agricultural land. (4)

Light pollution should be prevented. (3)

More open space. (2)

Bird population underestimated. (1)

Nitrate assessment needed. (1)

Other

Support Bridport Town Council comments (see above). (5)

Should be Committee decision. (4)

Lack of public consultation (by applicant). (3)

Must meet requirements of Bridport Area Neighbourhood Plan. (3)

Harmful to tourism. (2)

More needed for the young. (2)

Long term plan needed. (1)

Developer should pay. (1)

Smaller employment sites. (1)

Design Code not supplied. (1)

West Dorset born people at the Council would not have approved outline. (1)

Loss of views. (1)

Legal Agreements need to be signed. (1)

Support

Photovoltaic (solar) panels. (4)

Provision of affordable and extra affordable housing. (3)

Aspects of the layout work well and quite considered/great plans. (3)
 Cycle lanes. (3)
 Woodland and hedgerow planting. (3)
 Provision of a skills Academy. (2)
 Provides homes for local people. (2)
 New footpaths. (2)
 Electric Vehicle charging points. (2)
 Removal of hedgerows minimised and protected. (2)
 Provision of sports pitches, allotments, orchard, and new circular walks. (2)
 Provision of cycle parking. (1)
 Employment for builders. (1)
 Social housing spread through the site. (1)
 Fabric First construction. (1)
 Help to maintain the viability of independent businesses in and around Bridport. (1)
 Additional population will support the local Leisure Centre, Arts Centre, Electric Palace and numerous restaurants and hostels. (1)
 Self-build will generate employment. (1)

Representations received on the revised scheme up to 11/7

From individuals, Bridport Local Area Partnership and Advearse

9 Objections, 0 Support, 4 Comments

Numbers in brackets denote number who have commented.

Objection/comment

Drainage and sewerage

Increased sewage and surface water run-off/increased risk of flooding to the river Simene and further downstream (West Bay). (11)

Infrastructure

Community facilities affected by population increase - GP, hospital, schools and other local services. (7)

School, community facilities, care home, employment land should be delivered at the same time as the housing. (7)

Adequacy of electricity supply. (5)

What will medical centre contribution be spent on? (1)

Industrial units potential bad neighbour. (1)

Housing

The scale of development is too large/unjustified/in an AONB. (3)

Affordable housing must remain in perpetuity/to include rented/more. (1)

Potential to become second home owners or retirees. (1)

Houses should be built to adaptable and accessible standards. (1)

More social rented units needed as opposed to affordable rent. (1)

Too many large houses. (1)

Access and movement

Increased traffic congestion on A35, West Road, West Allington, other roads and in the town centre. (4)

Noise and air pollution from additional vehicles using surrounding roads and from traffic calming. (1)

Cycle and footpath links to other places/town centre unsuitable/inadequate/not segregated. (3)

Miles Cross junction improvements have not commenced. (2)

The development would lead to increased parking demand in the town centre. (6)

The footways and carriageways along West Road and West Allington are too narrow including at the pinch point. (5)

Effect on existing public rights of way. (1)

Speed limits need enforcing. (1)

Construction

CEMP required. (1)

Construction workers will not be local. (1)

Lack of local accommodation for the construction workers. (1)

Construction traffic will cause nuisance to residents, particularly in early phases. (2)

Energy efficiency/future proofing

Buildings should be built to meet future energy efficiency standards beyond 2025 (not just to 2013 Building regulations) and be of sustainable materials of construction and not just to current standards which are lower. (7)

Landscape and biodiversity

Impact on biodiversity. (1)

Inadequate landscaping, tree planting, effect on existing trees. (1)

What screening proposed from West Road? (1)

Other

Design Code inadequate. (1)

How long will development take? (1)

Support

Provision of affordable and extra affordable housing. (1)

Aspects of the layout work well and quite considered/great plans. (1)

10.0 Development Plan - Relevant Policies

West Dorset and Weymouth & Portland Local Plan (2015) (LP) **Policies**

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise. The following policies are considered to be relevant to this proposal:

INT1 - Presumption in favour of Sustainable Development

- ENV1 - Landscape, seascape & sites of other geological interest
- ENV2 - Wildlife and habitats
- ENV4 - Heritage assets
- ENV5 - Flood risk
- ENV10 - The landscape and townscape setting
- ENV11 - The pattern of streets and spaces
- ENV 12 - The design and positioning of buildings
- ENV13 - Achieving high levels of environmental performance
- ENV15 - Efficient and appropriate use of land
- ENV 16 - Amenity
- SUS1 - The level of economic and housing growth
- SUS2 - Distribution of development
- HOUS1 - Affordable housing
- HOUS3 - Open market housing mix
- HOUS4 - Development of flats, hostels and houses in multiple occupation
- COM1 - Making sure new development makes suitable provision of community infrastructure
- COM4 - New or improved local recreational facilities
- COM6 - The provision of education and training facilities
- COM7 - Creating a safe & efficient transport network
- COM9 - Parking provision
- COM10 - The provision of utilities service infrastructure
- BRID 1 - Land at Vearse Farm

Neighbourhood Plans

Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020) (BANP)

- CC1 Publicising Carbon Footprint
- CC2 Energy and Carbon Emissions
- AM1 Promotion of Active Travel Modes
- AM3 Footpath and Cycle path Network
- AM5 Connections to Sustainable Transport
- H1 General Affordable Housing Policy
- H2 Placement of Affordable Housing
- H4 Housing Mix and Balanced Community
- H6 Housing Development Requirements
- H7 Custom-Build and Self-build Homes
- CF3 Allotments
- HT2 Public Realm
- L1 Green Corridors, Footpaths, Surrounding Hills and Skylines
- L2 Biodiversity
- L5 Enhancement of the Environment

D1 Harmonising with the Site
D2 Programme of Consultation
D3 Internal Transport Links
D5 Efficient Use of Land
D6 Definition of Streets and Spaces
D7 Creation of Secure Areas
D8 Contributing to the Local Character
D9 Environmental Performance
D10 Mitigation of Light Pollution
D11 Building for Life

Material Considerations - National Planning Policy Framework (NPPF)

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply.
- Section 8 'Promoting healthy and safe communities' aims to make places healthy, inclusive and safe.
- Section 9 'Promoting sustainable transport' requires appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location, safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46 and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- Section 11 'Making effective use of land'. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Section 12 'Achieving well designed places.

Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture,

layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (para 30).

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199).

Other material considerations

Supplementary Planning Documents/Guidance-

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Conservation Area Appraisals:

Bridport Conservation Area Appraisal (Adopted April 2004 & Reviewed October 2010). The Bridport Conservation Area was first designated in 1972 and was centred on the historic core of the town. It has subsequently been extended four times, the last occasion being in October 2010, when the latest Conservation Area Appraisal which included a westward extension of its boundary was adopted by the District Council.

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 three 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. In particular;

- Access; arrangements made to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated (off road footpath links, widening of roads, crossing points).
- Access; there will be footpath and cycleway links to Bridport town centre. Gradients of 1 in 12 or less can be achieved within the site.
- Health Care; a contribution to additional health care provision is being sought through the s106 (secured at outline planning permission stage).
- Officers have not identified any specific impacts arising from the development on those persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Affordable housing	302 dwellings
Quantum of greenspace	23ha
Play areas	2 Sports pitches including MUGA, 2 LEAPs, 1 NEAP
Skills Academy	1 building
Self-build land	0.4ha
Provision of allotments	0.5ha
Orchards	0.25ha
Implementation of Landscape Environment Management Plan.	A large number of biodiversity and landscape enhancements
Hedgerow payments	£50,282.20
Bridport leisure centre payment	£429,000.00
Healthcare provision payment	£225,000.00
School site and its transfer to Dorset Council	2.0ha
Education contribution payment	£5,444.00 per qualifying dwelling
B3162 contribution	£100,000.00
Biodiversity compensation payment	£96,990.82
Highway works	Miles Cross, mini roundabout, traffic calming and footway/cycle access
Existing public footpath improvement contribution	£212,000.00
Non-Material Considerations	
Council Tax	According to value of each property
CIL	Zero rated
New Homes Bonus	A proportion of provisional 2022-2023 allocation of £3,759,871.00

14.0 Climate Implications

The proposal would lead to additional CO2 emissions from construction of the dwellings and from the activities of future residents.

The construction phase would include the release of CO2 emissions from workers vehicles during the construction process. CO2 emission would be produced as a result of the production and transportation of the building materials and during the construction process.

This has to be balanced against the benefits of providing housing in a sustainable location and should be offset against factors including the provision of electric car charging, some photovoltaic panels and the dwellings being reasonably energy efficient. The previous grant of outline planning permission for 760 dwellings on the site does in some respects assume that climate implications, at least in principle, have already been accepted.

15.0 Planning Assessment

Principle

15.1 The principle of development for this site for the erection of up to 760 dwellings was established by the granting of the outline planning permission. This decision was made as the site formed the substantive part of the BRID1 allocation in the Local Plan which had been subject to a thorough and rigorous examination by an independent planning inspector appointed by government to assess the soundness of the plan. The outline application was supported by a Masterplan and Environmental Statement (ES). This indicated the siting of the 4.0ha employment area on the north-western part of the site. To the south of this area the 2.0ha primary school site and playing fields are proposed to be located with the majority of new residential development (up to 760 dwellings) located on the eastern half of the site closest to existing residential development and the town centre beyond. A new local centre and 60 bed care home are proposed to be located in a central position close to the site's northern boundary, and east of the employment area. There is a ten year window in which to make applications for these reserved matters from the original grant of outline permission on 2/5/2019. It is anticipated that the entire development will take approximately 10 years to build. There are no other proposals for residential development on other land adjacent to this application, a question asked by a parish council. The areas for the residential development were fixed by the outline permission and do not include any additional land.

15.2 A number of representations have been made that the scale of development is too large, unjustified, would lead to loss of agricultural land and in an AONB. Outline planning permission has been granted for this quantum of development in full knowledge of the site being in an AONB and where there has been found to be justification for the housing need and its subsequent allocation in the Local Plan. Its potential visual impact on the site and surroundings and its impact on the character and openness of the AONB were found to be acceptable.

15.3 A description of the outline permission, a summary of the conditions and a summary of the Section 106 Agreement obligations are set out above under the Planning History in Section 7 of this report. Of the conditions which are required to be approved prior to approval of reserved matters, those relating to approval of a Design Code (condition 6), phasing of the development (condition 2), a Landscape Environment Management Plan (LESMP) (condition 7), flood mitigation measures for the accesses into the site (condition 38) and floor levels (condition 39) are yet to be discharged. A Design Code has been submitted to the Council and has been subject to negotiation. Officers are satisfied that the latest iteration of the Design Code is acceptable and consider that the Reserved Matters application is in accordance with the Design Code. The Design Code is included as a Background Paper to this report and can be accessed via the links provided on the first page of this report. The applications for discharge of the other conditions referred to above (conditions 2, 7, 38 and 39) have been subject to negotiation and consultation with relevant statutory consultees as appropriate and a further update on these matters will be provided at the Committee meeting.

15.4 All remaining conditions would need to be discharged following the granting of reserved matters. These conditions would include agreement of a Construction Transport Management Plan (condition 20) and the Miles Cross junction improvement (condition 24), which are not required to be discharged until the development commences and the latter that the development cannot be occupied until the Miles Cross junction improvement is open to traffic (condition 25).

15.5 Although a Masterplan was prepared for the outline permission it was not approved as part of that permission or made a condition of it, although the plans which were approved do accord with it. However, it is useful to rehearse some of the key issues that the outline permission considered that arose from the Masterplan.

15.6 The Masterplan was shaped with the help of local community representatives including Bridport Local Area Partnership and the Bridport Area Neighbourhood Plan Group, their focus was on the provision of affordable housing, the highway improvements at Miles Cross and the management of flood risk. The access from 2 fixed points, 760 dwellings of which at least 35% affordable and community infrastructure were agreed. Traffic generation, suitability of the site and access roads, movement through sustainable transport methods and highway safety were all considered as part of the Local Plan inquiry and the Inspector had deemed the site appropriate for allocation. A Transport Assessment provided a considerable amount of data on trip generation (TRICS data) which was considered by the Highway Authority and deemed accurate in terms of forecasting of likely traffic movements. Junction assessments and safety audits for the proposed improvements to the Miles Cross junction were carried out and Highways England's (now National Highways) preferred improvement scheme was a roundabout. Conditions were applied to the outline permission to secure the necessary highways improvements required to mitigate the impact of the development in accordance with the NPPF and DfT Circular 02/2013. Condition 24 requires the detailed design of works at the A35 Miles Cross junction to be agreed prior to the commencement of development and will need the applicant to enter into a section 278 agreement (under the Highways Act 1980) with National Highways. This condition is yet to be discharged. Condition 25 will then require these works to be completed and open to traffic prior to occupation of the development.

15.7 The suitability of West Road (B3162) to accommodate the additional vehicular traffic and pedestrian/cycle movements to the town centre was also examined and a highway improvement scheme was proposed to address the highlighted concerns about footway widths, ease of passage and conflict between users following the completion of the eastern site access. There is flexibility in this agreement to allow the Highways Authority to receive a financial contribution in lieu of the completion of the works so that the Highways Authority can deliver a scheme of their own choosing, or deliver a larger scheme with additional funds. Key to any scheme will be the need to adequately address the highlighted concerns about footway widths, ease of passage and conflict between users.

15.8 The provision of satisfactory footway and cycleway links eastwards through the site to the town centre was necessary with connections via a scheme to enhance the route from Magdalen Lane to Bridport Town Centre via the Dornought Trading Estate, Plottingham

and St Mary's Playing Fields and Pine View and Coronation Road which would be fully funded and delivered by the development and paid for by the developer (triggered before any dwellings are occupied and 400 dwellings are occupied respectively – conditions 31 & 32).

15.9 Further minor highway improvements are proposed at the mini roundabout with the junction of the B3162 West Allington/North Allington. The Highways Authority stated at the time of granting the outline permission that these improvements were fully funded and would be delivered following the completion of 150 dwellings.

15.10 The impact on car parking in the town centre arising from the development was brought up as part of the Local Plan Inquiry, but analysis of parking provision in 2016, indicated that take up of spaces was generally high, but rarely were car parks occupied at full capacity.

15.11 It was acknowledged that local residents were concerned about the potential for increased flooding. The technical details submitted allowed for climate change and increased allowances to the required 40% and were considered by the Environment Agency to offer significant betterment in terms of discharge rates and the Lead Local Flood Authority and EA both raised no objection to the proposal with conditions.

15.12 The approval of reserved matters for other parts of the development such as the school, community facilities, care home and employment land are not sought currently and the land is also in a different ownership. The s106 does not allow any more than 400 dwellings to be occupied until a road leading up to and 1m into the mixed use land and care home land has been provided. Condition 2 of the outline permission requires agreement of the phasing of the development and condition 3 requires implementation of the phases once agreed. In granting the outline permission the Officer report stated:

'The phased development of the site is informed by the masterplan and Environmental Statement, and it is envisaged that delivery of the housing on site should accord with the provisions of Local Plan Policy BRID1 ii) Which advises: "Delivery will be phased with the intention of providing in the region of 100 homes a year with an equivalent proportion of employment workspace and community facilities".'

The s106 does require at least 0.4ha for the community land trust for employment to be provided before occupation of more than 400 dwellings.

15.13 The school site would be transferred to Dorset Council before any development commences. The school, which would be a primary school, will be delivered as there is a need for it.

15.14 Whilst comment has been made that other land uses would not be integrated with the residential, this was also agreed in the outline permission. The other uses are zoned including the employment site which would be located the furthest from residential development, as it is sometimes potentially a bad neighbour. The size of the zones are

commensurate with the evidence base which led to the allocation of the site in the Local Plan.

15.15 There has been comment that the proposal is inward looking and unrelated to the town. This is in part because the site is logically outside the town centre and could not be accommodated in the town at this size and in one location, but it does lie adjacent to the existing built up area, is well connected and close to the town centre and it was on this basis that it was allocated for development in the Local Plan.

15.16 There is support for the scheme in the representations, highlighting that the proposal would also support the local Leisure Centre, Arts Centre, Electric Palace and numerous restaurants and hostelryes as well as help to maintain the viability of independent businesses in and around Bridport.

15.17 The applicant has undertaken public consultation including displays in the town centre and meetings with the relevant parish and town councils. The applicant has engaged in independent Design Review Panels and with the Council in extensive pre and post application discussion.

15.18 The outline permission has approved the means of access through the provision of two accesses from West Road and two additional pedestrian and cycle links would be provided from Magdalen Lane and Pine View to the east of the site. In addition, a new junction would be provided where West Road joins the A35 at Miles Cross. The outline permission was subject to three additional plans showing Parameters, Green Infrastructure and Scale & Density which the subsequent reserved matters should be guided by. Taking each of these plans in turn, a summary of what each of these showed is provided below.

The Parameter Plan

15.19 This plan shows the locations for the different land uses: residential in ten blocks, a primary school, employment, a care home, a local centre, a sports pitch, open space and SuDS features including ponds. It also shows the approximate locations for allotments, community food production and children's' play (1 NEAP & 2 LEAPs). Lastly, it establishes access through the site in the form of a loop road, an east west connection, a north south connection and shared cycle and pedestrian links with the town centre. A 'land budget' indicates the areas to be made available for each land use expressed in hectares. The plan is fairly precise in the allocation of the various land uses and thus prescribes the subsequent location of each use and access to it.

The Green Infrastructure Plan

15.20 This plan shows the existing and proposed landscaped areas around and through the site and includes the aforementioned SuDS, allotments, orchard, formal and informal open space, sports pitch and children's' play. It makes provision for strategic new planting as well as retention of some existing trees and hedgerows. It took account of the lie of the land and the location of the various land uses and thus provides a framework for the detail to follow.

The Scale and Density Plan

15.21 This plan shows three scales for the residential parts of the development and divided into the blocks shown on the parameter plan. It is expressed in storeys and height measured in metres for each block: 2 storeys / 9.5m, 2 1/2 storeys / 10.5m, 3 storeys / 12.5m. It also shows the maximum density per block: 25/ha, 35/ha or 45/ha. The plan prescribes that the lower scale housing would be on the higher land, the medium where it abuts the existing edge of the town and the higher scale towards the middle.

15.22 The principle of the development has been agreed, including means of access, and subject to the three plans described above. The current proposal seeks those matters reserved by the outline planning permission relating to appearance, landscaping, layout and scale for the residential part of the development, but also including the allotments, an orchard, 2 LEAPs, 1 NEAP, an area of sports provision which includes 2 football pitches, a MUGA and changing rooms and a Skills Academy. These matters are taken in turn below.

Appearance

15.23 The appearance of the development refers to the design of housing and community infrastructure. The Parameter, Green Infrastructure and Scale & Density Plans described above have already established the position and shape of the residential blocks, sports pitch provision and open space. In addition, there would be allotments, community food production, and play provision.

15.24 LP policy ENV10 requires that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings. Policy ENV12 requires development to achieve a high quality of sustainable and inclusive design, in harmony with the adjoining buildings and the area as a whole, the quality of the architecture is appropriate to the type of building and materials are sympathetic to the natural and built surroundings and where practical sourced locally.

15.25 BANP policy D8 requires that new development should demonstrate high quality architecture and seek to maintain and enhance local character. New development should reflect the local building forms and traditions, materials and architectural detailing and enhance the local character.

15.26 The appearance of the dwellings proposed should be derived from characteristics of dwellings, both historic and modern, in Bridport. There are good examples from the urban and sub-urban areas of Bridport. Prominent through routes such as St Andrews Road and Victoria Grove contain gable fronted, semi-detached villas with double height bay windows and contrasting brick details and ornate first floor windows with steeply pitched gables and prominent dormer windows with small, walled front gardens. In DeLeigh Grove, where although streetscape quality is generally of a lower standard, the architecture does exhibit a degree of character with the inclusion of robust boundaries and contrasting brick

detailing. Finally, North Allington where properties have a more modest scale, with long runs of coloured terraces that step up the hill; with simple arched doorways, multiple chimneys and windows that have a traditional, vertical emphasis. Houses either sit tight to the pavement edge or have small front gardens that are bounded by low walls. In the centre of Bridport, South Street is typified by fine grain terraced housing that have a strong vertical emphasis with features such as arched doorways, multiple chimneys, dormer windows and shallow bay windows. This character informed the Design Code.

15.27 Each part of the residential layout would conform to a character area identified in the Design Code. Five character areas are identified: Central Vearse, Core Neighbourhood, Park Edge, Countryside Edge and West Mead. These character areas were informed by existing development in distinct parts of Bridport. The design of the development in each character area would be different and make for variety and interest.

Central Vearse

15.28 The housing in the 'Central Vearse' area would be 1-2 bed apartments, 2-3 bed terraced, 3-4 bed semi-detached and 3-4 bed detached. Central Vearse reflects the inner urban areas of Bridport, specifically South Street. The description states that it will be varied, colourful and rich with greater architectural detailing and materials applied to reflect the centre of Bridport. Materials would be varied and include coloured render and brick as well grey reconstituted stone as an interpretation of the Forest Marble limestone (known as Baunton Stone) which is widely used as squared ashlar bricks in the town.

Core Neighbourhood

15.29 The housing in the two Core Neighbourhood areas would be 1-2 bed apartments, 2-3 bed terraced, 3-4 bed semi-detached and 3-4 bed detached houses. The Code states that buildings would have more muted architectural detailing and materials influenced by more suburban residential areas within the town. There is a more refined palette of materials better reflecting the suburban areas of the town. This character reflects the surrounding context, specifically the development at De Legh Grove and Watton View.

Park Edge

15.30 The housing in the Park Edge would have 3-4 bed semi-detached and 3-4-5 bed detached houses. Material use, colour and detailing is influenced by the surrounding town where there is a more refined palette of materials better reflecting the sub urban areas of the town and the wider landscaping setting of the river corridor.

Countryside Edge

15.31 The housing in the Countryside Edge would be 3-4 bed semi-detached and 3-4-5 bed detached or terraced, 3-4 bed semi-detached and 3-4-5 bed detached houses. Material use, colour and detailing is influenced by the surrounding rural clusters and edges. Although house types are the same as those found in other parts of the site, the use of arched window headers, porch detail, materials and landscaping, together with a slightly more

informal approach to the layout, does give this part of the site a slightly more edge of development feel. The limited use of golden reconstituted stone is a nod to the commonly used inferior oolitic limestone that characterises much of Symondsbury and other outlying villages. It reflects a slightly more edge of development feel.

West Mead

15.32 The housing in West Mead would be 2-3 bed, 3-4 bed semidetached and 4-5 bed detached houses. Material use, colour and detailing is influenced by the surrounding village character and listed building (Magdalen Farmhouse).

15.33 Overall the proposals now show the majority of units having grey or slate effect roof tiles which is more in keeping with the dominant roofing material in the area. The materials would need to be agreed by condition to avoid inappropriate colours. Conditions would also be needed for sample panels, some details of general design and doors and windows to ensure appropriate quality.

15.34 The character analysis of the local area, as defined in the design code, recognises that the surrounding area includes a variety of boundary treatments, that public and private spaces are formally defined; semi-detached and detached properties have large front gardens and some terraced properties front directly onto pedestrian footpaths. This interface between buildings and public realm is important as it creates a positive and robust street scene for occupants and passers-by. Within the proposals buildings along primary routes and those in key locations feature railings and brick walls with railings as front boundary treatments. Many of the larger semi-detached and detached properties have softer planted front boundaries. On more sensitive boundaries where properties front onto hedgerows and open spaces, Cock and Hen stone walls create a softer boundary treatment with low trip rails also being used in some instances. Elsewhere where rear or side boundaries front an open space brick walls are proposed.

15.35 Function has dictated form for the community infrastructure, including the play areas, open space, orchard, allotments and playing field provision. These elements would rely on landscaping to be assimilated, as considered below.

15.36 The Urban Design officer has raised no objection to the appearance of the development. Bridport Town and Symondsbury Parish Councils both note that the design and street scenes have improved.

15.37 The appearance of the proposals would be acceptable and would comply with LP policies ENV10 and ENV12 and BANP policy D8 and the requirements of the NPPF.

Landscaping

15.38 The Green Infrastructure plan shows the existing and proposed landscaped areas around and through the site and includes the SuDS, allotments, orchard, formal and informal open space, sports pitch provision and children's' play. It makes provision for strategic new planting as well as retention of some existing trees and hedgerows. It took account of the lie of the land and the location of the various land uses and thus provides a framework for the detail to follow. All of the land is within the Dorset AONB. There is a requirement for a comprehensive scheme of measures designed to mitigate the impact of the development, promote strategic landscape planting, landscaping and biodiversity mitigation measures in respect of habitat creation and promoting the interests of wildlife.

15.39 NPPF paragraph 176 requires that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which has the highest status of protection in relation to these issues. The Countryside and Rights of Way Act 2000 (CROW Act) protects the AONB to conserve and enhance its natural beauty.

15.40 LP Policy ENV1 requires that development which would harm the character, the special qualities or the natural beauty of the AONB will not be permitted. All new development in such areas should take account of the objectives of the AONB Management Plan in maintaining the AONB's special quality and natural beauty by employing appropriate measures to moderate any adverse effects on the landscape. Development should be located and designed so that it does not detract from and, where possible, enhances landscape character. LP policy ENV2 encourages the conservation and enhancement of biodiversity and safeguards protected habitats. LP policy ENV10 requires development to provide for the future retention and protection of trees and other features that contribute to an area's distinctive character and provide sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area.

15.41 BANP Policy L1 requires that proposals must preserve and enhance the natural beauty of the AONB. BANP policy L2 requires development proposals to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing biodiversity situation.

15.42 The A35 passes immediately to the west of the development site boundary. The existing boundary hedgerow and planting is to be retained and maintained and supplemented by an area of woodland planting to provide a vegetation buffer between the built areas of the development site and the trunk road. It is noted that implementation of structural planting is proposed as an early phase of development to enable planting to establish while later phases are brought forward.

15.43 The site benefits from mature hedgerow trees and veteran trees, the field boundaries are mature mixed native hedging. The trees associated with this application are within an Area Tree Preservation Order (TPO 967) protecting the trees at this location. The site is outside of the Bridport Conservation Area. There has been no new tree planting within the

site such that all trees are of a similar age range. The hedges are mostly neglected having had no formal management or replanting. This has given rise to the hedges being mostly overgrown standard trees with little understorey that is smothered and suppressed by brambles. The Landscape Environmental Specification and Management Plan (LESMP) sets out details of hedgerow maintenance is to be undertaken. This strategic planting and its implementation is essential in ameliorating the visual impact of the development and views of it from a wider landscape setting.

15.44 The site is screened by surrounding hills which would limit the impact of any development on the wider character and appearance of the AONB. The location on the western edge of Bridport's built-up area means that it would read as an urban extension to the town and visual impacts would therefore be mitigated. The design of the reserved matters (appearance and layout) considered in other parts of this report would be of sufficient quality to minimise the effect of the proposed development on both the western gateway to Bridport and the elevated views from locations such as Quarry Hill, Colmer's Hill and Allington Hill. Clearly these views would be affected for some residents living near the site, but there is no right to a view under the planning system, and it was accepted in granting the outline that it was inevitable that views would be changed.

15.45 There are features of the scheme which would allow some key views or vistas along some streets towards the town centre and surrounding hills. Some streets would be tree lined which would in time break up the appearance of the development. There would be a green open space with hard landscaping including seating. Key veteran trees would form focal points within the scheme. A Country Park along the River Simene corridor, woodland walks along the site's western and southern boundaries and a circular leisure route would be provided. A primary green movement link following an existing hedgerow would lead towards the town centre. On-plot landscaping is used to develop the various character areas within the scheme and softens the built form. Some boundaries are defined by hedgerows, primarily those with flower and berry producing species. Larger front gardens will accommodate small scale on-plot trees, which will help to blend the built form into the landscape beyond. Frontage parking will be interspersed with tree and hedgerow planting to help reduce its visual dominance. The Loop road is characterised by formal planting.

15.46 The Community infrastructure: SuDS, allotments, orchard, formal and informal open space, sports pitch provision and children's' play; which are considered in another section of this report, would also contribute to the landscaping of the site.

15.47 The Landscape Environmental Specification & Management Plan Rev C (FPCR, May 2022) addresses previous concerns. The LESMP includes all the proposed ecological mitigation and enhancement measures, together with any necessary compensation measures for residual biodiversity loss which may occur as a result of the development. It also includes details of the proposed SuDS which can provide important biodiversity enhancements.

15.48 The implementation of the LESMP is an accepted way forward in ameliorating the impact of the development on biodiversity and in promoting the protection and creation of wildlife habitat. Such details including trigger points and the agreed level of biodiversity compensation funding are in the s106 Agreement, whilst the implementation of the LESMP and landscaping is the subject of a condition on the outline permission. It is noted that the AONB, Landscape and Natural Environment officers raise no objections, subject to a condition requiring its implementation, tree protection and implementation of landscaping. As set out above in paragraph 15.3, Condition 7 on the outline permission requires approval of the LESMP prior to approval of reserved matters, and a further update on this matter will be provided at the Committee meeting. Conditions 9, 10 and 11 on the outline permission make provision for tree protection, new planting and implementation and will require subsequent discharge. A condition for an arboricultural method statement would be needed.

15.49 In the representations there is support for retention of the hedges and planting of new hedgerows and trees. Concerns in the representations concerning the impact on biodiversity (including birds), adequacy of the landscaping, tree planting and effect on existing trees have been addressed. Given the sensitivity of the site in an AONB measures would be taken to reduce light pollution.

15.50 The AONB officer asked for a point of clarification about the implementation/management of some strategic landscaping in the southern area, outside the red line, but within the blue line. The LESMP covers the 'blue land' as well. The applicant is able to undertake landscape planting in that area of the site and to manage and maintain it.

15.51 The Town Council is aware that the Environment Act includes requirements for 10% Biodiversity Net Gain and requested that the Council confirm that the calculations of biodiversity net gains are in line with Defra Biodiversity Net Gain (BNG) 2:0 metric using pre-development baselines and post-development evidence. The Council requested a Biodiversity Net Gain Assessment and there is a summary in the Ecology Survey Summary Report (by FPCR). The amended Biodiversity Metric calculation shows a BNG of 11.5% for habitats and 30.39% for hedgerows. This is more realistic than the figures previously submitted. The Council assesses all applications under the DBAP for the level of BNG being delivered. The Environment Act is not currently mandating the minimum 10% BNG as this will not be a mandatory requirement until 2023.

15.52 The LESMP and landscaping of the site are considered to be acceptable and would deliver appropriate landscaping, biodiversity enhancement and conserve and enhance the AONB. It complies with LP Policies ENV1, ENV2 and ENV10, BANP policies L1 and L2 and the requirements of the NPPF.

Layout

15.53 This section of the report is divided into four parts:

The layout of housing and community infrastructure; roads, footpaths and cycle paths; foul and surface water drainage; and affordable housing and self-build units.

The layout of housing and community infrastructure

15.54 The layout of the development refers to the position of housing and community infrastructure. The Parameter, Green Infrastructure and Scale & Density Plans described above have already established the position and shape of the residential blocks, sports pitch provision and open space. In addition, there would be allotments, community food production, and play provision.

15.55 Paragraph 30 of the NPPF Section 12 'Achieving well designed places' requires that decisions should ensure that developments are visually attractive as a result of good layout; establish or maintain a strong sense of place, using the arrangement of streets, spaces, [and] building types to create attractive, welcoming and distinctive places to live, work and visit. It requires that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

15.56 LP Policy ENV10 concerns the landscape and townscape setting and requires that new development should maintain and enhance local identity and distinctiveness and be informed by existing character. Policy ENV11 concerns the pattern of streets and spaces and housing should have provision for bins, recycling, drying, cycle parking, mobility scooters, private amenity/gardens and associated storage. In addition, major development should achieve full Secured by Design certification. Policy ENV12 concerns the design and positioning of buildings and that new developments should be high quality and promote an inclusive design, comply with national technical standards and respect the character of the surrounding area. The position of the building on its site should relate positively to adjoining buildings, routes, open areas, rivers, streams and other features that contribute to the character of the area. Policy ENV 16 concerns amenity and requires that development should be designed to minimise its impact on the amenity and the quiet enjoyment of existing and future residents. Policy ENV4 concerns the impact of development on a designated or non-designated heritage asset. Any harm to the significance of a designated or non-designated heritage asset must be justified where applications will be weighed against the public benefits of the proposal.

15.57 BANP Policy D6 requires that development should create a sense of place by providing a strong sense of enclosure, having regard to building lines and appropriate height to street width ratios, with street trees and boundary features and not dominant parking provision. Policy D8 requires development should define and/or soften the transition between areas of different character and reflect the existing grain and pattern of development. BANP Policy D7 requires that development should have main building access at the front, have windows facing areas where surveillance is needed and provide a basic

level of privacy at the rear of homes with a sufficient garden depth or orientation and screening to prevent overlooking.

Residential

15.58 Each part of the residential layout would conform to a character area identified in the Design Code. Five character areas are proposed: Central Vearse, Core Neighbourhood, Park Edge, Countryside Edge and West Mead. These character areas were informed by the existing layout of development in distinct parts of Bridport. The layout of the development in each character area would be different and make for variety and interest.

15.59 The layout of the blocks was established by the Parameter Plan and is little changed apart from the merging of some blocks or slight changes to the shape. Each block would be developed according to the character area defined in the Design Code in which it lies.

Central Vearse

15.60 The housing in the Central Vearse area would be located around the loop road that enters and leaves the site from West Road. The layout would comprise higher density urban style of development with buildings on the primary streets in the form of mostly terraced or semi-detached housing with little set back and a more connected building line and small gaps between, which is typical of the layout of buildings in the centre of historic Bridport. Houses would sit tight to the pavement edge, with parking in rear courts and only sometimes with parking in front. Buildings would vary in height stepping up the hill and follow the same building line.

Core Neighbourhood

15.61 The housing in the two Core Neighbourhood areas would be either side of the Central Vearse area. The layout would be medium density, suburban style with more widely spaced, detached semi-detached or terraced housing with a slight set back from the street. Buildings would be more widely spaced with larger gaps between. Buildings would follow the same building line. The layout better reflects the topography found in these parts of the site and would be more akin to the 20C suburban style development which lies outside of the town centre.

Park Edge

15.62 The housing in the Park Edge would form a continuous band on the northern and eastern edges of the development, facing towards West Road across open space and the river or toward Magdalen Lane across open space. The layout would reflect the transition from the edge of the existing built up parts of Bridport where housing is generally of a suburban style. The style would be medium to lower density and suburban in style. Housing would consist of informal perimeter blocks, semi-detached and detached, widely spaced, following a curved building line with a set back from the street.

Countryside Edge

15.63 The housing in the Countryside Edge which would form an almost continuous band wrapping around the northwest, west, southwest and south parts of the development would have more than one layout depending on where it is located. The northwest, west, southwest parts would border the open countryside that exists beyond the A35 bypass. The southern parts would border Vearse Farm, a grade II listed building and open countryside.

There would be two types of block according to the location, some with a lower density courtyard style or perimeter block. The former block layout would consist of detached or semi-detached houses arranged in informal groups. The buildings would be positioned irregularly to evoke (at least from afar) an informal rural group that might be found in most rural locations. A road and footway would follow the outer edge creating a buffer. This is seen as a fitting design response within the setting of the listed building. The latter block layout would consist of semi-detached and detached houses arranged informally in perimeter blocks with wide spacing and varied setbacks from the street. The less regimented manner when compared with development in the Central Vearse and Core neighbourhood would make for an appropriate transition from the built-up area to the countryside, providing a naturalistic soft edge.

15.64 The layout in these two 'sectors' to the SE of Vearse Farm have slightly less density and the proposed appearance would give a 'more organic compact farm complex typology' and showing an arrangement around a central courtyard. The layout and typology to the SE of the farmhouse, subject to further details considered later in this report, should assist in achieving a more relevant, less incongruous development alongside the farmhouse and its associated buildings. Though the buildings would be two-storey, the site is in a dip and is shown with enhanced perimeter landscaping. For these reasons, the proposals will result in no harm to the asset's significance and setting

West Mead

15.65 The housing in West Mead forms a short and narrow strip on West Allington which immediately adjoins Magdalen Farm House (Toll House) a Grade II listed building and the Bridport Conservation Area, West Allington and Skilling Sub-Areas. The layout would consist of semi-detached and detached houses forming a single line of buildings with a common building line and set close to the road, but with a gap before the development reaches Magdalen Farmhouse.

15.66 This approach better reflects the setting of the listed building and Conservation Area and would be similar in layout to other development in West Allington. The street-front landscaping, typology and the number of dwellings enable public open space next to the Magdalen Farmhouse. The open space to 'West Mead' will draw the development away from Magdalen Farmhouse. The building frontages should appear recessed back from the building line of Magdalen Farmhouse, which will assist in retaining some of its visual prominence in those westward views. However, this still represents a change to the undeveloped setting of Magdalen Farmhouse. The looser spacing and the quantum do maintain something of a town-countryside transition in the development pattern. However, the introduction of development in this area still diminishes the ability to understand and appreciate the town-edge function of the Toll House, which currently remains preserved in its setting. For these reasons, the layout will result in less than substantial harm to the asset's significance.

15.67 In consideration of the gateway of the Conservation Area and westward views towards Symondsburry, there is a legible sense of town-countryside transition. The setting-back of the dwellings from West Road should ensure that, in longer views from the Conservation Area boundary (near West Gables Close), the distant and elevated rural backdrop will remain perceptible and Magdalen Farmhouse will remain the

prominent element in terminating the view at the bend in the road. For these reasons, the proposals will result in no harm to the Conservation Area's significance.

15.68 The proposals will result in less than substantial harm to the significance of a designated heritage asset; Magdalen Farmhouse, meaning that para. 202 of the NPPF is engaged, requiring the harm to be weighed against the public benefits of the proposal (including, where appropriate, securing optimum viable use). However, this balance needs to take into account the need to give 'great weight' to the asset's conservation, irrespective of the level of harm. The less than substantial harm cannot be avoided and has been reduced and the test is having regard to the heritage asset against the public benefits of the scheme. The public benefits were counted at outline as weighing in the favour of the proposal and those benefits would still be secured. Therefore, the public benefits of the scheme outweigh the less than substantial harm to the designated heritage asset.

15.69 There is one point where the site boundary and Conservation Area boundary meet. This is the proposed point of access to the north eastern part of the site from Magdalen Lane at its bridging point with the River Simene. In this area, the access is to be non-motorised and would be into an on-site area of public open space away from any built development. The access will provide pedestrians, wheelchair users, and cyclists a safe route from the development to the town centre and local facilities. Officers consider that whilst the development will be seen from some public vantage points within the Conservation Area including this one, views into it from the development, and outwards from the Conservation Area will not be unacceptably harmed.

15.70 The layout in the five character areas would provide sufficient variety and interest in the layout. The revised proposals have addressed concerns about the streets appearing to be standard and unimaginative, although some have found the proposals well thought. The layout would make provision for amenity for future occupants including gardens, outlook and light. Noise mitigation will be provided to all units fronting onto the A35 and West Road. There would be a variety of plot sizes and house sizes without there being a dominance of large, detached houses.

Community infrastructure

15.71 The need for community infrastructure was secured within the s106 Legal Agreement. The provision includes sports pitch provision and changing rooms, allotments, an orchard, play areas and open space. In addition, the s106 Legal Agreement also secures contributions towards leisure improvements. Contributions were agreed at outline for hedgerows, Bridport leisure centre, healthcare provision, education contribution, the B3162 contribution, biodiversity compensation, highway works and the existing public footpath improvement. It is not the role of the planning system to secure contributions to ensure there would be adequate electricity supply were not sought, but it is anticipated that the National Grid would make provision. Playgrounds, cycle paths, seating and social areas are being provided by the applicant as part of these reserved matters. It is not currently known what the contribution for extra healthcare provision would specifically be spent on, but it was

calculated at outline to be to meet the additional demand of the increased population (see table above in section 13).

15.72 Interspersed within the residential parts of the development described above, the community infrastructure includes a number of play facilities. The play provision would comprise two Locally Equipped Areas of Play (LEAPs) on the eastern arm of the Loop Road and within a square in the south eastern part of the site (delivered after 200 and 500 dwellings are occupied respectively – conditions 35 & 36), a Multi-Use Games Area (MUGA) north east of the sports pitches (after 400 dwellings are occupied – condition 33), a Neighbourhood Equipped Area of Play (NEAP) south of the MUGA (after 400 dwellings are occupied – condition 34) and a Woodland Play Trail north of the school site (after 500 dwellings are occupied - condition 37). These would be in accessible locations located amongst the housing with natural surveillance. These would be laid out typically according to the facilities each contains. Full details of inclusive play equipment have been provided in the LEMP document which would provide equipment for those with mobility difficulties including the disabled.

15.73 The allotments would be located to the west of the western arm of the Loop Road. The size of the allotments accords with the requirements of the s106 Agreement and would be constructed and made available for use on or before the requirements of the s106 Agreement. An Allotment Scheme and an Allotment Management Plan have been provided with the submitted LEMP. This would be an accessible location between two blocks of housing and north of the school and screened from the loop road by trees.

15.74 A sizeable orchard (0.25ha) would be located to the west of the eastern arm of the Loop Road and within the proposed River Simene Country Park acting as a buffer between the development and West Road. It would be planted in formal rows of fruit trees and be for public use. As its use would be periodic, there is less need for it to be located amongst housing.

15.75 The location for the sports pitch provision was agreed at outline and the sports pitch provision would be located north west of the school site, adjacent to West Road. The layout would make use of the flatter parts of the site and include a block of changing rooms and a 22 space car park. Although the Town Council would prefer one large pitch, as was originally intended, the desire is now for two junior sports pitches rather than one large pitch and while there have been requests for a skate park, AstroTurf pitch and running track, these were not considered necessary within the remit of the outline permission. There is however a skate park near the site by the bus station. Sport England consider that the proposed provision would not be viable. Sport England considers that the site would be better as a recreational ground rather than a formal playing pitch site and the pavilion would be better as an activity hub than a changing pavilion. Sport England withdrew its objection subsequently, but it does not support the proposal. The s106 requires the sports pitch provision, there is support for it from others and it is being delivered by the applicant and should still stand. The provision of changing rooms was required by the outline permission and is designed to be fit for purpose.

15.76 Public open space would be in various locations around and within the development comprising of the following:

A Country Park along the River Simene corridor;

Woodland walks along the western and southern boundaries;

Green links and squares;

A circular leisure route around the entire development; and,

A primary green movement link, which is referred to as the Cycle Street.

The layout of these would provide not only recreational and health benefits, but also break up the development with green buffers.

The Skills Academy would be located near to the 'David Wilson' compound and details of it would be secured within the CEMP. It would provide apprenticeships, employment, training and mentoring. It would consist of classrooms and workshops. The pupils would be able to attain a 'Construction Skills Certification Scheme' entry level health and safety qualification. It would also work with local schools and the Bridport Wood hub will be located on the development site, as part of the Skills Academy. There has been support for this facility in some of the representations.

15.77 A pub, church, shop or hall were not considered to be necessary within the residential development in the grant of outline permission. A new local centre including a convenience store, public house, and creche, with residential at first floor is proposed to be located in a central position east of the Care Home and close to the centrally located access into the site from West Road to the north, which will form a different application. It is noted that there is support from consultees and in the representations for the provision of sports pitches, allotments, an orchard and new circular walks.

15.78 The layout has received no objection from the Urban Design and Conservation Officers.

15.79 The details of the layout of the buildings in each character area and the community infrastructure would be acceptable and comply with LP policies ENV4, ENV10, ENV11, ENV12, ENV16, BANP policies D6 and D8 and the requirements of the NPPF.

Layout of roads, footpaths and cycle paths

15.80 The Parameter Plan has already established the layout of the means of access, loop road and links with the town.

15.81 Policy ENV11 concerns the pattern of streets and spaces and requires new development to have well defined and connected buildings, streets and spaces, 20mph through routes and natural surveillance. Bus routes and strategic cycle and pedestrian links should be planned for. Policy COM7 concerns creating a safe and efficient transport

network and requires that development should be located in areas where the need to travel can be minimised and the use of sustainable modes of transport can be maximised. The delivery of a strategic cycle network and improvements to the Public Rights of Way network will be supported. Policy COM9 concerns parking standards in new development requiring that this is in compliance with published local parking guidelines.

15.82 BANP Policy D3 requires that residential development should create walkable and accessible neighbourhoods, with public transport access, that the community have access to facilities, ensure that streets are designed to be well connected and legible and have a 20mph in residential areas. BANP Policy AM1 requires that development should prioritise pedestrian movement, make safe, convenient and appropriate connections to existing footpaths, cycle paths and rights of way, public transport and facilities for car sharing and electric vehicles. Policy AM3 supports improving and extending the existing footpath and cycle path network. Policy H6 requires proposed developments to integrate and connect with neighbouring communities.

15.83 Means of access was approved at the outline application stage. Therefore, the access arrangements are fixed. The eastern access is located approximately 70m to the east of the existing Vearse Farm track. The western access arrangement is located opposite Duck Street. Both accesses are proposed to be priority junctions and will provide a 7.3m carriageway, with 2m wide footways on either side. Pedestrian crossing points are provided on both the eastern and western arms of each junction, across West Road. Similarly, crossing points are also proposed for both junctions within the site and to the south of West Road. The visibility splays are identified on the approved junction arrangement that was agreed at outline.

15.84 Internal roads, footpaths and cycleways were established within the s106 Agreement. The provision includes improved footpath and cycle links, and in addition, the s106 Agreement also secures contributions towards local highways (see financial benefits table above in section 13) which includes the Miles Cross junction improvements. The outline permission also requires this reserved matters application to deliver various internal vehicular links and the layout of these is to some extent also fixed.

15.85 Condition 47 requires vehicular access be taken to the boundary of the application site to where it meets the residual part of the allocated site to the east (land adjacent to Pine View). The s106 Agreement requires two vehicular and pedestrian access points to be provided into the adjoining land, which are to be a minimum width of 9.5m. This is shown in these reserved matters.

15.86 The s106 Agreement requires the provision of a vehicular and pedestrian access for the school site, with a minimum width of 6.7m. The reserved matters scheme proposes a carriageway width of 6.75m for the access, plus the footways (2m) and the cycleway. A coach drop off/collection point is provided within 30m of the indicative entrance to the school site.

15.87 The s106 Agreement requires vehicular access to be provided up to, and 1m into, the commercial land. This has been provided in the reserved matters application. The commercial land will be served by a 7.3m wide carriageway, which is shown within the reserved matters submission.

15.88 Condition 8 established the Access and Movement Strategy Plan which sets out the following:

A loop road to connect the eastern and western accesses, crossing the River Simene twice;
An east-west avenue to connect the western section of the Loop Road with the eastern residential development parcels;

A footway and cycleway (segregated), 5m in width to connect the proposals from the commercial land and so on eventually reaching the Town Centre either by crossing Magdalen Lane or linking through to Pine View;

A North-South Avenue (shared), 3m in width footway/cycleway to connect West Road to the loop road;

Footways to connect to the main destinations, the circular walking route, the River Simene and Broad Lane. Existing Public Rights of Way will be retained and enhanced and diversion orders would be applicable to any changes to these;

Internal roads with 20mph design speed;

Three public electric vehicle charging points;

A bus stop;

Land for a community bike pool;

A bicycle shelter; and

A bicycle maintenance hub and water fountain.

15.89 The internal routes through the site, some of which would have trees, would have good connectivity and access for pedestrians, cyclists and motorists. Small iterations may be needed to comply with s38 adoption subsequent to the granting of the reserved matters as is usual for those roads that will need to be adopted, as well as private roads where the road would still need to be of an appropriate standard. One minor service road will need to be a one way street owing to visibility requirements and would be made a condition. Conditions would also be needed to ensure visibility splays, access, geometric highway layout, turning and parking areas are to appropriate standards.

15.90 There are existing rights of way which cross the site. These have been accommodated as part of the detailed layout for the scheme and any diversions will be the subject of separate applications. Public Rights of Way (PROW) are considered under separate legislation to planning applications, but all existing rights of way are to be provided for within the layout with some diversions. The diversions would inevitably take PROW along the new minor roads instead of countryside, but the route would not be significantly longer. New PROW within land that will not be adopted would be permissive and maintained by a MANCO. The new routes would be surfaced with self binding gravel or for less frequented routes, mown grass. It is a condition of the reserved matters application that connections to the south where

footpaths are curtailed by the A35 are not ideal, but it is not within the scope of this application to make any significant improvements on the actual A35 carriageway. Provision for safe access for pedestrians and horse riders at the Miles Cross junction would be agreed when the condition for that scheme is considered.

15.91 Car parking would be provided in accordance with the Bournemouth, Poole & Dorset Car Parking Study (2011). This would be casual or assigned within courts, alongside or behind dwellings. Provision would be made for electric vehicle charging points for all dwellings with on-plot parking which is now a requirement of Part S of the Building Regulations. Cycle parking will be provided either in accessible and secure rear gardens or garages. Comments were made to the original scheme that bins would be too far from some dwellings. This has been addressed in the revised scheme. Bin stores would be provided in some places and wheelie bins for others, accessible by refuse trucks from collection points. There is support from consultees and in the representations for the provision of new footpaths, charging points and cycle parking. Condition 23 on the outline permission requires implementation of the cycle parking.

15.92 The layout has received no objection from the Highways Officer. Conditions are recommended and would be included. National Highways recommend a condition limiting the species to be planted within proximity of the trunk road, which have been addressed in the LESMP, but should still be included for future reference and restriction.

15.93 The proposed layout would enhance connectivity, providing safe and convenient access for pedestrians, cyclists and motorists. It would promote more sustainable means of travel through walking and cycling. The proposed layout would comply with LP Policies ENV11, COM7 & COM9 and BANP Policies D3, AM1, AM3 & H6 and the requirements of the NPPF.

Layout of foul and surface water drainage

15.94 The Parameter and Green Infrastructure Plans have already established the layout of the foul and surface water drainage.

15.95 Paragraph 159 of the NPPF requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

It is a strategic objective of the Local Plan to:

“Reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable– this will be the over-riding objective in those areas of the plan which are at highest risk”

In meeting this strategic objective the Local Plan states:

“Development will be directed away from areas where there is likely to be significant risk to human health or the wider environment, through flooding, coastal erosion and land instability, air and water pollution.”

LP Policy ENV5 concerns flood risk and requires development to be towards the areas of lowest risk and ensuring development will not generate flooding through surface water runoff and/or exacerbate flooding elsewhere.

15.96 BANP policy D5 concerns the efficient use of land where dealing with surface water drainage and alleviating flooding are required.

15.97 The drainage scheme was agreed in the granting of the outline permission. There have been a large number of representations raising this as an issue, but this has been resolved in the granting of the outline permission and conditions thereon.

15.98 A conceptual strategy of surface water management, based upon attenuated discharge to the adjoining Main River (Simene) system was approved. It is proposed that the surface water drainage system for the site utilises a multi-SuDS system including channels, detention features and where appropriate, source control in the form of porous paving as the primary storm water management scheme. The outline permission indicated the layout of six SuDS ponds within the site, which are mainly along the River Simene and a flood compensation area between the eastern and western accesses and to the south of the River Simene. The reserved matters show the layout of additional SuDS features and alterations to the shape and location of others. Full details of the ponds are provided with shallow gradients, without planting, within public view. These are not intended to be used by the public as open space or recreation, but if entry were made, the design would not present potential danger to life. These should comply with the Construction Industry Research and Information Association guidelines.

15.99 Conditions on the outline permission require detailed design submissions to discharge these conditions to confirm and substantiate storage volumes, and future management of such features. None of the development would be located in an area of flood risk. Development is subject to conditional approval under conditions 41 - 45 on the outline permission which either have to be agreed prior to development taking place.

15.100 The reserved matters show additional measures with 40% allowance for climate change, 10% allowance for urban creep, basins designed to be protected from the predicted 1 in 100 year still water level plus climate change and allowance of 3.5 litres per second discharge from the school site offering a significant betterment in terms of reduced discharge rates

15.101 The foul water drainage strategy is for connection on Alexandra Road. A pumping station would be located to the south of the river and to the north of the proposed residential development, owing to the gradient.

15.102 The layout of drainage features has been largely dictated by the lie of the land and location of the river. These would be functional and designed to be naturalistic rather than

engineered in the layout with rounded features and gentle gradients with two ponds to be permanently filled with water. Whilst there may be some variation in the terminology used for describing the SuDS features as these offer benefits also for biodiversity and landscaping, for incorporating a permanently wetted area within such retention or detention ponds, the requirement in terms of available attenuation volumes is the overriding factor.

15.103 Wessex Water have raised no objection and commented that the applicant has advised an intention to split the foul drainage for the site with the construction of a pumping station. Downstream sewer enhancement works are proposed by Wessex Water to ensure that development flows do not increase the risk of flooding or sewer overflow operation. The cost of enhancement is paid for by developers through the per property infrastructure charge. The current outline scheme is dependent on an on-site pumping station with storage based upon the total development with flows held at the pumping station during storm conditions and released into the network when capacity becomes available. Downstream improvements also include the construction of additional storage on the existing public network. The applicant is proposing to utilise onsite attenuation in the form of basins to capture and store surface water runoff with a controlled discharge to the existing open watercourse that runs through the site.

15.104 Wessex Water will provide a point of connection for new water mains to be laid into the development site and as such there is no risk to water supply for the town. Wessex Water have raised no objection. Applications for the discharge of conditions 38 and 39, which are required to be discharged prior to approval of reserved matters and which cover the flood risk to the roads entering the site over the river and floor levels of the dwellings, are being considered in liaison with the Environment Agency. Remaining conditions for the disposal of foul and surface water are not required to be discharged until development commences or is occupied.

15.105 The layout of the drainage strategy details submitted for the site are acceptable and would comply with LP policy ENV5 and BANP policy D5 and the requirements of the NPPF.

Layout of affordable housing and self-build units

15.106 LP Policy HOUS1 makes provision for affordable housing and requires that where open market housing is proposed, 35% affordable housing will be sought. This affordable housing provision should be delivered on site and should include a minimum provision of 70% social/affordable rent and 30% intermediate housing, unless evidence suggests an alternative provision would be appropriate. The type, size and mix of affordable housing should reflect identified needs and should be proportionate to the scale and mix of market housing and designed to the same high quality resulting in a balanced community of housing so that is 'tenure blind.' Where there is an identified need for specially designed or adaptable accommodation to cater for particular needs of disabled people, this will be prioritised. A financial contribution towards the provision of affordable housing is required when there is a shortfall on site.

15.107 Building Regulations accessibility standard M4(2) make it a requirement for any scheme that delivers over 15 affordable homes to ensure that at least 10% of the units should be accessible and adaptable dwellings.

15.108 BANP policy H2 requires that the affordable and open market housing provision will be fully integrated and evenly distributed. Policy H7 encourages the inclusion of 4% of plots on major developments to be self-build housing.

15.109 The application proposes the provision of 35% affordable housing being 266 dwellings. This accords with the requirements of the s106 Legal Agreement. Despite concerns raised in the representations, the affordable housing would be in perpetuity. The Applicants propose to deliver an additional 36 dwellings as affordable housing, which means that the development will deliver just under 40% affordable housing in total. The layout of affordable housing would be 'pepper potted' around the development with no particular concentration in any one location. Although Symondsburry PC comment that it would not be pepper potted, it would be in blocks pepper potted as this is more deliverable and manageable by the provider than providing it in multiple single plot locations. This would also promote social inclusion. The affordable housing provision would be above the policy compliant level and provision of 35% has been secured in perpetuity through the existing s106 agreement to include a local lettings plan ensuring that the properties meet the local need. The affordable housing tenures offer 70% (186 dwellings) as affordable rented units and 30% (80 dwellings) would be shared ownership homes. Despite concerns raised by some, the scheme further includes 5% of the affordable rented units as Accessible and Adaptable Dwellings. The housing register demonstrates that there is a significant need for quality affordable family housing with a high demand for a range of dwelling sizes and tenures which this development would assist in meeting.

15.110 While there is support in the consultations and representations for the provision of affordable as well as additional affordable housing some have stated that the affordable housing would not be affordable at only 80% of open market price and that more social rented units are needed as opposed to affordable rent. The Housing Enabling Team has offered support for the provision proposed which is based on the policy requirements. There is currently no mechanism that would change the 80% quota or for different types of rented accommodation to be provided. Affordable housing is normally provided by a registered social landlord such as a housing association.

15.111 The Bridport Town Council raise a mismatch between proposed and required unit size by 'Architecture, Engineering, Construction, Operations, Management' (AECOM) which indicates greater demand for smaller units as below:

Housing Unit size	Foundry Lea, Vearse Farm Proposal	AECOM Life Cycle recommended guide for new development to meet projected needs by 2036
1 bed	4%	24%
2 bed	27%	45%
3 bed	39%	31%
4 bed	29%	0%
5 bed	1%	0%

15.112 AECOM is an organisation that support Neighbourhood Plans. It helped to produce the Bridport Area Neighbourhood Plan and would have done a study on housing needs. The Neighbourhood Plan showed a high level of need for one bedroom properties. This would also be supported by information drawn from the Housing Register in regard to affordable need. However, there is a need to ensure that a good balance of sizes of affordable housing is provided as there are high levels of need for all property types. There is also a need to ensure a balanced and sustainable community is created and a high percentage of one bedrooms flats could make this difficult. There is also a general reluctance from Registered Providers and developers to build 1 bed flats. It makes more financial sense to build 2 bed properties. It is also accepted that most people eligible for low cost home ownership would want 2 or 3 bedroom houses. For this reason, the Council tries to get a good mix of units in the layout of the affordable mix and 15% of the rented homes would be one bedroom. The housing enabling team has raised no objection to the affordable provision. The affordable mix is considered acceptable and would meet a range of needs.

15.113 The s106 Legal Agreement requires the provision of 0.4ha of land to be identified for self-build housing. Its layout is relatively informal and would be delivered according to demand. It would be provided in the layout in three areas. The three self-build areas will be served with mains water, drainage, electricity and means of access. Up to 8 dwellings would be provided. The scheme shows that these would be built to specific house types.

15.114 Whilst 0.4ha has been said by some to be too little, this was the amount agreed at the outline stage. There has been support for the self-build in the representations as amongst other things it would provide employment.

15.115 The layout of the affordable housing and self-build units for the site are acceptable and would comply with LP policy HOUS1 and BANP policies H2 and H7 and the requirements of the NPPF.

Scale

15.116 The Parameter, Green Infrastructure and Scale & Density Plans have already established the envisaged scale and density for each sector of land uses including housing, open space, drainage and community infrastructure. Scale refers to the size of the development. Density refers to the amount of development. Development should make efficient use of land and not create wasted or leftover land that has no real function.

15.117 LP policy ENV12 suggests the National Described Space Standards (NDSS) should be met. LP Policy ENV 15 concerns efficient and appropriate Use of Land and advises that development should optimise and make efficient use of land, subject to the limitations inherent in the site and the impact on local character.

BANP Policy D5 states that development should make efficient use of land.

15.118 The scale was prescribed in some detail on the Scale and Density Plan. It shows three scales for the residential parts of the development and divided into the blocks shown on the parameter plan. It is expressed in storeys and height measured in metres for each block: 2 storeys / 9.5m, 2 1/2 storeys / 10.5m, 3 storeys / 12.5m. The proposed houses would comply with the plan.

15.119 The Scale and Density Plan shows the maximum density per block: 25/ha, 35/ha or 45/ha. The plan prescribes that the lower scale housing would be on the higher land, the medium where it abuts the existing edge of the town and the higher scale towards the middle. The proposed housing would be at a very slight variance from the limits, slightly less in some and slightly more in others. The increases proposed for Parcels 13 and 15 are on lower ground and parcel 13 is in an area where a high level of density was anticipated. The density of residential Parcel 16 better reflects the density of development found on West Road. There would be reductions in density in parcels 1, 3, 11 and 12. Flexibility can be exercised where other aspects of the development: appearance, layout and landscaping; have been found acceptable in other sections of this report.

15.120 Some of the private housing would fall marginally below Nationally Described Space Standards (NDSS). NDSS *should* be provided in accordance with policy ENV12. The preamble to policy ENV12 states:

2.6.7 Good design is not restricted to external appearance and layout. It encompasses how capable developments are of fulfilling their purpose initially and into the future as needs of occupants change. Dwellings as a minimum should have sufficient internal space for a high level of functionality so that day to day tasks and activities can be carried out. The government is reducing the number of technical standards and consolidating them in a national framework centred on building regulations. National technical standards for all new dwellings are being introduced and dwellings should be constructed in accordance with these standards

and paragraph 130 of the NPPF says:

130. Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Footnote 49 states planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

15.121 In consideration of Policy ENV12, the Local Plan Inspector's report of 2015. (page 43, para 219) comments on this:

'The revisions mean that local planning authorities should not set any additional technical standards in local plans or supplementary planning documents relating to the construction, internal layout or performance of new dwellings. The optional new national technical standards can be required through LP policies where there is evidence to support the case for doing so and providing their impact on viability has been considered. The Councils have not yet had an opportunity to consider this.'

15.122 The Council did not have sufficient evidence at the time to insist upon NDSS. This is the reason why the requirement for exceeding the minimum NDSS is non mandatory. If unit size relates to a comparatively large number of units and if these fall significantly below nationally prescribed standards, then the National Design Guide says:

'Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them... Well-designed homes and buildings: provide good quality internal and external environments for their users, promoting health and well-being.'

In this case it would not relate to a large number of units.

15.123 The legal opinion as to whether the NDSS can be applied at reserved matters stage generally is that any such imposition must be at the outline stage. Only by granting outline permission subject to a condition controlling the internal configuration of the permitted development, specifically requiring compliance with the NDSS or expressly incorporating detailed drawings showing the internal layout of buildings and requiring compliance with those drawings could an LPA insist upon a development adhering to the NDSS. In addition, even where a LPA seeks to secure the imposition of the NDSS at outline stage, it can only do so where there is a relevant local plan policy requiring such adherence to the optional standards.

15.124 A condition was not applied to the outline planning permission requiring that the subsequent reserved matters would make provision for compliance with NDSS requirements. Further, the floorspace figures in the Section 106 Legal Agreement for the affordable housing do not accord with NDSS requirements. Therefore, it is not possible to require that the dwellings meet NDSS requirements.

15.125 The number of dwellings falling below NDSS is a small proportion overall and most houses would meet or exceed the standards. It only affects seven house types of 2 or 3 bedrooms amounting to 125 dwellings which as a proportion of 760 in total is acceptable. Moreover, the short falling in floor area averages about 7sqm of a total area falling between 58 and 77sqm. Importantly, all the houses, including those falling below, would have adequate space to meet the daily living requirements of occupants. The scale and density of the social infrastructure, landscaping, SuDS and so on were stipulated by the parameter and Green Infrastructure Plans and the proposals are in reasonable accordance. The Urban Design Officer has raised no objection to scale.

15.126 The proposal would be of an appropriate scale, making efficient use of land, and would comply with LP policies ENV12 and ENV 15 and BANP Policy D5 and the requirements of the NPPF.

Other matters

Energy efficiency

15.127 A number of representations and consultee comments have been made that the houses should be built to meet future energy efficiency standards beyond 2025 (not just to 2013 Building Regulations) and be of sustainable materials of construction and not just to current standards which are lower. Since the original and revised submissions the applicant has improved the energy efficiency of the proposed dwellings to comply with 2021 Building Regulations which require a 31% improvement on 2013 Standards in terms of CO2 emissions and addresses some of the concerns that have been raised. Should the Future Homes Standards come into effect in 2025, then all homes will be constructed to these enhanced standards. At present the Future Homes Standards require homes to produce at least 75% lower CO2 emissions than a home built to 2013 standards.

15.128 The planning system does seek to promote sustainable development and BANP policy D9 seeks to encourage applicants to design buildings to last, employing modern innovative technologies and methods of construction to, for instance, reduce construction costs, speed up construction, and minimise energy consumption and carbon emissions during the building's lifetime. BANP policy CC2 seeks to exceed the target emission rate of Building Regulations Part L 2013 for dwellings and policy CC3 seeks that new development, both commercial and residential, is encouraged where possible to secure at least 10% of its total unregulated energy from decentralised and renewable or low carbon sources.

15.130 The applicants have produced a further Carbon Emissions Statement and a Sustainable Design and Construction Statement prepared by consultants Sol Environment (dated July 2022). It proposes measures to reduce energy consumption including passive solar design, building orientation, room layout and limiting solar gain, insulated and highly air tight building materials, energy efficient fittings and controls, and low and zero carbon technologies. These would be implemented to correlate with changes to Building Regulations. The principal changes made to the application are as follows:

	Previous report	Current report
2013 Building Regs units	250	0
2021 Building Regs units	270	318
2025 Building Regs units	240	442
TOTAL units	760	760
PV 2013 Building Regs	90 kWp Solar PV array; 630 m2 roof mounted PV panels	0
PV 2021 Building Regs	102 kWp Solar PV array; 710 m2 roof mounted PV panels	121 kWp Solar PV array; 850 m2 roof mounted PV panels
PV 2025 Building Regs	94 kWp Solar PV array; 660 m2 roof mounted PV panels	169 kWp Solar PV array; 1180 m2 roof mounted PV panels
TOTAL PV	286 kWp Solar PV array; 2000 m2 roof mounted PV panels	290 kWp Solar PV array; 2030 m2 roof mounted PV panels
U-values	External Walls: 0.27-0.30 W/m2K Roof (Flat): 0.17 W/m2K Roof (Sloped): 0.11-0.16 W/m2K Floor: 0.18 W/m2K Doors: 1.0-1.70 W/m2K Windows: 1.41 W/m2K	External Walls: 0.18-0.26 W/m2K Roof (Flat): 0.16 W/m2K Roof (Sloped): 0.11-0.16 W/m2K Floor: 0.18 W/m2K Doors: 1.0-1.60 W/m2K Windows: 1.41 W/m2K

15.131 In summary, in order to meet the enhanced Building Regulations standards, the dwellings would meet the following:

Part L 2021

Improved U-values and building services specs in line with 2021 Building Regs with gas combi boilers for space and water heating. To meet Policy CC3 of the Bridport Neighbourhood Plan, PV will be used to offset 10% of the unregulated energy use.

In addition, electric vehicle charging points in accordance with Part S of the Building Regulations will be required. Broadband would be provided as it was a requirement of LP Policy COM10 was made a condition of the outline permission (condition 17). Fire sprinklers are not a requirement. There has been support for PV panels in the representations and from consultees as well as Fabric First construction.

Part L 2025

Improved U-values and building services specs in line with 2025 Building Regs with ASHPs for space and water heating. To meet Policy CC3 of the Bridport Neighbourhood Plan, PV in combination with the ASHPs will be used to offset 10% of the unregulated energy use.

15.132 Detailed modelling is to be undertaken once future legislation relating to the Future Homes Standards has been confirmed. Future Building Regulations have not been confirmed. Whilst BANP policies have aspirations for a high standard in terms of energy efficiency and future proofing, at the present time it is not possible to require the applicant to provide all of these. It should be noted that possible changes in 2025 are not far off and would likely kick in sooner rather than later going some way to achieving a higher benchmark. A phasing plan for the uptake in energy efficiency requirements cannot be made a condition as these would automatically apply under Building Regulations as and when the requirements change.

Construction

15.133 The requirement for a Construction Traffic Management Plan (CTMP) is required before the development commences and has yet to be submitted and approved. Until such time as a CTMP has been approved development would be unable to commence. This was considered necessary for the construction stage and traffic generation onto the B3162. Highways England (now National Highways) required that construction traffic and its routing will need to form part of the CTMP.

15.134 Comments have been made with regard to the potential impact on air quality. In consideration of the outline permission the Highways Authority confirmed that there will not be any likely air quality issues arising from the development. Any construction traffic movements will be covered by the CTMP.

15.135 Some have commented that some construction workers will not be local. This is neither unusual nor material to the consideration of the planning application as it is likely that some would be and there is support in the representations that it will provide some local employment.

15.136 The provision of accommodation for construction workers is not normally an issue as the contractor would take appropriate measures such as busing contractors in and the use of tourist accommodation off season when it is usually empty.

15.137 There is the potential for construction traffic to cause annoyance to residents, particularly in early phases, but this is not unusual and most buyers would be aware.

Housing occupancy

15.138 Comment has been made in the representations that there is the potential for housing to become second homes or to be occupied by retirees. There is currently no planning policy to prevent this and were such measures required by policy it would have been a requirement to impose a restriction on the original outline permission, preferably in the s106 Agreement.

15.139 The application does propose a mix of house types of which some would be lower cost and available potentially to local and younger people for which there is support in the representations.

15.140 The recent media interest in houses sold leasehold instead of freehold only with no management company fees is not a material planning consideration.

Tourism

15.141 There is no reason to assume that the development will deter tourists to Bridport and rural Dorset.

Community Infrastructure Levy

15.142 The site is Community Infrastructure Levy (CIL) exempt. CIL came into effect in West Dorset and Weymouth & Portland on 18 July, 2016. It does not apply to sites such as the BRID1 site allocated for development in the Local Plan. This is because such sites are subject to s106 Agreements to secure infrastructure provision. To apply CIL to these in addition would result in a double charge and the question of viability would arise. Therefore, it was resolved at the adoption of the Local Plan that such allocated sites were to be exempt from CIL.

16.0 Conclusion

16.1 The proposed development is considered to be of an appropriate appearance, layout and scale, with appropriate landscaping incorporated. As such, the proposed development is considered to be in accordance with the local and national policy objectives.

16.2 The appearance of the housing, with five distinctive character areas, would respond to the appearance of housing in Bridport.

16.3 The layout of the housing, community infrastructure, movement network, drainage and affordable housing would meet the requirements necessary for the scheme to function and integrate with Bridport.

16.4 The landscaping would conserve and enhance the AONB, biodiversity and existing trees and hedges and provide appropriate new planting.

16.5 The scale would be appropriate to the characteristics of the site including the lie of the land and location within it.

16.6 The proposal would comply with the West Dorset, Weymouth & Portland Local Plan, the Bridport Area Neighbourhood Plan and the National Planning Policy Framework (NPPF).

16.7 Paragraph 11 of the NPPF sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. There are no material considerations which would warrant refusal of this application.

17.0 Recommendation

17.1 That delegated authority be granted to the Head of Planning and the Service Manager for Development Management and Enforcement for the approval of reserved matters, subject to the discharge of any outstanding conditions on the outline planning permission (WD/D/17/000986) which are required to be discharged prior to the approval of the reserved matters (conditions 2 for the phasing, 6 for a Design Code, 7 for the LEMP, 38 for the road crossings over the river and 39 for floor levels of the dwellings) and subject to conditions as set out in this report, with the relevant plan number and revision number to be entered in conditions no. 2, 3 and 4.

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

Arboriculture

Veteran Tree Assessment and Management Plan Dated June 2022

Arboricultural Assessment and Method Statement Dated June 2022

Architecture

Acoustic Mitigation Plan 1859 1119 Rev A

Design Compliance Statement Addendum DCSA_01

Location Plan 1859 1000 Rev D

Phasing Plan 1859 80 Rev B

Roof Materials, Front Door Colours and Chimney Placement Plan 1859 1140 Rev A

Planning Layout 1859 1100 Rev C

Planning Layout (1 of 3) 1859 1101 Rev C

Planning Layout (2 of 3) 1859 1102 Rev C

Planning Layout (3 of 3) 1859 1103 Rev C

Masterplan 1859 1105 Rev C

Materials Plan 1859 1111 Rev D

Storey Heights Plan	1859 1112 Rev C	
Parking Plan	1859 1113 Rev C	
Land Ownership Plan	1859 1114 Rev C	
Affordable Housing Plan	1859 1115 Rev C	
External Works Plan	1859 1116 Rev C	
Waste Collection Plan	1859 1117 Rev C	
Enclosures Plan	1859 1118 Rev C	
Site Sections	1859 1150 Rev B	
Site Sections	1859 1151 Rev B	
Central Vearse Street scenes	1859 1170 Rev B	
Core Neighbourhood and Countryside Edge Street scenes		1859 1171 Rev B

Park Edge and West Mead Street scenes	1859 1172 Rev B	
House Type Elevational Key	1859 3000 Rev A	
House Type Elevational Key Central Vearse	1859 3001 Rev A	
House Type Elevational Key Core Neighbourhood	1859 3002 Rev A	
House Type Elevational Key Park Edge	1859 3003 Rev A	
House Type Elevational Key Countryside Edge	1859 3004 Rev A	
House Type Elevational Key West Mead	1859 3005 Rev A	
Chillfrome – Floor Plans	1859 2400	
Chillfrome – Elevations	1859 2401	
Chillfrome – Elevations	1859 2402	
Chillfrome – Elevations	1859 2403	
Chillfrome – Elevations	1859 2404	
Chillfrome – Elevations	1859 2405 Rev A	
Chillfrome – Elevations	1859 2406 Rev A	
Chillfrome – Elevations	1859 2407 Rev A	
Chillfrome – Elevations	1859 2408 Rev A	
Muckleford – Floor Plans	1859 2410	
Muckleford – Elevations	1859 2411	
Muckleford – Elevations	1859 2412	
Muckleford – Elevations	1859 2413	
Muckleford – Elevations	1859 2414	
Muckleford – Elevations	1859 2415	
Kadesh – Floor Plans	1859 2420	

Kadesh – Elevations	1859 2421
Gabriel –Floor Plans	1859 2430
Gabriel – Elevations	1859 2431
Gabriel – Elevations	1859 2432
Gabriel – Elevations	1859 2433
Gabriel – Elevations	1859 2434
Oakes – Floor Plans	1859 2440
Oakes – Elevations	1859 2441
Oakes – Floor Plans – Bespoke	1859 2442
Oakes – Elevations	1859 2443
Aldwin – Floor Plans	1859 2450
Aldwin – Elevations	1859 2451
Portesham – Floor Plans	1859 2460
Portesham – Elevations	1859 2461
Portesham – Elevations	1859 2462
Charminster – Floor Plans	1859 2470
Charminster – Elevations	1859 2471
Westhay – Floor Plans	1859 2290
Westhay – Elevations	1859 2291
Westhay – Elevations	1859 2292
Westhay – Elevations	1859 2293
Westhay – Elevations	1859 2294
Westhay – Elevations	1859 2295
Westhay – Elevations	1859 2296
Marshwood – Floor Plans	—————1859 2270
Marshwood – Elevations	—————1859 2271
Marshwood – Elevations	—————1859 2272
Marshwood – Elevations	—————1859 2273
Bradpole – Floor Plans	1859 2280
Bradpole – Elevations	1859 2281
Bradpole – Elevations	1859 2282
Yondover Floor Plans	1859 2260
Yondover Elevations	1859 2261
Yondover Elevations	1859 2262
Yondover Elevations	1859 2263

Yondover Elevations	1859 2264
Yondover Elevations	1859 2265
Northay – Floor Plans	1859 2250
Northday – Elevations	1859 2251
Northay Elevations	1859 2252
Northay Elevations	1859 2253
Northay Elevations	1859 2254
Northay Elevations	1859 2255
Askerswell – Floor Plans	1859 2240
Askerswell – Elevations	1859 2241
Askerswell – Elevations	1859 2242
Askerswell – Elevations	1859 2243
Askerswell – Elevations	1859 2244
Askerswell – Elevations	1859 2245
Askerswell – Elevations	1859 2246
Askerswell – Elevations	1859 2247
Askerswell – Elevations	1859 2248
Chilcombe – Floor Plans	1859 2230
Chilcombe – Elevations	1859 2231
Chilcombe – Elevations	1859 2232
Chilcombe – Elevations	1859 2233
Chilcombe – Elevations	1859 2234
Spyway – Floor Plans	1859 2220
Spyway – Elevations	1859 2221
Spyway – Elevations	1859 2222
Spyway – Elevations	1859 2223
Spyway – Elevations	1859 2224
Spyway – Elevations	1859 2225
Spyway – Elevations	1859 2226
Spyway – Elevations	1859 2227
Spyway – Elevations	1859 2228
Charmouth – Floor Plans	1859 2210
Charmouth – Elevations	1859 2211
Charmouth – Elevations	1859 2212
Walditch – Floor Plans	1859 2200

Walditch – Elevations	1859 2201
Walditch – Elevations	1859 2202
Walditch – Elevations	1859 2203
Walditch – Elevations	1859 2204
Littlebready – Floor Plans	1859 2310
Littlebready – Elevations	1859 2311
Littlebready – Elevations	1859 2312
Littlebready – Elevations	1859 2313
Littlebready – Elevations	1859 2314
Littlebready – Elevations	1859 2315
Abbotsbury – Floor Plans	1859 2320
Abbotsbury – Elevations	1859 2321
Abbotsbury – Elevations	1859 2322
Abbotsbury – Elevations	1859 2323
Abbotsbury – Elevations	1859 2324
Bexington – Floor Plans	1859 2330
Bexington – Elevations	1859 2331
Bexington – Elevations	1859 2332
Bexington – Elevations	1859 2333
Bexington – Elevations	1859 2334
Birdsmoor – Floor Plans	1859 2340
Birdsmoor – Elevations	1859 2341
Birdsmoor – Elevations	1859 2342
Birdsmoor – Elevations	1859 2343
Birdsmoor – Elevations	1859 2344
Birdsmoor – Elevations	1859 2345
Birdsmoor – Elevations	1859 2346
Birdsmoor – Elevations	1859 2347
Frampton – Floor Plans	1859 2350
Frampton – Elevations	1859 2351
Frampton – Elevations	1859 2352
Frampton – Elevations	1859 2353
Frampton – Elevations	1859 2354
Frampton – Elevations	1859 2355
Frampton – Elevations	1859 2356

Frampton – Elevations	1859 2357
Frampton – Elevations	1859 2358
Wynford – Floor Plans	1859 2360
Wynford – Elevations	1859 2361
Wynford – Elevations	1859 2362
Wynford – Elevations	1859 2363
Hampton – Floor Plans	1859 2370
Hampton – Elevations	1859 2371
Hampton – Elevations	1859 2372
Hampton – Elevations	1859 2373
Hampton – Elevations	1859 2374
Martinstown – Floor Plans	1859 2380
Martinstown – Elevations	1859 2381
Martinstown – Elevations	1859 2382
Martinstown – Elevations	1859 2383
Martinstown – Elevations	1859 2384
Martinstown – Elevations	1859 2385
Coneygar – Floor Plans	1859 2390
Coneygar – Elevations	1859 2391
Coneygar – Elevations	1859 2392
Cattistock – Floor Plans	1859 2500
Cattistock – Elevations	1859 2501
Cattistock – Elevations	1859 2502
Hooke – Floor Plans	1859 2510
Hooke – Elevations	1859 2511
Hooke – Elevations	1859 2512
Hooke – Elevations	1859 2513
Hooke – Elevations	1859 2514
Mapperton – Floor Plans	1859 2520
Mapperton – Elevations	1859 2521
Mapperton – Elevations	1859 2522
Mapperton – Elevations	1859 2523
Mapperton – Elevations	1859 2524
Mapperton – Elevations	1859 2525
Melplash – Bespoke – Floor Plans	1859 2530

Melplash – Bespoke – Elevations	1859 2531
Melplash – Bespoke – Elevations	1859 2532
Melplash – Bespoke – Elevations	1859 2533
Melplash – Bespoke – Elevations	1859 2534
Melplash – Bespoke – Elevations	1859 2535
Melplash – Bespoke – Elevations	1859 2536
Melplash – Bespoke – Elevations	1859 2537
Beaminster – Floor Plans	1859 2540
Beaminster – Elevations	1859 2541
Beaminster – Elevations	1859 2542
Beaminster – Elevations	1859 2543
Netherbury – Floor Plans	1859 2550
Netherbury – Elevations	1859 2551
Netherbury – Elevations	1859 2552
Bowood – Floor Plans	1859 2560
Bowood – Elevations	1859 2561
Bowood – Elevations	1859 2562
Bowood – Elevations	1859 2563
Bowood – Elevations	1859 2564
Bowood – Elevations	1859 2565
Bowood – Elevations	1859 2566
Broadoak – Floor Plans	1859 2570
Broadoak – Elevations	1859 2571
Blackney – Plans and Elevations	1859 2700
Whitecross – Plans and Elevations	1859 2701
Ryall – Floor Plans	1859 2630
Ryall – Elevations - Brick	1859 2631
Seatown – Floor Plans	1859 2610
Seatown – Elevations	1859 2611
Seatown – Elevations	1859 2612
Seatown – Elevations – Render, Brick Plinth	1859 2613
Seatown – Elevations – Render, Brick Plinth	1859 2614
Chideock – Floor Plans	1859 2600
Chideock – Elevations	1859 2601
Chideock – Elevations	1859 2602

Chideock – Elevations	1859 2603	
Pilsdon – Floor Plans	1859 2620	
Pilsdon – Elevations	1859 2621	
Hoyton – Floor Plans	1859 2300	
Hoyton – Elevations	1859 2301	
Hoyton – Elevations	1859 2302	
Single Garage – Floor Plans and Elevations	1859 4000	
Double Garage – Floor Plans and Elevations	1859 4010 Rev B	
Single Garage – Floor Plans and Elevations	1859 4020 Rev B	
Double Garage – Floor Plans and Elevations	1859 4030 Rev B	
Twin Garage – Floor Plans and Elevations	1859 4040 Rev B	
Bin and Cycle Store – Plans and Elevations	1859 4050 Rev B	
Sub Station – Plans and Elevations	1859 4060	
Changing Rooms – Plans and Elevations	1859 4070 Rev A	
Bat Roost – Plans and Elevations	1859 4080	
Cycle Shelter – Plans and Elevations	1859 4090	
1.8m Brick Screen Wall – Plans and Elevations	1931 2000	
1.8m Close board Fence – Plans and Elevations	1859 2001	
1.8m Instant Hedge Boundary Plans and Elevations	1859 2002	
1.2m Bow Top Railing – Plans and Elevations	1859 2003	
1.2m Ranch Timber Rails – Plans and Elevations	1859 2004	
0.5m Trip Rail – Plans and Elevations	1859 2005	
1.0m Low Brick Wall and Estate Vertical Railings Ball Top (Painted Black) – Plans and Elevations	1859 2006	
1.0m Vertical Railing – Plans and Elevations	1859 2007	
1.2m Cock n Hen Stone Wall – Plans and Elevations		1859 2008
1.0m Brick Wall – Plans and Elevations	1859 2009	
Ecology		
Ecological Survey Summary Report 2021	RM 1a	
Biodiversity Metric 3.0	Dated 30/05/22	
Engineering		
Proposed Western Foot/Cycle Link	1628 D1601 Rev P1	
Proposed Western Footbridge	1628 D1600 Rev P1	
Visibility layout	P7150 Rev P3	
External Works Layout Sheet 1 of 22	P6000 Rev P5	

External Works Layout Sheet 2 of 22	P6001 Rev P4
External Works Layout Sheet 3 of 22	P6002 Rev P3
External Works Layout Sheet 4 of 22	P6003 Rev P5
External Works Layout Sheet 5 of 22	P6004 Rev P5
External Works Layout Sheet 6 of 22	P6005 Rev P5
External Works Layout Sheet 7 of 22	P6006 Rev P5
External Works Layout Sheet 8 of 22	P6007 Rev P5
External Works Layout Sheet 9 of 22	P6008 Rev P4
External Works Layout Sheet 10 of 22	P6009 Rev P5
External Works Layout Sheet 11 of 22	P6010 Rev P5
External Works Layout Sheet 12 of 22	P6011 Rev P5
External Works Layout Sheet 13 of 22	P6012 Rev P5
External Works Layout Sheet 14 of 22	P6013 Rev P4
External Works Layout Sheet 15 of 22	P6014 Rev P5
External Works Layout Sheet 16 of 22	P6015 Rev P5
External Works Layout Sheet 17 of 22	P6016 Rev P5
External Works Layout Sheet 18 of 22	P6017 Rev P5
External Works Layout Sheet 19 of 22	P6018 Rev P5
External Works Layout Sheet 20 of 22	P6019 Rev P4
External Works Layout Sheet 21 of 22	P6020 Rev P4
External Works Layout Sheet 22 of 22	P6021 Rev P5
Highway Construction Details Sheet 1 of 2	P7500 Rev P3
Highway Construction Details Sheet 2 of 2	P7501 Rev P3
Highway Construction Details Highway Ramp Detail	P7510 Rev P3
Highway Longsections Sheet 1	P7300 Rev P3
Highway Longsections Sheet 2	P7301 Rev P3
Highway Longsections Sheet 3	P7302 Rev P3
Highway Longsections Sheet 4	P7303 Rev P3
Highway Longsections Sheet 5	P7304 Rev P3
Highway Longsections Sheet 6	P7305 Rev P3
Highway Longsections Sheet 7	P7306 Rev P3
Highway Longsections Sheet 8	P7307 Rev P3
Highway Longsections Sheet 9	P7308 Rev P3
Highway Longsections Sheet 10	P7309 Rev P3
Highway Longsections Sheet 11	P7310 Rev P3

Highway Longsections Sheet 12	P7311 Rev P3
Highway Longsections Sheet 13	P7312 Rev P3
Highway Longsections Sheet 14	P7313 Rev P3
Highway Longsections Sheet 15	P7314 Rev P3
Highway Longsections Sheet 16	P7315 Rev P3
Highway Longsections Sheet 17	P7316 Rev P3
Highway Longsections Sheet 18	P7317 Rev P3
Highway Longsections Sheet 19	P7318 Rev P3
Highways Longsections Sheet 20	P7319 Rev P3
Highways Engineering Layout Sheet 1 of 26	P7000 Rev P4
Highways Engineering Layout Sheet 2 of 26	P7001 Rev P4
Highways Engineering Layout Sheet 3 of 26	P7002 Rev P4
Highways Engineering Layout Sheet 4 of 26	P7003 Rev P4
Highways Engineering Layout Sheet 5 of 26	P7004 Rev P4
Highways Engineering Layout Sheet 6 of 26	P7005 Rev P4
Highways Engineering Layout Sheet 7 of 26	P7006 Rev P4
Highways Engineering Layout Sheet 8 of 26	P7007 Rev P4
Highways Engineering Layout Sheet 9 of 26	P7008 Rev P4
Highways Engineering Layout Sheet 10 of 26	P7009 Rev P4
Highways Engineering Layout Sheet 11 of 26	P7010 Rev P4
Highways Engineering Layout Sheet 12 of 26	P7011 Rev P4
Highways Engineering Layout Sheet 13 of 26	P7012 Rev P4
Highways Engineering Layout Sheet 14 of 26	P7013 Rev P4
Highways Engineering Layout Sheet 15 of 26	P7014 Rev P4
Highways Engineering Layout Sheet 16 of 26	P7015 Rev P4
Highways Engineering Layout Sheet 17 of 26	P7016 Rev P4
Highways Engineering Layout Sheet 18 of 26	P7017 Rev P4
Highways Engineering Layout Sheet 19 of 26	P7018 Rev P4
Highways Engineering Layout Sheet 20 of 26	P7019 Rev P4
Highways Engineering Layout Sheet 21 of 26	P7020 Rev P4
Highways Engineering Layout Sheet 22 of 26	P7021 Rev P4
Highways Engineering Layout Sheet 23 of 26	P7022 Rev P4
Highways Engineering Layout Sheet 24 of 26	P7023 Rev P4
Highways Engineering Layout Sheet 25 of 26	P7024 Rev P3
Highways Engineering Layout Sheet 26 of 26	P7025 Rev P2

Site Access Section 278 Surfacing and Specification Layout P7760 Rev P3

Site Access Section 278 Standard Details P7800 Rev P2

Priority Junction Layout Site Access S278 Layout P7751 Rev P4

Highways Surfacing Specification Sheet 1 of 25 P7200 Rev P4

Highways Surfacing Specification Sheet 2 of 25 P7201 Rev P3

Highways Surfacing Specification Sheet 3 of 25 P7202 Rev P4

Highways Surfacing Specification Sheet 4 of 25 P7203 Rev P4

Highways Surfacing Specification Sheet 5 of 25 P7204 Rev P4

Highways Surfacing Specification Sheet 6 of 25 P7205 Rev P4

Highways Surfacing Specification Sheet 7 of 25 P7206 Rev P4

Highways Surfacing Specification Sheet 8 of 25 P7207 Rev P4

Highways Surfacing Specification Sheet 9 of 25 P7208 Rev P4

Highways Surfacing Specification Sheet 10 of 25 P7209 Rev P4

Highways Surfacing Specification Sheet 11 of 25 P7210 Rev P3

Highways Surfacing Specification Sheet 12 of 25 P7211 Rev P4

Highways Surfacing Specification Sheet 13 of 25 P7212 Rev P4

Highways Surfacing Specification Sheet 14 of 25 P7213 Rev P4

Highways Surfacing Specification Sheet 15 of 25 P7214 Rev P4

Highways Surfacing Specification Sheet 16 of 25 P7215 Rev P4

Highways Surfacing Specification Sheet 17 of 25 P7216 Rev P3

Highways Surfacing Specification Sheet 18 of 25 P7217 Rev P3

Highways Surfacing Specification Sheet 19 of 25 P7218 Rev P4

Highways Surfacing Specification Sheet 20 of 25 P7219 Rev P4

Highways Surfacing Specification Sheet 21 of 25 P7220 Rev P3

Highways Surfacing Specification Sheet 22 of 25 P7221 Rev P3

Highways Surfacing Specification Sheet 23 of 25 P7222 Rev P3

Highways Surfacing Specification Sheet 24 of 25 P7223 Rev P4

Highways Surfacing Specification Sheet 25 of 25 P7224 Rev P3

Highways Surfacing Specification Key Plan P7225 Rev P5

Highways Surfacing Specification Layout (Overall) P7226 Rev P3

Vehicle Swept Path Analysis 1 of 24 P7600 Rev P4

Vehicle Swept Path Analysis 2 of 24 P7601 Rev P4

Vehicle Swept Path Analysis 3 of 24 P7602 Rev P4

Vehicle Swept Path Analysis 4 of 24 P7603 Rev P3

Vehicle Swept Path Analysis 5 of 24 P7604 Rev P4

Vehicle Swept Path Analysis 6 of 24	P7605 Rev P4	
Vehicle Swept Path Analysis 7 of 24	P7606 Rev P4	
Vehicle Swept Path Analysis 8 of 24	P7607 Rev P4	
Vehicle Swept Path Analysis 9 of 24	P7608 Rev P4	
Vehicle Swept Path Analysis 10 of 24	P7609 Rev P3	
Vehicle Swept Path Analysis 11 of 24	P7610 Rev P4	
Vehicle Swept Path Analysis 12 of 24	P7611 Rev P4	
Vehicle Swept Path Analysis 13 of 24	P7612 Rev P4	
Vehicle Swept Path Analysis 14 of 24	P7613 Rev P4	
Vehicle Swept Path Analysis 15 of 24	P7614 Rev P3	
Vehicle Swept Path Analysis 16 of 24	P7615 Rev P3	
Vehicle Swept Path Analysis 17 of 24	P7616 Rev P4	
Vehicle Swept Path Analysis 18 of 24	P7617 Rev P4	
Vehicle Swept Path Analysis 19 of 24	P7618 Rev P4	
Vehicle Swept Path Analysis 20 of 24	P7619 Rev P4	
Vehicle Swept Path Analysis 21 of 24	P7620 Rev P3	
Vehicle Swept Path Analysis 22 of 24	P7621 Rev P3	
Vehicle Swept Path Analysis 23 of 24	P7622 Rev P4	
Vehicle Swept Path Analysis 24 of 24	P7623 Rev P3	
Cycleway Access from Magdalen Lane	P7702 Rev P2	
Tree Planter Details	P5605 Rev P2	
Tree Pit Verge Detail	P5606 Rev P1	
Flood Risk and Drainage		
Drainage Construction Details Sheet 1 of 2	P5600 Rev P2	
Drainage Construction Details Sheet 2 of 2	P5601 Rev P3	
Drainage Layout Overall Plan	P5032 Rev P3	
Drainage Layout Sheet 1 of 33		P5000 Rev P4
Drainage Layout Sheet 2 of 33		P5001 Rev P3
Drainage Layout Sheet 3 of 33		P5002 Rev P4
Drainage Layout Sheet 4 of 33		P5003 Rev P4
Drainage Layout Sheet 5 of 33		P5004 Rev P3
Drainage Layout Sheet 6 of 33		P5005 Rev P4
Drainage Layout Sheet 7 of 33		P5006 Rev P4
Drainage Layout Sheet 8 of 33		P5007 Rev P4
Drainage Layout Sheet 9 of 33		P5008 Rev P4

Drainage Layout Sheet 10 of 33	P5009 Rev P3
Drainage Layout Sheet 11 of 33	P5010 Rev P3
Drainage Layout Sheet 12 of 33	P5011 Rev P4
Drainage Layout Sheet 13 of 33	P5012 Rev P4
Drainage Layout Sheet 14 of 33	P5013 Rev P4
Drainage Layout Sheet 15 of 33	P5014 Rev P4
Drainage Layout Sheet 16 of 33	P5015 Rev P3
Drainage Layout Sheet 17 of 33	P5016 Rev P3
Drainage Layout Sheet 18 of 33	P5017 Rev P4
Drainage Layout Sheet 19 of 33	P5018 Rev P4
Drainage Layout Sheet 20 of 33	P5019 Rev P3
Drainage Layout Sheet 21 of 33	P5020 Rev P4
Drainage Layout Sheet 22 of 33	P5021 Rev P3
Drainage Layout Sheet 23 of 33	P5022 Rev P3
Drainage Layout Sheet 24 of 33	P5023 Rev P4
Drainage Layout Sheet 25 of 33	P5024 Rev P3
Drainage Layout Sheet 26 of 33	P5025 Rev P4
Drainage Layout Sheet 27 of 33	P5026 Rev P4
Drainage Layout Sheet 28 of 33	P5027 Rev P3
Drainage Layout Sheet 29 of 33	P5028 Rev P3
Drainage Layout Sheet 30 of 33	P5029 Rev P4
Drainage Layout Sheet 31 of 33	P5030 Rev P3
Drainage Layout Sheet 32 of 33	P5031 Rev P3
Drainage Layout Sheet 33 of 33	P5033 Rev P1
Impermeable Plan Area Sheet 1 of 8 Pond 1	P1200 Rev P4
Impermeable Plan Area Sheet 2 of 8 Pond 2	P1201 Rev P4
Impermeable Plan Area Sheet 3 of 8 Pond 3	P1202 Rev P4
Impermeable Plan Area Sheet 4 of 8 Pond 4	P1203 Rev P4
Impermeable Plan Area Sheet 5 of 8 Pond 5	P1204 Rev P4
Impermeable Plan Area Sheet 6 of 8 Pond 6	P1205 Rev P4
Impermeable Plan Area Sheet 7 of 8 Pond 7 and 7A	P1206 Rev P4
Impermeable Plan Area Sheet 8 of 8 Overall Plan	P1207 Rev P4
Pond 1 Sections Network 1 Sheet 1 of 6	P5650 Rev P3
Pond 2 Sections Network 3 Sheet 2 of 6	P5651 Rev P3
Pond 4 Sections Network 2 Sheet 3 of 6	P5652 Rev P3

Pond 5 Sections Network 4 Sheet 4 of 6	P5653 Rev P3
Pond 7A Sections Network 5 Sheet 5 of 6	P5654 Rev P3
Pond 7B Sections Network 5 Sheet 6 of 6	P5655 Rev P3
Bridge Sections and Flood Compensation Calculations	
Western Structure	P7350 Rev P3
Bridge Sections and Flood Compensation Calculations	
Eastern Structure	P7351 Rev P3
Bridge Sections and Flood Compensation Calculations	
Eastern Cycle Link Structure	P7352 Rev P3
Flood Risk Assessment Addendum	1628w001 Rev P2
Sports Pitch Layout	P5750 Rev P2
Landscape	
Landscape Environmental Specification and Management Plan	Rev D
Landscape and Ecological Strategy Plan	10042-L-01 Rev F
Ecological Enhancements Plan Wildlife Boxes and Other Features	10042-FPCR-XX-ZZ-DR-L-0045 Rev P02
Landscape Signage Strategy	10042-L-02 Rev A
LEAP 1	IDV-PD 1042-01
LEAP 2	IDV-PD 1042-02
NEAP and MUGA	IDV-PD 1042.03 Rev A
Tree Pit Section	10042-FPCR-CC-ZZ-DR-L-0049 Rev P01
Landscape Proposal Sports Pitch Plan	10042-FPCR-XX-ZZ-DR-L-0048 Rev P02
Woodland Trail Plan	10042-FPCR-XX-ZZ-DR-L 0046 Rev P02
Allotment Scheme Plan	10042-FPCR-XX-ZZ-DR-L-0047 Rev P02
Sheet Layout Plan	10042-FPCR-XX-ZZ-DR-L-0001 Rev P05
Detailed Planting Plan Sheet 1 of 43	10042-FPCR-XX-ZZ-DR-L0002 Rev P05
Detailed Planting Plan Sheet 2 of 43	10042-FPCR-XX-ZZ-DR-L0003 Rev P05
Detailed Planting Plan Sheet 3 of 43	10042-FPCR-XX-ZZ-DR-L0004 Rev P05
Detailed Planting Plan Sheet 4 of 43	10042-FPCR-XX-ZZ-DR-L0005 Rev P05
Detailed Planting Plan Sheet 5 of 43	10042-FPCR-XX-ZZ-DR-L0006 Rev P05
Detailed Planting Plan Sheet 6 of 43	10042-FPCR-XX-ZZ-DR-L0007 Rev P05
Detailed Planting Plan Sheet 7 of 43	10042-FPCR-XX-ZZ-DR-L0008 Rev P05

Detailed Planting Plan Sheet 8 of 4310042-FPCR-XX-ZZ-DR-L0009 Rev P05
Detailed Planting Plan Sheet 9 of 4310042-FPCR-XX-ZZ-DR-L0010 Rev P05
Detailed Planting Plan Sheet 10 of 4310042-FPCR-XX-ZZ-DR-L0011 Rev P05
Detailed Planting Plan Sheet 11 of 4310042-FPCR-XX-ZZ-DR-L0012 Rev P05
Detailed Planting Plan Sheet 12 of 4310042-FPCR-XX-ZZ-DR-L0013 Rev P05
Detailed Planting Plan Sheet 13 of 4310042-FPCR-XX-ZZ-DR-L0014 Rev P05
Detailed Planting Plan Sheet 14 of 4310042-FPCR-XX-ZZ-DR-L0015 Rev P05
Detailed Planting Plan Sheet 15 of 4310042-FPCR-XX-ZZ-DR-L0016 Rev P05
Detailed Planting Plan Sheet 16 of 4310042-FPCR-XX-ZZ-DR-L0017 Rev P05
Detailed Planting Plan Sheet 17 of 4310042-FPCR-XX-ZZ-DR-L0018 Rev P05
Detailed Planting Plan Sheet 18 of 4310042-FPCR-XX-ZZ-DR-L0019 Rev P05
Detailed Planting Plan Sheet 19 of 4310042-FPCR-XX-ZZ-DR-L0020 Rev P05
Detailed Planting Plan Sheet 20 of 4310042-FPCR-XX-ZZ-DR-L0021 Rev P05
Detailed Planting Plan Sheet 21 of 4310042-FPCR-XX-ZZ-DR-L0022 Rev P05
Detailed Planting Plan Sheet 22 of 4310042-FPCR-XX-ZZ-DR-L0023 Rev P05
Detailed Planting Plan Sheet 23 of 4310042-FPCR-XX-ZZ-DR-L0024 Rev P05
Detailed Planting Plan Sheet 24 of 4310042-FPCR-XX-ZZ-DR-L0025 Rev P05
Detailed Planting Plan Sheet 25 of 4310042-FPCR-XX-ZZ-DR-L0026 Rev P05
Detailed Planting Plan Sheet 26 of 4310042-FPCR-XX-ZZ-DR-L0027 Rev P05
Detailed Planting Plan Sheet 27 of 4310042-FPCR-XX-ZZ-DR-L0028 Rev P05
Detailed Planting Plan Sheet 28 of 4310042-FPCR-XX-ZZ-DR-L0029 Rev P05
Detailed Planting Plan Sheet 29 of 4310042-FPCR-XX-ZZ-DR-L0030 Rev P05
Detailed Planting Plan Sheet 30 of 4310042-FPCR-XX-ZZ-DR-L0031 Rev P05
Detailed Planting Plan Sheet 31 of 4310042-FPCR-XX-ZZ-DR-L0032 Rev P05
Detailed Planting Plan Sheet 32 of 4310042-FPCR-XX-ZZ-DR-L0033 Rev P05
Detailed Planting Plan Sheet 33 of 4310042-FPCR-XX-ZZ-DR-L0034 Rev P05
Detailed Planting Plan Sheet 34 of 4310042-FPCR-XX-ZZ-DR-L0035 Rev P05
Detailed Planting Plan Sheet 35 of 4310042-FPCR-XX-ZZ-DR-L0036 Rev P05
Detailed Planting Plan Sheet 36 of 4310042-FPCR-XX-ZZ-DR-L0037 Rev P05
Detailed Planting Plan Sheet 37 of 4310042-FPCR-XX-ZZ-DR-L0038 Rev P05
Detailed Planting Plan Sheet 38 of 4310042-FPCR-XX-ZZ-DR-L0039 Rev P05
Detailed Planting Plan Sheet 39 of 4310042-FPCR-XX-ZZ-DR-L0040 Rev P05
Detailed Planting Plan Sheet 40 of 4310042-FPCR-XX-ZZ-DR-L0041 Rev P05
Detailed Planting Plan Sheet 41 of 4310042-FPCR-XX-ZZ-DR-L0042 Rev P05
Detailed Planting Plan Sheet 42 of 4310042-FPCR-XX-ZZ-DR-L0043 Rev P05

Sustainability

Energy Statement SOL_21_S008_LRM Issue 4

Sustainable Design and Construction Statement SOL21S008_LRM Issue 4

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

2. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev [tbc] shall take place until samples of materials to be used in the construction and finish of walls and roofs for that phase have been made available on site for the inspection and written approval of the Local Planning Authority. The samples should include sample panels measuring 1 metre by 2 metres of each principal facing material, which should include details of coursing, mortar mix and pointing. The sample panels should be retained on-site until they have been approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality.

3. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev [tbc] shall take place until detailed drawings (at a scale of not less than 1:20) showing the design, materials and construction specifications of external doors and windows for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: In order to ensure that the details are of sufficient standard.

4. No development above damp proof course level for each phase of development as shown on Plan 1859 80 Rev [tbc] shall take place until a scheme showing details of all external vents, flues and utility meter boxes for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

5. The development hereby approved shall proceed only in strict accordance with the details set out in the Arboricultural Method Statement dated: June 2022, with associated Tree Protection Plans ref: 10042-T-03 B - 10042-T-13 B and details contained within the Veteran Tree Assessment dated: June 2022.

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

6. In implementing the landscape planting hereby permitted, the following species must not be planted within 10m of the A35:

- Blackthorn (*Prunus spinosa*)
- Goat willow (*Salix caprea*)
- Crack willow (*Salix fragilis*)
- Dogwood (*Cornus sanguinea*)
- Italian alder (*Alnus cordata*)
- Bird cherry (*Prunus avium*)
- Quaking Aspen (*Populus tremulans*)
- Wild Privet (*Ligustrum vulgare*)

In addition, the following trees must not be planted in a position where at maturity they would be within falling distance of the A35 trunk road carriageway or any significant National Highways asset:

- Silver Birch (*Betula pendula*)
- Austrian Pine (*Pinus nigra*)
- Poplar (*Populus alba*, *Populus hybrid*, *Populus lombardii*)
- English Oak (*Quercus robur*)

Reason: To ensure the safe and efficient operation of the strategic road network.

7. No development above damp proof course level shall take place within a sub-phase of development, until a plan showing the sub-phasing arrangements for the development hereby approved in relation to the visibility splay areas shown on Drawing Number 1628 P7150 P3 has been submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation or the utilisation of each agreed sub-phase, the approved visibility splays as per Drawing Number 1628 P7150 P3 shall be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

8. Prior to the construction of the vehicular access to the rear of plots 700-707 inclusive as shown on Drawing Number 1859 1100 Rev C, a scheme showing how the vehicular access to the rear of plot 707 will be signposted and marked to ensure the access is used for the purpose of Entry Only, shall be submitted and approved in writing to the Local Planning

Authority. The approved scheme shall be implemented prior to the occupation or utilisation of plots 700 to 707 and, thereafter, must be permanently maintained for the purpose specified.

Reason: To ensure safe entry and exit to and from the site onto the highway.

Informative Notes:

1. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated 1 May 2019.
2. Informative: The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.
3. Informative: The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Development team. They can be reached by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. Informative: There is a requirement for condition 22 of the outline planning permission to provide a plan showing the sub-phasing arrangements for the development hereby approved in relation to the access, geometric highway layout, turning and parking areas shown on Drawing Number 1859 1100 Rev C.
5. Informative: The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering.
6. Informative: Plans of the Skills Academy shall be submitted to and agreed by the Local Planning Authority in the discharge of condition 20 of the outline permission for the agreement of a Construction Traffic Management Plan.

7. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

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

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Application Number:	P/OUT/2021/03226
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	481 Chickerell Road Chickerell Dorset DT3 4DQ
Proposal:	Outline application for the erection of 6 no. 3 bedroom units (all matters reserved except access).
Applicant name:	Highdean Limited
Case Officer:	Katrina Trevett
Ward Member(s):	Cllr Dunseith, Cllr Worth

1.0 This application is referred to committee by the Service Manager for Development Management and Enforcement following a Scheme of Delegation consultation and concerns raised by ward members.

2.0 Summary of recommendation:

Grant subject to conditions and the completed S106 agreement to secure Biodiversity mitigation/enhancement/management (dated 27th February 2023).

3.0 Reason for the recommendation:

- The biodiversity enhancement as a result of this scheme is significant and in the planning balance, outweighs the harm of the site being outside the defined development boundary (approximately 125m south of the DDB).
- The applicant has entered into a S106 agreement (now completed) to bring forward the ecological mitigation and cease the vehicular access to the wider site (preventing use by vehicles other than those needed for ecological mitigation and management).
- There is not considered to be any significant harm to neighbouring residential amenity.
- The Chesil & the Fleet SPA/SAC recreational impact will be mitigated by virtue of CIL (Community Infrastructure Levy).
- The impact to the Heritage Coast is considered acceptable with the development seen in context with other built development facing onto Chickerell Road.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Whilst the site is outside of the defined development boundary the biodiversity enhancements are supported by policy ENV2 (Wildlife and habitats) of the West Dorset,

	<p>Weymouth & Portland Local Plan (2015), policy CNP12 of the Chickerell Neighbourhood Plan (2019-2036) and Section 15 of the NPPF (2021) which seeks to protect/enhance the Natural Environment – Biodiversity enhancement outweighs the location of development that is contrary to policy SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015) and advice within the Chickerell NP (2019-2036).</p>
Scale, design, impact on character and appearance	<p>Whilst an indicative site plan, floor plans & elevations have been submitted showing the intended layout, all matters in terms of scale, design and appearance are reserved. The proposed layout is considered appropriate and in accordance with policies ENV11 & ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015) and CNP11 of the Chickerell NP (2019-2036) which all seek to support appropriately designed development and layouts.</p>
Impact on amenity	<p>Given its location between the Crook Hill Depot and number 481 Chickerell Road (In the applicants control as well as land surrounding), the impact on neighbouring amenity is acceptable under policy ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).</p> <p>The intended amenity areas for each dwelling as shown on the indicative site plan and show a level of private amenity space for each dwelling. Environmental Health request enhanced sound insulation on all windows should the cement batching site come back into use in future.</p>
Impact on Ecology	<p>Given the implications for the Great Crested Newt population, the Natural Environment Team fully support the enhancement to the habitats only enabled by this development proceeding, in accordance with policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015), CNP11 of the Chickerell NP (2019-2036) and Section 15 of the NPPF (2021).</p>

Impact on landscape within the Heritage Coast	This development will mirror other recent new build that faces onto Chickerell Road as well as the general pattern of linear form development along Chickerell Road – essentially filling a gap. Whilst it is part of a Greenfield site, there is other built development extending far further west (into the Heritage Coast) with greater visual impact within that protected landscape. The site will be well contained by natural planting and the Biodiversity mitigation secured will ensure long term eco management and protection of the site from development pressures in the future. The scheme complies with policies ENV1 & ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015) and Section 15 of the NPPF (2021).
Access and Parking	Access is the only matter for consideration by this outline application with all other matters reserved. The Highways Authority has raised no concerns subject to conditions. Therefore, the scheme complies with policy COM7 of the West Dorset, Weymouth & Portland Local Plan (2015).
Chesil & Fleet SPA/SAC/RAMSAR	No objections raised by Natural England. The Appropriate Assessment details the necessary mitigation, to be collected via CIL, towards recreational impacts.

5.0 Description of Site

- 5.1 This 0.3 ha rectangular site is set behind a hedgerow adjacent to and on ground rising up from the western side of Chickerell Road. It adjoins the Crookhill Brick Pit Site of Special Scientific Interest (SSSI) and lies outside of the Defined Development Boundary for Chickerell, within the Ridge and Vale Landscape Character Area and the Heritage Coast. The site is allocated as being within a Wildlife Corridor under policy CNP4 of the Chickerell Neighbourhood Plan (2019-2036).
- 5.2 Access to the site is currently obtained from the garden area of no 481 Chickerell Road via a vehicular access immediately to the south of the site, this also provides access to a number of outbuildings located to the rear of the original host dwelling and has served as the principle means of access for campervans and caravans using the site as a licenced camping and caravan site for up to 28 days in any calendar year under Schedule 3, Part 5 paragraph A of GPDO 2015.

6.0 Description of Development

- 6.1 Outline planning permission is sought for 6 dwellings with all matters except access reserved. The indicative plans show three pairs of semi-detached dwellings of traditional layout and general form with parking to the rear accessed from the existing driveway at 481 Chickerell Road for plots 1 and 2 and from a new shared access driveway central to the site for plots 3-6.
- 6.2 The indicative site plan shows the dwellings to be set apart in three semi-detached pairs all with front and rear gardens as well as two allocated parking spaces per house at the rear with electrical charging points. Indicative floor plans/elevation plans have been submitted to convey the intended scale & finish which is to be two storey (approx. 7.5m high) using facing brick and render under concrete tile roofs with UPVC windows/doors. Units 1,3 & 6 will be approximately 47m2 in footprint and units 2, 4 and 5 being 42m2.
- 6.3 There will be two refuse collection points on site and the rear boundary will be marked by a low boundary wall with existing hedgerow to the north preserved and new planting put into the field boundaries (all part of the agreed biodiversity plan).

7.0 Relevant Planning History

P/FUL/2021/03225 - Decision: REF - Decision Date: 15/07/2022

Demolition of outbuildings and erection of no.1 4-bedroom chalet bungalow 7.1

Whilst planning permission has not been previously sought on this application site, another plot at 481 Chickerell Road was the subject of an application for planning permission in 2021, application reference P/FUL/2021/03225. This was refused on the basis of the proposed single dwelling scheme being outside the defined development boundary and therefore in an unsustainable location for new development with no other material considerations that outweighed the harm.

- 7.2 Initial plans for this current application proposed 7 dwellings instead of 6. However, further to the review and submission of a habitats assessment, the plans now allow for a 10m buffer between the north side of the site and the boundary of the SAC with the hopes that *'If this is managed with a suitable complementary habitat on rough grassland and scattered scrub the possible fragmentation that could occur between the suitable habitat at the SAC and the habitat on the opposite side of the Chickerell Road will be removed – Habitats Regulation Assessment May 2022.'* Therefore, amended plans were submitted and six dwellings in total are being considered under this application.
- 7.3 The 1.4ha land to the rear of this application site, now designated for ecological enhancement and within the applicant's ownership, has been used historically for caravan/camping for 28 days per calendar year.

8.0 List of Constraints

Land of Local Landscape Importance; Land north of Fleet Lane - Distance: 0

Heritage Coast; West Dorset - Distance: 0

Landscape Character; Ridge and Vale; South Dorset Ridge and Vale - Distance: 0

Outside defined development boundary SSSI (400m buffer): Crookhill Brick Pit; - Distance: 49.03

SSSI: Chesil & The Fleet; - Distance: 487.71

SSSI: Radipole Lake; - Distance: 2209.05

Heritage Coast; - Distance: 0

Minerals and Waste - Waste Consultation Area - Name: Crookhill Depot; - Distance: 0

9.0 Consultations

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

Consultees

1. **DC Highways** – No objections.
2. **Chickerell Town Council** – No comments received.
3. **Chickerell Ward Member** – Cllr Dunseith 'This site is on the coastal side of the B3157 which the adopted neighbourhood plan for Chickerell has designated as an area not for development due to its proximity to the Jurassic coast. I feel that this application should be considered by the area planning committee.'
4. **Natural Environment Team** – No objection subject to biodiversity protection/mitigation/enhancement/management as secured by the S106 agreement.
5. **Natural England** – Concur with the appropriate assessment conclusions and that all mitigation measures (to the Chesil & Fleet SAC/SPA/RAMSAR) are to be secured.
6. **Environmental Services – Protection** – No objection subject to all new windows being fitted with enhanced sound insulation in the event that the cement batching site becomes operable again in the future.

Representations received

No neighbour letters have been received.

Weymouth Civic Society has objected on the basis that the site lies outside the DDB, within heritage coast and land designated as being of Local Landscape Importance. It forms a gap between developed areas, providing a route between sites of nature conservation interest and importance. Will further erode open space.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan

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

The following policies are considered to be relevant to this proposal:

- INT1- Presumption in favour of sustainable development
- ENV1 – Landscape, seascapes and sites of geological interest
- ENV2 – Wildlife and habitats
- ENV10 – The landscape and townscape setting
- ENV11 – The pattern of streets and spaces
- ENV12 – The design and positioning of buildings
- ENV15 – Efficient and appropriate use of land
- ENV16 – Amenity
- SUS1 – The level of economic and housing growth
- SUS2 – Distribution of development
- SUS5 – Neighbourhood plans
- HOUS3 – Open market housing mix
- COM1 – Making sure development makes suitable provision for community infrastructure.
- COM7 – Creating as safe and efficient transport network
- COM9 – Parking standards in new development
- COM10 – The provision of utilities service infrastructure

Neighbourhood Plans

Chickerell Neighbourhood Plan 2019-2036 (made 22/06/2021)

Policy CNP 4. Chickerell Wildlife Corridor

Policy CNP 9. The Fleet and Heritage Coast

Policy CNP 11. General Design Principles

Policy CNP 12. Enhancing Biodiversity

Material Considerations

NPPF (2021)

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 78-79 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:
The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 173). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Other material considerations:

Supplementary Planning Document/Guidance

Design and sustainable development planning guidelines 2009

West Dorset Landscape character assessment 2009

DCC Parking Standards

West Dorset, Weymouth and Portland Community Infrastructure Levies 2016

Interim strategy for mitigating the effects of recreational pressure on the Chesil Beach and the Fleet SAC, SPA and Ramsar – Dorset Council April 2020

Supplementary Advice on Conserving and Restoring Site Features. Crookhill Brick Pit Area of Conservation (SAC) Site Code UK0030349. 2019 (SACO) – Natural England (2019)

12.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

13.0 Public Sector Equalities Duty

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

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

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.

13.2 The design proposals provide for a safe and suitable access to the application site and well located parking. Construction of the proposed dwellings would be subject to Building Control legislation which sets standards for the design and construction of buildings addressing various matters including accessibility and which help ensure that new buildings are safe, healthy and high-performing.

13.3 Having regard to the information provided in the current application, as well as policy requirements, consultation responses received, the regulatory requirements of the building regulations and the recommended conditions; it is satisfied that the proposed development:

- (i) would help to advance equality of opportunity;
- (ii) would assist in fostering good relations; and
- (iii) would have no material adverse impact on individuals or identifiable groups with protected characteristics.

14.0 Financial benefits

Material considerations:

Employment created during the construction phase
Increased spending in local shops and facilities

Non material considerations:

CIL contributions
New homes bonus

15.0 Environmental Implications

Construction of the scheme will involve the use of plant, machinery and vehicles, together with any non-electric vehicles post-construction. These will generate emissions including greenhouse gases. However, this has to be balanced against the benefits of providing new dwellings in a relatively sustainable location. It is pertinent to note that electric vehicle charging facilities will be provided to the new dwellings.

16.0 Planning Assessment

16.1 Principle of development:

The site is currently undeveloped land that is outside of both the defined DDB for Chickerell and the built up area set out in the Chickerell Neighbourhood Plan. As such it is subject to a presumption against new residential development under West Dorset, Weymouth & Portland Local Plan policy SUS2 part iii) of which has particular regard to the need for the protection of the countryside and environmental constraints and restricts new development to defined uses that do not include new build open market housing. As the Council can evidence a five year housing land supply (currently 5.34 years), housing supply policies and the location of development as defined by the West Dorset, Weymouth & Portland Local Plan (2015) is afforded full weight. However, this still has to weigh in the planning balance of all material considerations.

16.2 Whilst the relatively sustainable nature of the site does not outweigh the provisions of policy SUS2 (Distribution of development) of the West Dorset, Weymouth & Portland Local Plan (2015) the site is only 120m south of the defined development boundary with paved pedestrian and street lit pavements into the main Chickerell Town as well as to the Granby Industrial Estate. The site is also 200m from the nearest bus stop also accessed by pavements and 215m from the nearest road crossing (also accessed by pavement).

16.3 Impact on protected species:

This application site lies 114m east/85m south east of the Crookhill Brick Pit Special Area of Conservation which is a 4.71ha European protected site which is described in the supplementary advice (SACO) produced by Natural England in 2019 as:

*The site is part of a former brick pit, the underlying Oxford clay has allowed the retention of water into ponds which in turn drain northwards under the B3157 into a further area of landscaped ponds which support a population of newts as part of a garden centre. The particular combination and juxtaposition of aquatic and terrestrial habitats at this site provides ideal breeding, foraging and hibernation conditions for great crested newt *Triturus cristatus*. The newts depend on water for breeding and particularly favour moderately deep, well vegetated ponds without fish. The three water bodies on the site, which are largely rain-fed and of high water quality, provides extremely good conditions for newts..... Other supporting biodiversity on*

*the site which indicate its value include populations of smooth newt *Triturus vulgaris*, palmate newt *T. helveticus*, grass snake *Natrix natrix*, slow worm *Anguis fragilis*, common lizard *Lacerta vivipara* and adder *Vipera berus*. Southern hawker *Aeshna cyanea* and scarce hawker dragonflies *Aeshna mixta* are also found on the site.*

The threats to the site arise from the encroachment of scrub both into open habitats but also into the ponds. The site is small and changes to the surrounding land use, if intensified or resulting in increased uses of agricultural fertilisers/herbicides or pesticides, could easily have a detrimental effect on newt foraging both within and when foraging around the site.

During the first two or three years of life before breeding starts, and then outside the spring breeding season, great crested newts are dependent on terrestrial habitats to provide foraging areas and places to hibernate. The terrestrial habitat consists of rough grassland, scrub and the remains of the former brickworks that provide valuable refuge for amphibians. The habitats that occur around the ponds on this site are as important as the presence of suitable ponds.

- 16.4 The Chickerell Neighbourhood Plan identifies the importance of the SAC at paragraph 2.7: *Crookhill Brick Pits supports a large population of Great Crested Newts (including one pond which has been **recorded to have one of the highest counts of the species in both Dorset and Europe**) which is why the site is a SAC for the species. However, these species are known to range much further afield and are not therefore limited to this site.*
- 16.5 The basis for supporting this scheme lies with the significant enhancement to the European protected species at the adjacent SAC by the removal of camping/caravan use within the 1.3ha grass field immediately west of this application site (within the applicants control and which borders the SAC) and by the significant conservation enhancement and management of the 1.3ha grass field all of which has been secured by S106 agreement as well as the closure of the existing vehicular access to this field by vehicular traffic. This is on the basis that the grass field is identified as a possible Great Crested Newt (European protected species) route from the Breeding Ponds at Crookhill Brick Pit SAC through to Bennetts Water Gardens ponds (also why this land is designated as a Wildlife Corridor under the Chickerell NP). However, it is only through the securing of this scheme that the applicant can secure funding to safeguard/successfully enhance (Net gain) and manage the adjacent 1.3ha field.
- 16.6 The applicant has commissioned a Habitat restoration and management plan (November 2020), a Biodiversity Plan, a Habitats Risk Assessment: Appropriate Assessment, as well as an Ecological Impact Assessment to fully consider the impact of this proposed development on the Crookhill Brick Pit SAC. All of which identify the **national** importance of the SAC habitat site for Great Crested Newts as a European protected species and how the ongoing conservation management will further remove the risk of isolation of the SAC from other suitable habitats in the metapopulation.

16.7 The intended management/enhancement of the 1.3ha field secured by this development will support/contribute to SACO (Supplementary Advice on Conservation Objectives) by addressing targets set out for the following attributes:

- *Population, supporting metapopulations – the conservation management area will contain hedgerows, scrub, rough grassland and other suitable habitat features that will extend connectivity at and beyond the SAC boundary.*
- *Supporting Habitat, Distribution of supporting habitat – target to restore supporting habitat of rough grassland and open water that has declined in extent on the SAC.*
- *Supporting Habitat, presence of ponds -target to restore the number of surface area of ponds can be helped by creating a new pond within the conservation area adjacent to the SAC (the 1.3ha field).*
- *Supporting Habitat, supporting terrestrial habitat - the adjacent conservation area (1.3ha field) will restore fragmentation of good quality terrestrial habitat within 500m of the breeding ponds to provide important sheltering, dispersing and foraging conditions. This will be delivered by the creation of rough tussocky grassland and scrub.*
- *Supporting processes, conservation measures – active, on-going conservation management will happen at the conservation management area. This will be guided by an agreed management plan with Natural England and Dorset Council delivering targets on the SACO targets highlighted in this assessment. This will include restoring/creation of ponds and terrestrial habitat; monitoring of GCN populations; Monitoring of potential non-native invasive species; prevention of intentional and non-intentional human damage through education and liaison. The conservation area will continue in-perpetuity covered by a section 106 agreement and the deed of covenant.*

16.8 It is acknowledged that this scheme fails locational criteria for new development with housing land supply policies afforded full weight and that it is located on the heritage coast side of the B3157 Coast Road which is designated for protection by the Chickerell NP as well as being within the 'Wildlife Corridor'. However, enhancing biodiversity and supporting a local, national and European important site and species is considered in this instance to weigh heavier in the planning balance than the site's location 120m outside of the DDB. It is considered that this scheme will further support the Wildlife corridor aims beyond its current designation by protecting the 1.3ha area of land from future development, preventing its continued use as a holiday site and protection from any agricultural processes/treatments. As previously mentioned, this has been secured through a S106 agreement with paragraphs 17 and 18 of the agreement prohibiting vehicles onto the retained 1.3ha land (save for those required to carry out the biodiversity enhancements/management) as well as the closing off of the southern access (previously used to access the camping ground) to all vehicles (save for those required to carry out the biodiversity enhancements/management). Furthermore, biodiversity obligations are included within the S106 agreement which also secure the long term protection of the 1.3ha land as well the proposed biodiversity net gain enhancements and management. Overall, this will further enhance and manage the Great Crested Newt metapopulations of the adjacent SAC and help to prevent degradation of this protected site/European protected species. This is supported by policy ENV2 (Wildlife and Habitats) of the West Dorset, Weymouth & Portland Local Plan (2015),

policy CNP12 Enhancing Biodiversity of the Chickerell NP (2019 – 2036) and Section 15 of the NPPF (2021).

16.9 The site falls within the 5km Chesil and Fleet SPA/SAC/RAMSAR buffer zone for recreational pressures. An Appropriate Assessment has been undertaken on this basis and concludes that subject to necessary mitigation being secured through CIL, the proposal will not result in adverse effects on the integrity of the Chesil & Fleet and Natural England concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

16.10 Impact on landscape and visual amenity within the Heritage Coast:

As an application for outline planning permission where detailed matters of design, scale, layout and landscaping are reserved; in terms of landscape and visual impacts policy considerations are limited. However, policy ENV1 of the West Dorset, Weymouth & Portland Local Plan (2015) is relevant in seeking amongst other things to prevent development that would harm the character, special qualities or natural beauty of the Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness. It also seeks to ensure that development is located and designed so as to not detract from local landscape character.

16.11 The application includes a full set of indicative plans and whilst there is a mix of tenure and finish in this area of Chickerell, the proposed indicative elevations and plans are considered to reflect recent new build in the general area (e.g., the Chesil Ridge and Curtis Fields developments) and would provide open market homes. The topography sees land sloping up higher from east to west so this site is at the lowest point of the much larger field of which it is part of. The relative land levels of the indicative site plan being slightly lower than those of the original dwelling 481 Chickerell Road.

16.12 The general design principles set out in policy CNP 11 of the Chickerell Neighbourhood Plan includes similar requirements and that all applications demonstrate a high quality of design and should have regard to the local priorities that include the retention and inclusion of hedgerows to promote a generally 'green feel' to streets and spaces within the built-up areas.

16.13 With regards to these requirements, the site is within the Heritage Coast and would fill a small undeveloped gap between the existing housing along Chickerell Road that does currently make a limited contribution to local character. However, a relatively low density of development is proposed with good scope for landscaping to soften the impact of the new housing which would be seen in the context of this existing built form. Any harm to local character would thus be small and on balance this is considered to be outweighed by the benefits of the proposal to biodiversity.

16.14 When considering the wider visual impact to the landscape setting, heritage coast and land of local landscape importance (LLLLI), this application site is far less visually significant within landscape views which are dominated by the Crookhill depot and Hanson's concrete batching plant. When viewing from the west it appears relatively

concealed by the existing built development that protrudes (further) out from the west side of Chickerell Road. When viewed from the east, the significantly dense hedgerow prevents any clear distance views across the land so whilst it is designated as Heritage Coast, the front pocket of the land (this site) is effectively concealed and doesn't clearly contribute to the Heritage Coast as much as the western end of the field that provides more visually prominent undeveloped greenfield setting.

16.15 As such, whilst the comments from the Weymouth Civic Society are acknowledged; it is considered that whilst the Heritage Coast and Land of Local Landscape Importance deserves protection, the site area is very limited, fronts onto Chickerell Road as is the predominant built pattern of development in the area and is visually enclosed by built development both north and south reducing its significance in the overall landscape. Furthermore, as previously stated, it is considered that the benefits to biodiversity safeguarding/enhancement/management is such that the visual quality of the larger field and wider setting to the Heritage Coast and LLLI will also be further enhanced by virtue of this development.

16.16 Policy CNP 9 (The Fleet and Heritage Coast Development) of the Chickerell NP requires development within the Heritage Coast to be carefully assessed in recognition of the need to protect the landscape character and enjoyment of the heritage coast. It does not rule out development with these areas but asks that all development proposals should protect, and where appropriate enhance, the biodiversity of the countryside, the Heritage Coast and The Fleet. Whilst this scheme is not considered to have significant adverse impacts, any harm is mitigated and compensated by the conservation management of the 1.3ha field. As such, it is considered that overall this scheme complies with policies ENV1, ENV10 and ENV11 of the West Dorset, Weymouth & Portland Local Plan (2015), Policy CNP 9 of the Chickerell NP (2019-2036) and Section 15 of the NPPF (2021).

16.17 Access:

Access is a matter for consideration on this outline application. The property at 481 Chickerell Road has an existing access to the rear, and this is proposed to provide a southern entrance to the site, and which would be widened and upgraded for this proposal. A secondary access is proposed in the centre of the site that would require the creation of a gap in the established hedge. Highways officers raise no objection on highway safety as this is only a 30mph area. Subject to standard conditions the proposal is therefore considered to be acceptable and to accord with West Dorset, Weymouth & Portland Local Plan (2015) policies COM7 and COM9 in terms of highway safety and parking.

16.18 Drainage:

Given the height and relationship of the site relative to Chickerell Road there is a need for retaining walls on either side of the access driveway, and a drainage condition is required to ensure that this does not result in excessive surface water draining onto the public highway.

16.19 Amenity:

No objections have been received from neighbouring properties. The indicative plans show there is sufficient space within the site to ensure that adequate levels of separation, privacy and amenity will be achieved for existing and proposed new dwellings in accordance with West Dorset, Weymouth & Portland Local Plan (2015) policies ENV11 and ENV16.

- 16.20 In accordance with advice provided by Environmental Health a condition is recommended to require that all windows in the new dwellings have enhanced sound insulation properties. This is to ensure that any potentially noisy activities arising from possible future uses of the currently operational Hanson's concrete plant do not result in unacceptable noise levels within the new dwellings.

17.0 Conclusion

- 17.1 Whilst the scheme does not comply with the development plan as a whole given its conflict with policy SUS2 (Distribution of Development) of the West Dorset Weymouth & Portland Local Plan (2015) and provisions of the Chickerell Neighbourhood Plan which seek to secure this land as a wildlife corridor within the Heritage Coast; it is considered that the Biodiversity net gain and secured protection, enhancement and management by way of the completed S106 agreement is so significant that it weighs heavier in the planning balance and outweighs non compliance with policy SUS2 (even though the site is within a relatively sustainable area). The scheme is in accordance with policy ENV2 (Wildlife and Habitats) of the West Dorset Weymouth & Portland Local Plan (2015) and provisions of the Chickerell Neighbourhood Plan which seeks to protect and enhance Biodiversity (Policy CNP12) as well as Section 15 of the NPPF (2021).
- 17.2 It is also considered that impact to the Heritage Coast and wider landscape is significantly limited given the low level topography of the site, its location amongst other built development and its limited wider views within the landscape. The relinquishing of the caravan/camping ability on the 1.3ha field as secured through the S106 agreement will be an enhance to the protected landscape so whilst the site is within the Heritage Coast and land of local landscape importance, it does not significantly harm it and will bring forward enhancement in compliance with policies ENV1 and ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015), policy CNP 9 of the Chickerell Neighbourhood Plan and Section 15 of the NPPF (2021).

18.0 Recommendation

Grant planning permission subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2.Applications for approval of 'reserved matters' must be made not later than the expiration of three years beginning with the date of this permission.

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

3.No part of the development hereby approved shall commence until details of all reserved matters (landscaping, layout, scale, appearance) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

4.The development hereby permitted shall be carried out in accordance with approved plan: 1484/01, 1484/06 Rev A.

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

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 26 September 2022 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and

ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

6.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

8. Before the commencement of development the precise levels of the finished floor slabs of the buildings hereby approved, with reference to a plan of a scale not less than 1:200 showing the fixed datum point, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be constructed in accordance with the agreed plan.

Reason: To ensure that the buildings relate properly to neighbouring buildings and road levels in the locality and to safeguard the character and visual amenity of the area.

9. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plan 1484/06 Rev A. must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

10. Before the development is occupied or utilised, the first 5.00 metres of the northern access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

11. Before the development is occupied or utilised the first 5.0 metres of the vehicle access, measured from the rear edge of the highway and into the site, must be laid out and constructed to a specification which shall have first been submitted to and approved in writing by the 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.

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

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

13. No development shall commence until details of the enhanced sound insulation (for example double glazing with secondary glazing or triple glazing) to all windows in the development and details of the acoustic insulation performance of these windows compared to typical window elements shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details and shall be retained as approved and if any windows are replaced these shall as a minimum have the same sound insulation properties as the approved units.

Reason: In order to protect the living conditions of future residents of the new dwellings having regard to neighbouring land uses.

Informatives:

1. Vehicle Crossings
2. Privately managed estate roads
3. S106
4. Public Right of Way
5. New dwellings (Street naming & numbering)
6. CIL
7. NPPF

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Application Number:	P/HOU/2023/00174
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393589
Site address:	5 Overton Close
Proposal:	Erect a first floor extension to include balcony, front porch and associated landscaping works
Applicant name:	Mr & Mrs Nokes
Case Officer:	Toby Hibbs
Ward Member(s):	Cllr Bawden

1.0 This application has been brought to committee at the request of the Service Manager for Development Management and Enforcement following a Scheme of Delegation consultation.

2.0 Summary of recommendation: Grant subject to conditions.

3.0 Reason for the recommendation:

- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of development is supported. Initial concerns regarding design and neighbouring amenity are considered to be resolved.
Design (visual amenity)	The scale and design is considered to be a positive enhancement from the existing dwelling and compatible with the site and wider area.
Neighbour amenity	No adverse impact on neighbouring amenity

5.0 Description of Site

Overton Close is a collection of around five dwellings of varying design, scale and proportions within a cul-de-sac located on the outskirts of Lyme Regis approximately 0.7km northeast from Lyme Regis town centre. The cul-de-sac is nestled onto a hill side adjacent to the nearby Spittle's Woodland with clear views of Lyme Regis town and coastline. Overton Close was developed sometime in the 1970s evidenced by the architectural features on some of the buildings, notably the cluster of bungalow dwellings towards the south side of the cul-de-sac. The building in question is one of these bungalow dwellings and is adjacent to a two-storey dwelling behind (to the north west) and another to the west.

6.0 Description of Development

The proposed development is a remodel of the existing bungalow consisting of an approximate 1.3 metre upward extension forming an additional storey including a roofed balcony terrace feature to the first floor south east elevation and first floor gable extension serving the principle elevation with timber weatherboard and Juliette balcony. A stepped dual pitch porch with oak door and glazed balustrading is also proposed for this elevation. The proposed roof would be constructed with slate tiles and feature two timber casement gabled dormers to the front and one to the southeast (side) elevation. The existing stone and render walling is to be retained. Associated landscaping works to the existing garden are also proposed.

7.0 Relevant Planning History

- P/HOU/2021/04587 - Decision: REF - Decision Date: 12/04/2022
Erect first floor extension to include dormer windows and balcony and erect double height porch and associated landscaping
- P/PAP/2022/00478 - Decision: RES - Decision Date: 13/09/2022
First floor extension and associated landscaping. Pre-app to address issues raised in previous refused application: P/HOU/2021/04587

8.0 List of Constraints

Within Lyme Regis defined development boundary.

Potential cliff top recession 100yr (5% probability)

Potential cliff top recession 50yr (5% probability)

Lyme Regis and Charmouth Slope Instability Zones; Zone 3

Area of Outstanding Natural Beauty (AONB)

Risk of Groundwater Emergence; Groundwater levels are at least 5m below the ground surface.; Flooding from groundwater is not likely.

Medium pressure gas pipeline 25m or less from Medium Pressure Pipelines (75mbar - 2 bar)

9.0 Consultations

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

Consultees

1. **Lyme Regis Council:** Objection – Overbearing nature/scale, significant impact to neighbouring amenity, out of keeping with character/scale of existing properties.
2. **Cllr Bawden:** Shared view with the Lyme Regis Town Council, objection.
3. **Highways:** No objection.
4. **Coastal Risk Management:** No objection subject to prior foundation assessment (during building regulations stage).

Representations received

7 third party representations received. with the following concerns:

Design/ visual amenity & overbearing impact	<p>Believe nothing has changed since last year's planning application - 0.3m in height is totally insignificant. It was 1.8m last time (not 2m) and this proposal is 1.5m.</p> <p>The scale is too big and will have a negative impact on the residential amenity of neighbouring properties.</p> <p>This application is very similar to the previous application which was refused on the grounds of being dominant and overbearing and not in keeping with the character of the area. This application has reduced the height of the roof by only a marginal amount so the original grounds for refusal will still apply.</p> <p>Having looked at both the last and this current application and discussed the issue with others, it appears that this proposal only reduces the height of the new roof by 300mm – less than one foot. This will make a very minor change and little difference to the overbearing and visually dominant nature of the proposed roof extension.</p> <p>The proposal, by reason of context, size and design, is an inappropriate and prominent addition which would be harmful to the character and appearance of the area. Its height and close</p>
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	<p>proximity to its boundaries would be overbearing for the property behind. Thus reducing amenity and privacy as a result.</p> <p>The scale of the proposed development would make no 5 dominant in the cul-de-sac.</p> <p>Will be faced with a dominant high roof, very close to the joint boundary, taking sunlight, affecting our outlook and amenity from the garden. The reduction in height proposed of just 300mm is simply a gesture that will have little meaningful result.</p>
Overshadowing (neighbouring amenity)	<p>Given the position of no 5 being the first property of the close it will dominate and overshadow the surrounding properties, the area including the entrance to the beautiful Spittles and Coast Path which we feel is also an important point.</p>
Overlooking (neighbouring amenity)	<p>There will still be the loss of privacy, houses being overlooked.</p> <p>The increase in height would mean that the house would damage the quality of life of the immediate neighbours living in Numbers 1, 2 and 4 Overton Close. Their outlook would be negatively affected and dominated by the proposal. They would be overshadowed and/or overlooked by the extensions to this property.</p> <p>It will overlook certain properties and is generally out of proportion and character.</p> <p>The new first floor would overlook our terrace area.</p> <p>Likelihood is that we will be overlooked and the reason we purchased our property was to secure a degree of privacy.</p> <p>The effect on our property and general quality of life, would be significant and as planned, the proposal will seriously and adversely affect our residential amenity.</p>
Outlook	<p>The outlook from 4 Overton Close will be badly affected by the bulky new roof close to their property. This will overshadow and dominate their garden and house.</p>

	<p>The new first floor would block our view of the Spittles woods.</p> <p>Significant negative change to our outlook, especially from one of the main sitting out area of our balcony, living room and dining room where we spend the majority of our time.</p>
Restrictive Covenant	<p>It will be devastating and set a precedent if this planning application is allowed. Anyone moving into this close could raise their roofs and totally spoil the amenity and landscape.</p> <p>As mentioned in my comments to the previous scheme there is a restrictive covenant that prevents extra height and another storey as now proposed.</p> <p>We bought our house in July '22 on the understanding there is a covenant in place to preserve the amenity of the cul-de-sac by preventing the upward extension of any of the five properties built around Treetops/Overton House. This proposal would breach that covenant and would set a precedent for further upward development in Overton Close.</p>

10.0 Relevant Policies

Development Plan

West Dorset Weymouth and Portland Local Plan 2015

The following policies of the Local Plan are considered to be relevant:

- INT1 - Presumption in favour of Sustainable Development
- ENV1 – Landscape, seascape and sites of geological interest
- ENV2 - Wildlife and Habitats
- ENV7 - Coastal Erosion and Land Instability
- ENV10 - The landscape and townscape setting
- ENV 12 - The design and positioning of buildings
- ENV 16 - Amenity
- SUS2 - Distribution of development

Material considerations

National Planning Policy Framework (2021)

The following policies of the National Planning Policy Framework (2021) are considered to be relevant for this proposal:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay.

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

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

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

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 15 'Conserving and Enhancing the Natural Environment' - In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 173). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Section 85 of the Countryside and Rights of Way Act 2000 places a duty on any relevant authority, in exercising or performing any functions in relation to, or so as to affect, land in an AONB, to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.

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. It is considered that given the type and nature of the development proposed it would have no adverse impact on people with protected characteristics.

Construction of the proposed extension would be subject to Building Control legislation which sets standards for the design and construction of buildings addressing various matters including accessibility and which help ensure that new buildings are safe, healthy and high-performing.

Having regard to the information provided in the current application, as well as policy requirements, consultation responses received, the regulatory requirements of the building regulations and the recommended conditions; it is satisfied that the proposed development:

- (i) would help to advance equality of opportunity;
- (ii) would assist in fostering good relations; and
- (iii) would have no material adverse impact on individuals or identifiable groups with protected characteristics.

13.0 Financial benefits

Material considerations:
Employment created during the construction phase.

14.0 Planning Assessment

Principle of development

14.1 A proposed remodel of a dated bungalow is supported in principle as it is considered that the resultant development would positively contribute to the immediate site and locality). It is considered that the proportions would correspond with the varying sizes and material composition of buildings within the close and appropriate measures have been undertaken to rectify the neighbouring amenity issues resulting in the refusal of the previous scheme (P/HOU/2021/04587). For these reasons the principle of development is accepted.

Design - impact on visual amenity, the street scene and natural beauty of the AONB:

14.2 In terms of design this resubmission has embraced a more understated approach in comparison to the previously refused proposal. Fundamentally this revised scheme responds better to the traditional setting of the site and has proposed suitable revisions. This includes a significant alteration of replacing a formerly proposed zinc standing seam roof with a more traditional slate tile counterpart to correspond with nearby properties. This revised scheme also uses timberwork by way of the southwest and southeast elevations and associated dormer units. These changes are positive and would sympathise with the woodland setting, AONB and elements of timberwork used within the locality. A condition will be applied to ensure the external surface of the weatherboarding is implemented with an appropriate finish that will blend in with the surroundings. Similarly further detail will be conditioned regarding the proposed slate tile roofing.

14.3 Consequently, the resultant build would be considered a positive addition within the locality and AONB. This scheme also proposes to preserve some of the existing dwelling by maintaining the rendered stonework walling. This is supported and would retain some of the original buildings character and would have regard to the neighbouring dwellings to the southwest which have been constructed with the same stonework.

14.4 It is noted that the proposed porch has also been adequately reduced in height compared to the previously refused scheme and is now considered subservient.

14.5 The resultant 1.3 metre increase in height to form a two-storey dwelling would not adversely impact the visual amenity of the close or wider views. Some properties within the close, namely to the north and west, are of a two-storey design and as such the scope of this scheme is within reason and would fit proportionately within the locality whilst still appearing modest.

14.6 Although a proposed vertical extension would effectively eradicate any subservient trait from the original bungalow dwelling, the proposed remodel is considered a visual improvement to the development site and surrounding area and has also retained remnants of the previous bungalow structure respecting some elements of the original building.

14.7 Overall, by reason of its design and scale, the proposals would conform with the pattern of development within the close, by way of the development's proportions,

material composition and style. The Close has evidently undergone a modern transition from its 1970 origin and as such the scope for this revised scheme's design is justified and would therefore accord with Policies ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015) and sections 12 and 15 of the National Planning Policy Framework (2021).

Amenity

14.8 The second reason for the previous refusal was based on potential impact on neighbouring amenity, particularly to the adjacent neighbour to the northeast. Previously, two rear dormer windows were proposed serving the rear elevation of the proposed build. This was considered harmful and likely to overlook the garden of the adjacent neighbour, greatly diminishing their privacy and amenity. Following pre-application advice this feature has been removed.

14.9 Following a site visit last year it was concluded that the previous height of 1.8 metres for the increase in ridge height was considered overbearing on the adjacent neighbours front garden.

14.10 On balance, the pre-application discussions suggested that a reduction of at least 500mm could be supported and would alleviate the adverse impact of the previously proposed roof height. This has resulted in a revised roof height of approximately 1.3 metres. This revised roof height is now considered acceptable and would not be significantly detrimental to the neighbouring occupants amenity.

14.11 The justification why a 500mm reduction is considered sufficient in resolving the overbearing concern is supported by the sloping topography of the site. 5 Overton Close sits noticeably lower than the neighbour to the northeast. In effect the adjacent ground level of the neighbour sits around level with the roof of the existing bungalow. With this in mind, a reduced 1.3-metre-high extension would be acceptable and would no longer be considered overbearing as shown on the submitted section plans.

14.12 It is considered that this revised scheme would preserve the neighbouring property's natural light, into both their property and garden and would be comparable with the present situation. Whilst the impact on the rear neighbour's view/outlook from their property has been raised, the section plans clearly show that the new roof will not extinguish the neighbour's views over Lyme Regis nor present significant overbearing loss of outlook. There is no right to a view and even though overbearing loss of outlook can be considered as a planning matter, that is not thought to be the case in this instance.

14.13 For these reasons it is considered this application is in accordance with Policy ENV16 of the adopted West Dorset, Weymouth & Portland Local Plan (2015).

Restrictive Covenant

14.14 There are several references to a restrictive covenant put in place on Overton Close preventing upward extensions of the dwellings. However, upon reviewing the planning history, this is not a planning related restriction. As such, the covenant is a private matter for the applicant to consider/address if required.

Land Stability

14.15 Land stability implications are also highlighted as a concern among third party representatives given the additional massing on the development site. However, the coastal risk management team has assessed this scheme and raised no objection. Although, it is recommended that an appropriate site inspection and assessment of the existing foundations are to be carried out during building regulations stage. It is noted that this proposed development may coincide with an approved planning application of a nearby building within the Close. However, the applicant has evidenced that the scheme will overall not have a significant impact on ground stability of the site or surrounding area subject to construction monitoring. The scheme therefore complies with policy ENV7 of the West Dorset, Weymouth & Portland Local Plan (2015).

Ecological Impact

14.16 A Preliminary Roost Appraisal has been conducted by 'ArbTech Ecology Ltd'. It was concluded that there was negligible potential for bat/bird roosting within the building. Therefore, in principle there are no significant concerns regarding ecological impact on protected species in this instance. However, Biodiversity enhancements are recommended to be implemented in conjunction with the proposed development in line with the NPPF (2021) requirements for biodiversity enhancements. Due to the site being located near the West Bay SAC and the Sidmouth to West Dorset Coast SSSI, it has been recommended that a low impact strategy should be considered for the site during construction and post development to mitigate potential light pollution for bats that may utilise this area. The applicant will be advised of this through an informative if planning permission is granted. A single bat box is also recommended to be integrated in conjunction with the proposed development which shall be conditioned if planning permission is granted.

15.0 Conclusion

15.1 The development has been assessed with regard to the policies within the adopted West Dorset, Weymouth & Portland Local Plan (2015), the NPPF (2021) and all other relevant material considerations. It has been concluded that the proposed development would pose no harm to local amenity and would preserve the natural beauty of the Dorset Area of Outstanding Natural Beauty. Furthermore, the development would have an acceptable impact on the residential amenity of neighbouring properties.

16.0 Recommendation

Grant subject to conditions:

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

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

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

119 STEP2_01 Rev E Proposed ground, basement and first floor plan and roof plan

119 STEP2_02 Rev E Elevations proposed

119 STEP2_03 Rev C proposed site section

119 STEP2_04 Rev C Proposed site section

119 STEP2_05 Proposed site Plan

119 STEP2_06 The location Plan

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

3. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been approved.

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

4. A single bat box or integrated bat box as detailed in the Arbtech Preliminary Roost Assessment submitted 6 December 2021 shall be erected prior to first occupation or use of the extension hereby approved and thereafter maintained and retained for the lifetime of the development.

Reason: To enhance or protect biodiversity

Informative

Informative- Geo technical information/condition

It is noted that this development may coincide with a scheme at 1 Overton Close. It is recommended that any ground related issues which emerge during the groundwork site assessment stage, for which ever development is first carried

out, should be communicated to the Peter Chapman Ltd and the Local Planning Authority to ensure risk of instability to the wider area is minimised.

Informative- Ecological impact mitigation

The applicant is recommended to have due regard to the conclusions, impacts and recommendations (section 4.0) of the Arbtech report dated 06/12/2021 in regards to external lighting.

Informative- National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

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

Application Number:	P/FUL/2022/07866
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Upton Manor Farmhouse Uploders Road Uploders Dorset DT6 4PQ
Proposal:	Retain stone boundary wall
Applicant name:	Mr Lord
Case Officer:	Jo Langrish-Merritt
Ward Member(s):	Cllr Alford

1.0 This application is brought to committee at the request of the Service Manager for Development Management and Enforcement following a scheme of delegation consultation.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

The wall, proposed to be retained, is considered to be acceptable. It is considered that as the wall would be attached to the adjacent curtilage listed barn and this front section of the wall which is viewed in the context of the listed building is natural stone, the rendered panels along the boundary away from the listed building would be acceptable. Furthermore, the wall has been particularly well finished and detailed with stone capping and stone pillars and therefore on balance the wall is not considered to cause harm to the listed building it is attached to, the setting of the grade II* listed building or the wider Conservation area.

4.0 Key planning issues

Issue	Conclusion
Impact on Grade II* Listed Building and wider Conservation area	The wall, proposed to be retained, is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building. Furthermore, it has been particularly well finished and detailed with stone capping and stone pillars. The natural stone materials would be in keeping with the stone barn and outbuildings on the site. Therefore, it is not considered to cause harm to the grade II listed building it is attached to or the setting of the grade II* listed building or the wider conservation area.

Impact on amenity	The wall was erected to block an existing private access route through the site to ensure site security and help assist with noise from the adjacent barn which is in commercial use.
Impact on AONB	The wall would be seen in the context of the existing built development and would not have an impact on the wider AONB.

5.0 Description of Site

Upton Manor Farmhouse is a Grade II* Listed Building. The house is a 16th century thatched longhouse. There are a range of former farm buildings consisting of a barn and other smaller traditional farm buildings which are Grade II listed and now in residential/commercial use.

The wall is attached to the adjacent barn and runs along the boundary with this barn and the applicant's property.

The site is situated within the Loders & Uploders Conservation Area and AONB. Public Rights of Way run along the northern boundary of this site but are not affected by this scheme.

6.0 Description of Development

The applicant is seeking planning permission and listed building consent for a stone/block & render boundary wall to be retained. The wall was erected to block an existing private access route through the site to ensure site security and help assist with noise from the adjacent barn which is in commercial use. The wall is a mixture of natural stone with rendered infill panels. The wall is approximately 20m long and varies in height between 1.5-2.1m high. The wall runs along the boundary and replaces a previous wooden fence.

7.0 Relevant Planning History

None relevant.

8.0 List of Constraints

Grade II* Listed Building: UPTON MANOR FARMHOUSE

Grade II Listed Building: STABLE BLOCK

Grade II Listed Building: BARN AND ATTACHED YARD OF COW STALLS 140 METRES WEST OF UPTON DAIRY FARM

Conservation area

Area of Outstanding Natural Beauty; Dorset

Land Outside Define Development Boundaries

Legal Agreements S106

Right of Way: Bridleway W13/15; - Distance: 2.49

Right of Way: Bridleway W13/11; - Distance: 8.27

Minerals and Waste Safeguarding Area

9.0 Consultations

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

Consultees

Comments received in relation to the previous schemes.

1. Loders Parish Council

No objection subject to Conservation Officers report

2. Conservation Officer

The justification for the proposed wall was discussed in person with the owner on site. There are no conservation objections to the replacement of the fence with a boundary wall and overall it has aged well. However, in order to better enhance the setting of the Grade II* former hall house and surrounding listed buildings, the rendered panels should be in-filled in matching stone/mortar/coursing (this would need to be conditioned to any consent granted). I would suggest that if these changes are forthcoming, then revised plans should be provided and a time period within which the work should be carried out (say 6 months) should be applied to both the planning and listed building applications.

I make the above suggestions without having had any discussion with Historic England and note that they have not been consulted on either application. As the development impacts the setting of a Grade II* Listed Building, consultation should be undertaken. Whilst it may be unlikely that they will wish to comment in detail, the applications shouldn't be determined until a response has been received. Clearly if Historic England were to voice objections to the development (including the improvements suggested), then this should carry weight in the planning balance.

As it stands, the conservation view is that the works create less than substantial harm to the setting of the Grade II* dwelling, surrounding listed buildings and the character and appearance of Uploders Conservation Area. The suggested improvements would assist in outweighing that harm on the basis that a solid, natural stone boundary wall is considered to be more in keeping with the site than a close boarded fence. Especially taking into account the different ownerships of the former farm complex buildings.

3. Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

4. Third Party comments

None received.

10.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- INT1- Presumption in favour of Sustainable Development
- ENV1 – Landscape, seascape & sites of other geological interest
- ENV4 – Heritage assets
- ENV5 – Flood risk
- ENV10 - The landscape and townscape setting
- ENV 12 – The design and positioning of buildings
- ENV 16 – Amenity

Neighbourhood Plans

Loders Neighbourhood Plan (made 21/7/2016)

NP Policy E4: To Protect and Enhance the Character and Appearance of the Area

Development proposals (including new buildings and extensions / alterations to existing buildings) will be supported where they are sympathetic with adjacent buildings and achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness and respects the rural character of Lodors Parish

Material Considerations

National Planning Policy Framework:

Relevant NPPF sections include:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits

when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

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

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

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

Other Material Considerations:

Statutory Duties

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving any Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

- Section 85 of the Countryside and Rights of Way Act (2000) requires that regard is had to the purpose of conserving and enhancing the natural beauty of the AONB.

All of Dorset:

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024

Supplementary Planning Documents/Guidance For West Dorset Area:

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

Conservation Area Appraisals:

Loders and Uploders, Powerstock and Nettlecombe adopted January 2007

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. It is considered that the retention of the wall would have no impact on those with protected characteristics.

13.0 Financial benefits

Non material considerations – No relevant considerations.

14.0 Climate Implications

No relevant considerations.

15.0 Planning Assessment

Impact on Listed Building and Conservation Area

The works have already occurred, and this application seeks permission to retain them. Whilst the Council's Conservation Officer is widely in support of the works, concerns have been raised in relation to the infill panels of render within the natural stone wall.

The stone wall adjoins the front of the adjacent barn and then curves round 90 degrees projecting north west and creates the boundary between the adjacent barn and the applicants property. The section of wall with the infill panels is approximately 17m long and has 3 large infill panels and one smaller infill panel, all in render. The wall itself is finished with stone capping at the top and bottom of the panels.

Whilst it is acknowledged that the Conservation Officer's suggestion of natural stone infills would give a more uniformed traditional appearance, the existing infill panels are only on the section projecting north west and not on the section directly abutting the listed barn. As such when viewed from the front street view, the elevation of the wall abutting the listed barn is entirely natural stone in keeping with the stone barn. The infill panels due to their location would only be visible from the parking area for Upton Manor Farmhouse and would not be visible from the public rights of way to the north and east of the site which are between 50-100m away.

Therefore, whilst the Conservation Officers comments and suggested conditions have been thoroughly considered it is felt that the wall, given that it is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building and that it has been particularly well finished and detailed with stone capping and stone pillars does not cause harm to the setting of the grade II * listed building, the listed barn or the wider conservation area.

Furthermore, a degree of weathering has already taken place and any additional infill with stone will appear more conspicuous with any new stonework not looking as aged. As such, on balance, the scheme is not considered to cause harm to the listed building or the setting of the grade II*listed Building and would preserve the character of the Conservation area in accordance with policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015) and advice at Section 16 of the NPPF (2021).

Amenity

The wall forms part of the boundary wall of the garden and would protect the privacy of the applicants and the neighbouring barn. No objections have been raised by third parties. The wall itself was initially erected to provide a sound barrier from the adjacent wood joinery business in the barn and for site security reasons. As such in

terms of amenity it appears to be improving the current situation with the adjoining joinery business and it is considered to have an acceptable impact on amenity in accordance with policy ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).

AONB

The wall would be seen in the context of the existing built development and would not have an impact on the wider AONB.

16.0 Conclusion

The retention of the wall is considered to be acceptable. Whilst the Conservation Officers concerns regarding the infill panels have been considered it is felt that as the wall would be attached to the adjacent listed building and the front section of the wall, which is viewed in the context of the listed building, is natural stone, the wall does not adversely affect the setting of designated heritage assets. Furthermore, the wall has been particularly well finished and detailed with stone capping and therefore on balance the wall is not considered to cause harm to the listed building, the setting of the grade II* listed building or the wider Conservation area.

17.0 Recommendation

Grant subject to conditions.

Conditions:

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

Location Plan DAS-21-74-01

Location and Block Plan DAS-21-74-01A

Floor Plans DAS-21-74-02

Elevations DAS-21-74-03

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

Application Number:	P/LBC/2022/07865
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Upton Manor Farmhouse Uploders Road Uploders Dorset DT6 4PQ
Proposal:	Retain stone boundary wall
Applicant name:	Mr Lord
Case Officer:	Jo Langrish-Merritt
Ward Member(s):	Cllr Alford

1.0 This application is brought to committee at the request of the Service Manager for Development Management and Enforcement following a scheme of delegation consultation.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

The wall, proposed to be retained, is considered to be acceptable. Whilst the Conservation Officers concerns regarding the infill panels have been considered it is felt that as the wall would be attached to the adjacent listed barn and not the grade II* listed Farmhouse. Furthermore, the front section of the wall which is viewed in the context of the listed barn is natural stone, whilst the rendered panels are located along the boundary away from the listed building. The wall has been particularly well finished and detailed with stone capping and therefore on balance the wall including the rendered panels is not considered to cause harm to the listed building, the setting of the grade II* listed building or the wider conservation area.

4.0 Key planning issues

Issue	Conclusion
Impact on Grade II listed building setting of the Grade II* listed building and wider Conservation area	The wall, proposed to be retained, is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building. Furthermore, it has been particularly well finished and detailed with stone capping and stone pillars. The natural stone materials would be in keeping with the stone barn and outbuildings on the site. Therefore, it is not considered to cause harm to the grade II listed building it is attached to or the setting of the grade II* listed building or the wider conservation area.

5.0 Description of Site

Upton Manor Farmhouse is a Grade II* Listed Building. The house is a 16th century thatched longhouse. There are a range of former farm buildings consisting of a barn and other smaller traditional farm buildings which are Grade II listed and now in residential/commercial use.

The wall is attached to the adjacent barn and runs along the boundary with this barn and the applicant's property.

The site is situated within the Loders & Uploders Conservation Area and AONB. Public Rights of Way run along the northern boundary of this site but are not affected by this scheme.

6.0 Description of Development

The applicant is seeking listed building consent to retain the stone/block & render boundary wall.

7.0 Relevant Planning History

WD/D/15/002233 - Decision: GRA - Decision Date: 19/02/2016

Demolish existing stone store/WC & porch. Erect replacement porch

WD/D/15/002277 - Decision: GRA - Decision Date: 19/02/2016

Demolish existing stone store/WC & porch. Erect replacement porch

1/W/88/000652 - Decision: GRA - Decision Date: 12/01/1989

Fit new door and change window to french doors

8.0 List of Constraints

Grade II* Listed Building UPTON MANOR FARMHOUSE

Grade: II Listed Building: STABLE BLOCK

Grade: II Listed Building: BARN AND ATTACHED YARD OF COW STALLS 140 METRES WEST OF UPTON DAIRY FARM

Conservation area

9.0 Consultations

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

Consultees

Comments received in relation to the previous schemes.

1. Loders Parish Council

No objection subject to Conservation Officers report

2. Conservation Officer

The justification for the proposed wall was discussed in person with the owner on site. There are no conservation objections to the replacement of the fence with a boundary wall and overall it has aged well. However, in order to better enhance the setting of the Grade II* former hall house and surrounding listed buildings, the rendered panels should be in-filled in matching stone/mortar/coursing (this would need to be conditioned to any consent granted). I would suggest that if these changes are forthcoming, then revised plans should be provided and a time period within which the work should be carried out (say 6 months) should be applied to both the planning and listed building applications.

I make the above suggestions without having had any discussion with Historic England and note that they have not been consulted on either application. As the development impacts the setting of a Grade II* Listed Building, consultation should be undertaken. Whilst it may be unlikely that they will wish to comment in detail, the applications shouldn't be determined until a response has been received. Clearly if Historic England were to voice objections to the development (including the improvements suggested), then this should carry weight in the planning balance.

As it stands, the conservation view is that the works create less than substantial harm to the setting of the Grade II* dwelling, surrounding listed buildings and the character and appearance of Uploders Conservation Area. The suggested improvements would assist in outweighing that harm on the basis that a solid, natural stone boundary wall is considered to be more in keeping with the site than a close boarded fence. Especially taking into account the different ownerships of the former farm complex buildings.

3. Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

4. Third Party comments

None received.

10.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- ENV4 – Heritage assets

Neighbourhood Plans

Loders Neighbourhood Plan (made 21/7/2016)

NP Policy E4: To Protect and Enhance the Character and Appearance of the Area

Development proposals (including new buildings and extensions / alterations to existing buildings) will be supported where they are sympathetic with adjacent buildings and achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness and respects the rural character of Lodders Parish

Material Planning Considerations

National Planning Policy Framework:

Relevant NPPF sections include:

Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

Other Material Considerations

Conservation Area Appraisals:

Loders and Uploders, Powerstock and Nettlecombe adopted January 2007

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. It is considered that the retention of the wall would have no impact on those with protected characteristics.

13.0 Financial benefits

Non material considerations

No relevant considerations.

14.0 Climate Implications

No relevant considerations.

15.0 Planning Assessment

Impact on Listed Building and Conservation Area

The works have already occurred and this application seeks permission to retain them. Whilst the Council’s Conservation Officer is widely in support of the works, concerns have been raised in relation to the infill panels of render within the natural stone wall.

The stone wall adjoins the front of the adjacent barn and then curves round 90 degrees projecting north west and creates the boundary between the adjacent barn and the applicants property. The section of wall with the infill panels is approximately 17m long and has 3 large infill panels and one smaller infill panel, all in render. The wall itself is finished with stone capping at the top and bottom of the panels.

Whilst it is acknowledged that the Conservation Officer’s suggestion of natural stone infills would give a more uniformed traditional appearance, the existing infill panels are only on the section projecting north west and not on the section directly abutting the listed barn. As such when viewed from the front street view, the elevation of the

wall abutting the listed barn is entirely natural stone in keeping with the stone barn. The infill panels due to their location would only be visible from the parking area for Upton Manor Farmhouse and would not be visible from the public rights of way to the north and east of the site which are between 50-100m away.

Therefore, whilst the Conservation Officers comments and suggested conditions have been thoroughly considered it is felt that the wall, given that it is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building and that it has been particularly well finished and detailed with stone capping and stone pillars does not cause harm to the setting of the grade II * listed building, the listed barn or the wider conservation area. Furthermore, a degree of weathering has already taken place and any additional infill with stone will appear more conspicuous with any new stonework not looking as aged. As such, on balance, the scheme is not considered to cause harm to the listed building or the setting of the grade II*listed Building and would preserve the character of the Conservation area in accordance with policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015) and advice at Section 16 of the NPPF (2021).

16.0 Conclusion

The retention of the wall is considered to be acceptable. Whilst the Conservation Officers concerns regarding the infill panels have been considered it is felt that as the wall would be attached to the adjacent listed building and the front section of the wall, which is viewed in the context of the listed building, is natural stone, the wall does not adversely affect the setting of designated heritage assets. Furthermore, the wall has been particularly well finished and detailed with stone capping and therefore on balance the wall is not considered to cause harm to the listed building, the setting of the grade II* listed building or the wider Conservation area.

17.0 Recommendation

Grant subject to conditions

Conditions:

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

Location Plan DAS-21-74-01

Location and Block Plan DAS-21-74-01A

Floor Plans DAS-21-74-02

Elevations DAS-21-74-03

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

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Application Number:	P/FUL/2023/01474
Webpage:	Planning application: P/FUL/2023/01474 - dorsetforyou.com (dorsetcouncil.gov.uk)
Site address:	Dorset Fire and Rescue Service, Clay Lane, Beaminster, DT8 3BU
Proposal:	Erect side extension to existing fire station and creation of 2no. off street parking spaces
Applicant name:	Mr Simon Callan
Case Officer:	Charlotte Loveridge
Ward Member(s):	Cllr Knox

1.0 The application relates to land that is partially in Dorset Council ownership and the application is therefore being reported to Committee in accordance with Dorset Council's Constitution.

2.0 Summary of recommendation:

Grant planning permission subject to conditions.

3.0 Reason for the recommendation:

- The location is considered to be sustainable.
- There is no harm to the designated heritage assets and the setting of the Conservation Area is preserved as is the wider natural beauty of the Dorset AONB.
- There is not considered to be any significant harm to neighbouring residential amenity or highway safety.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Principle support for the scheme is provided by policies SUS2 & COM2 of the West Dorset, Weymouth & Portland Local Plan (2015) which all seek to support community buildings and structures in appropriate locations.
Scale, design, impact on character and appearance	The scale, design and impact on the character and appearance of the area is modest and appropriate to the location in accordance with policies ENV10 & ENV12.

Impact on amenity	It is considered that the use of the building has an acceptable impact on neighbouring amenity, as does the scale and design of the proposed extension in accordance with ENV16 West Dorset, Weymouth & Portland Local Plan (2015).
Impact on landscape or heritage assets	<p>The scheme results in no harm to the wider natural beauty of the AONB, which is protected in accordance with policy ENV1 West Dorset, Weymouth & Portland Local Plan (2015).</p> <p>The scheme results in no harm to the setting of designated heritage assets, and the nearby Conservation Area is preserved in accordance with policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015).</p>
Economic benefits	The proposals will provide enhanced facilities for personnel on the site with no loss of service.
Access and Parking	The proposal includes the addition of two dedicated off-road parking spaces, whilst it will remove an on-street parking space, this will not significantly impact or change the existing provisions. It will not alter vehicular routes in the vicinity.
Other Matters	Area of low flood risk, hedgehogs noted at adjoining property, Beaminster Town Council comments on police presence.

5.0 Description of Site

- The Dorset Fire & Rescue Service site lies on a corner site on the northern side of Clay Lane (B3163), with the western edge of the site on Hogshill Mead.
- The roughly square shaped site covers 931m² in total.
- The long-term use of the site is as the town's Fire & Rescue Service base and fire station.
- The tallest building on the site is the fire station main appliance bay with apex roof with the flat roofed secondary appliance bay and gym in a lower building on the eastern side. These both have roller doors frontages facing onto Clay Lane. On the western side of the main appliance bay is the flat roofed service rooms including the comms room, meeting room, muster bay and toilet facilities.
- The rear north and eastern side of the site comprises of a tarmac yard area, with a wide tarmac access drive directly onto Clay Lane for fire appliances with a narrower vehicular access at the eastern corner of the site onto Clay Lane. There are grassed areas fronting onto Clay Lane and Hogshill Mead.
- The site is relatively level, along with Hogshill Mead to the west. The fire station buildings sit on ground slightly higher than Clay Lane, and the road

then drops down eastwards towards the mini roundabout at the junctions with Tunnel Road which heads north and Hogshill Street that continues east.

- There are no trees on the site or near to the site that would be affected by the proposals.
- There is a training tower in the north eastern corner of the site.
- There are no boundaries on the southern and western sides of the site, the eastern boundary is a 1.2m high chain link fence and hedging. The northern boundary with 2 Hogsmill Mead that lies adjacent to the rear vehicular access into the site is a 1.8m close boarded wooden fence.
- The surrounding area is an established residential area comprising dwellings which vary in their style and age.
- Hogshill Mead comprises of two storey 1950/60s ex-local authority brick housing in semis and terraces slightly set back from the road with small front gardens.
- The southern side of Clay Lane is largely older properties within the Beaminster Conservation Area fronting the pavement with some modern in-fill properties. Again, with a variety of terraces, semis and detached properties and mainly two storey although having varying heights.
- To the east of the fire station site as it drops down towards the town centre, and Barnes Lane opposite has a lot more tree features, including to the northern side of Hogshill Mead which can be seen from Clay Lane.
- The site is on the western side of Beaminster, out of the main shopping streets in the centre, but is on the main road (B3163) that goes west out of the town to Broadwindsor.
- St Mary's Primary School lies approximately 250m west of the fire station site on the northern side of Clay Lane, with their playing fields fronting onto Clay Lane with the school buildings set back in the site.
- There are few commercial/business properties along Clay Lane, with a peppering of guest houses, a building contractor's site and Hogshill Stores (opposite the school playing field) along the southern side, with the new Clipper Tea factory unit on the far western edge of the built area of Beaminster as you leave the town.

6.0 Description of Development

Erect side extension to existing fire station to provide new dedicated firefighter and police facilities of office, lecture room and welfare facilities. The proposal also includes the creation of 2no. off street parking spaces for fire service and police vehicles; and a hardstanding area to relocate the firefighter's charity bin.

7.0 Relevant Planning History

1/W/1995/0564 - Decision GRA - Decision Date: 04/01/1996
Provision of replacement drill tower

1/D/09/000784 - Decision: GRA - Decision Date: 03/07/2009
Replace 2 garage doors with 2 windows and insert doors

1/D/10/001005 - Decision: GRA - Decision Date: 11/08/2010
Extend hardstanding area. Alterations to entrance & access road

8.0 List of Constraints

Within Defined Development Boundary;

Area of Outstanding Natural Beauty; Dorset (*statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*)

Close to Beaminster Conservation Area - Distance: 10.79m (*CA boundary runs along southern side of Clay Lane - statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Wildlife Present: West European Hedgehog ; - Distance: 2.49

9.0 Consultations

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

Consultees

1. **DC Highways** - No objection. Conditions and informatives are recommended.
3. **Beaminster Town Council** – Support the application.

Representations received

None received.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving any Listed Building, or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 85 of the Countryside and Rights of Way Act (2000) requires that regard is had to the purpose of conserving and enhancing the natural beauty of the AONB.

11.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- INT1 - Presumption in favour of Sustainable Development
- ENV1 - Landscape, seascape & sites of other geological interest
- ENV2 - Wildlife and habitats
- ENV10 - The landscape and townscape setting
- ENV12 - The design and positioning of buildings
- ENV16 - Amenity
- SUS2 - Distribution of development
- COM2 - New or improved local community buildings and structures
- COM7 - Creating a safe & efficient transport network

Material Considerations

Neighbourhood Plan:

Beaminster Neighbourhood Plan – In preparation – limited weight applied to decision making.

National Planning Policy Framework (2021):

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 84 and 85 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'

- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:
The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 173). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

Other material considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

Supplementary Planning Document/Guidance:

All of Dorset:
Dorset AONB Landscape Character Assessment
Dorset AONB Management Plan 2019-2024

Supplementary Planning Documents/Guidance for West Dorset Area:
WDDC Design & Sustainable Development Planning Guidelines (2009)
Landscape Character Assessment February 2009 (West Dorset)

12.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

13.0 Public Sector Equalities Duty

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

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

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

- Access - the proposal includes creating an accessible WC on the site which ensures that people with disabilities or mobility impairments have access to toilet facilities on the site.

14.0 Financial benefits

Short term construction employment. General economy benefits from providing a service to protect the local and wider community in all manner of emergencies.

15.0 Environmental Implications

A biodiversity checklist was submitted for the application but did not trigger the requirement for any additional surveys to be carried out. It is not considered that the proposals would have any environmental implications.

16.0 Planning Assessment

Principle of development

In principle support for the scheme is provided by policy SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015) which seeks to support appropriate development within defined development boundaries; also, policy COM2 which supports proposals for improved local community buildings or structures. However, this is also subject to other material considerations.

Scale, design, impact on character and appearance

The scale, design and impact on the character and appearance of the area is modest and appropriate to the location. The proposed extension will be 37m², giving an overall floorspace of the entire building of 241m². The proposed materials will be render and roofing felt to match the existing. New and replacement windows will be white coloured aluminium frames to match the existing. The proposed vehicle access and hard standing would be tarmacadam.

The two windows to the lecture room on the western side of the proposed extension would have mirror film which would enable light into the room but also give privacy as there is likely to be sensitive information on display at times during its use.

New signage would be installed on the front southern elevation of the proposed extension, which would include the Dorset & Wiltshire Fire and Rescue logo and station name in a raised relief style.

Whilst the proposed extension, combined with the vehicle access and provision of two dedicated parking spaces on the western edge of the site (next to the existing access into the rear yard area from Hogshill Mead) will mean that there will be a loss of some of the existing grassed area, it is a relatively modest amount and there will still be sufficient grassed areas to the front of the site to soften the impact of the building.

As such the proposal is considered to accord with policies ENV10 & ENV12 of the local plan.

Impact on amenity

No comments were received from any neighbouring properties.

The existing use of the site is for the Dorset Fire & Rescue Service and this structure will not create any additional impact on neighbouring amenity. It will not have an overshadowing or overbearing impact or create a loss of privacy on neighbouring properties. The proposed uses of the new development will not generate an additional level of activity or noise beyond the current use of the site and as such the proposals accord with policy ENV16 of the local plan.

Impact on heritage assets

The application site is situated just outside of the Beaminster Conservation Area. The boundary for the Conservation Area is on the opposite (southern) side of Clay Lane, and on the eastern side of the residential properties 20-24 Clay Lane that are adjacent to the Dorset Fire & Rescue Service site. The closest listed building to the site is the Grade II listed The Old Vicarage, approximately 65 metres to the south east of the proposed development on the corner of Clay Lane and Barnes Lane, which is set in large grounds which have mature tree screening on the roadside boundaries.

Given the nature of the proposals, and the separation distances, it is considered that the character and appearance of the Beaminster Conservation Area is preserved and that no harm is caused to the setting of the nearby Grade II listed building in accordance with policy ENV4 of the local plan.

Impact on landscape

The simple, single storey flat roofed design of the extension on the north western side of the existing Dorset Fire & Rescue Service building, along with the creation of two additional parking spaces will not harm the character or setting of the Dorset AONB, in accordance with policy ENV1 of the local plan.

Economic benefits

The economic benefits are that the improved facilities for Dorset Fire & Rescue Service personnel will be able to continue to provide a service to protect the local and wider community in all manner of emergencies.

Impact on highway safety/public access

The proposal includes two additional dedicated off-road parking spaces for police/fire vehicles and whilst it will remove an on-street parking space, this will not significantly impact or change the existing provisions in the vicinity. This increase of 2 spaces on site will give a total of 7 parking spaces on the site. It will not alter vehicular routes in the vicinity in accordance with policy COM7 of the local plan.

The consultation response from Highways recommends that a condition is added along with an informative note regarding the construction of a vehicle crossing that is constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980.

Other matters

The consultation received from Beaminster Town Council was pleased to see enhanced premises for the Fire & Police service personnel and noted that Members had made an observation that there is currently no visible indication as to when there is a police presence in the building and queried whether this could be addressed as part of the development.

However, the application is being determined on the basis of the information as submitted, and the observations of the Town Council would be an operational matter for the Dorset Fire & Rescue Service and not a planning matter.

The area lies within an area at a low risk of all types of flooding.

Hedgehogs are present near the site at a residential property to the east, however the proposals would not create any additional detriment to them given the existing use of the site.

17.0 Conclusion

It is considered having regard to the scale, mass and design of the proposed extension that the development would have an acceptable impact on the visual amenity of the area and the residential amenity of neighbouring properties and provides a public benefit of creating additional and improved facilities for the Dorset Fire & Rescue Service personnel. The application would also create no harm to any designated heritage assets, and the setting of the Beaminster Conservation Area will be preserved, as will the wider natural beauty of the Dorset AONB. Hence the development accords with the National Planning Policy Framework (2021); and policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, SUS2, COM2, COM7 & COM9 of the West Dorset, Weymouth and Portland Local Plan (2015) and the relevant sections of the NPPF (2021).

18.0 Recommendation

Grant planning permission subject to the following conditions:

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

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

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

Location Plan – Dwg. No. 7003

Existing and Proposed Site and Floor Plans – Dwg No. 004 Rev B

Existing and Proposed Elevations – Dwg. No. 005 Rev D

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

3. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway and into the site, must be laid out and constructed to a specification which shall have first been 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.

4. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 004 Rev B must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

- The application was acceptable as submitted and no further assistance was required.

Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

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