REPORT SUMMARY

<table>
<thead>
<tr>
<th>REFERENCE NO.</th>
<th>3/19/0821/FUL</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION PROPOSAL</td>
<td>Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>Land South of Christchurch Road, Christchurch Road, West Parley, Dorset, BH22 8SL</td>
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</tbody>
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RECOMMENDATION - Grant, subject to conditions:
(see Section 9 of the report for the full recommendation)

REASON FOR REFERRAL TO COMMITTEE
At the request of the Development Manager: significant major application recommended for approval

SUMMARY OF REASONS FOR RECOMMENDATION
- The delivery of a residential care home on an allocated site which will contribute to meet the Local Plan area's housing needs.
- The provision of employment opportunities.
- It is considered that the proposal would not give rise to any significant adverse impacts in any respect, and that the proposal accords with the Development Plan as a whole, and is acceptable in all material respects.

INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL
The following are considered to be material to the application:
- Contributions to be secured through CIL: £168,480
- Net increase in numbers of jobs: 70
- Estimated increase/reduction in average annual workplace salary spend in District through net increase/decrease in numbers of jobs: Unknown

The following are not considered to be material to the application:
- Estimated annual business rates benefits for District: Unknown

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>Mr Matt Croger</th>
<th>AGENT</th>
<th>Mr Adrian Kearley</th>
</tr>
</thead>
<tbody>
<tr>
<td>WARD</td>
<td>West Parley</td>
<td>PARISH/TOWN COUNCIL</td>
<td>West Parley</td>
</tr>
<tr>
<td>PUBLICITY EXPIRY DATE</td>
<td>11 July 2019</td>
<td>OFFICER SITE VISIT DATE</td>
<td>14 April 2019</td>
</tr>
<tr>
<td>DECISION DUE DATE</td>
<td>4 July 2019</td>
<td>EXT. OF TIME</td>
<td>31 July 2019</td>
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RELEVANT PLANNING HISTORY
Not applicable, although the application site is included in Policy Area FWP6
MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

1.1 The application site comprises 0.75ha of greenfield land and is located to the south of Christchurch Road, between the Meeting Hall no. 320 Christchurch Road and 398 Christchurch Road, West Parley. The site is relatively level.

1.2 The A347 and B3073 connects the site East – West to the surrounding area, with Bournemouth Airport to the east and the village of West Parley to the west.

1.3 The northern boundary is defined by a number of protected trees adjacent to Christchurch Road. To the east of the site is a Meeting Hall. To the south are agricultural fields which are allocated within the Local Plan for a new neighbourhood under Policy FWP6. To the west of the site are nos. 298-292 Christchurch Road, three detached residential properties situated within large plots.

1.4 Aside from the row of protected trees adjoining Christchurch Road, the site boundary treatments are not particularly substantial, the majority being low level and patchy scrub. Of note is large protected tree on the southern boundary of the site and a more significant area of hedgerow adjoining the rear boundary of no. 398.

1.5 The site is on land allocated within the Christchurch and East Dorset Local Plan Part 1 - Adopted Core Strategy (April 2014) under Policy FWP6 and is contained with the urban area.

1.6 The site is located within 400m of the Dorset Heathland Special Protection Area (SPA) and Dorset Heath SACS.

2.0 PROPOSAL

2.1 The application seeks planning permission for an 80 - bedroom residential care home, to provide accommodation for frail and elderly persons with a range of dependancies. The accommodation is provided in the form of group living units of between 17 and 23 residents. Each group is provided with its own dayrooms for sitting, dining and activities while the care home as a whole is equipped with a café/bar/lounge area as well as a nail salon, cinema and library.

2.2 The accommodation would be provided over two storeys, with a main entrance to the building facing Christchurch Road, and a servicing entrance to the north east of the building. The buildings main relationship would be with Christchurch Road, with two wings extending to the rear enclosing a courtyard area within the secure gardens.
2.3 Vehicular access to the care home would be via a new site access off Christchurch Road, and parking would be provided at the front of the site for 35 cars, cycles and an ambulance.

3.0 SUMMARY OF INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (ha)</td>
<td>0.75ha</td>
<td>0.75ha</td>
</tr>
<tr>
<td>Use</td>
<td>Agricultural/grazing</td>
<td>Residential care home</td>
</tr>
<tr>
<td>Approximate Ridge Height (m)</td>
<td>-</td>
<td>10.6m</td>
</tr>
<tr>
<td>Approximate Eaves Height (m)</td>
<td>-</td>
<td>5.2m</td>
</tr>
<tr>
<td>Approximate Depth (m)</td>
<td>-</td>
<td>38m</td>
</tr>
<tr>
<td>Approximate Width (m)</td>
<td>-</td>
<td>99m</td>
</tr>
<tr>
<td>Distance from west site boundary</td>
<td>-</td>
<td>15m</td>
</tr>
<tr>
<td>Distance from east site boundary</td>
<td>-</td>
<td>2.5m</td>
</tr>
<tr>
<td>Distance from north site boundary</td>
<td>-</td>
<td>14m</td>
</tr>
<tr>
<td>Distance from south site boundary</td>
<td>-</td>
<td>6.5m</td>
</tr>
<tr>
<td>No. of Storeys</td>
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<td>2</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>-</td>
<td>35</td>
</tr>
<tr>
<td>No. of Units</td>
<td>-</td>
<td>80 bedspaces</td>
</tr>
<tr>
<td>Floor Space</td>
<td>-</td>
<td>4,212sqm</td>
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4.0 RELEVANT PLANNING CONSTRAINTS

- Agricultural Land Classification – Grade 2
- Heathland 400m Consultation Area
- Airport Safeguarding
- Main Urban Area
- Dorset Minerals Consultation Area - 21.37m

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 In accordance with Section 70(2) of the Town & Country Planning Act 1990 (as amended) and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the application is to be determined in accordance with the development plan, unless material considerations indicate otherwise.
Development Plan

5.3 The site is identified in the Christchurch and East Dorset Local Plan – Part 1 Core Strategy (April 2014) (Local Plan) as a New Neighbourhood under Policy FWP6. The Local Plan was formally adopted in 2014 having been found sound by a Planning Inspector and is the Development Plan for this part of the Council area. As a recent document it has substantial weight, and has established the principle of development on the site.

Policy FWP6
East of New Road New Neighbourhood, West Parley

5.4 FWP6 States “A New Neighbourhood is allocated to deliver about 320 homes, and additions to the village centre which could include a convenience foodstore of about 800 - 900 sq metres. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and new commercial and community uses.

Layout and design
- The New Neighbourhood will be set out according to the principles of the Masterplan Reports.
- A design code will be agreed by the Council, setting out the required standards.

Green Infrastructure
- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME2 and Appendix 5. This is to incorporate very significant areas of open space to the east of Church Lane, to the south of the allocated housing area and between the allocated development area and housing on Church Lane.
- A park is to be provided adjacent to the village centre.

Transport and access
- Vehicular access is to be provided via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road is also to divert traffic from the Parley Crossroads.
- Vehicular access to the village centre extension is to come from the link road. Dedicated pedestrian and cycling links are to be provided throughout the housing area with connections into the existing networks to the north, east, west and south towards Bournemouth.
- Improvements to public transport services.

Phasing
- The link road must be fully operational prior to the opening of a convenience foodstore, or the occupation of 50% of the new homes.

Masterplan
5.6 The New Neighbourhoods Masterplan Final Report (January 2012) prepared by Broadway Malyan is relevant as it is referenced in the Local Plan which also includes the masterplan that is set out at Map 10.9 adjacent to Policy FWP6.

Relevant policies from the development plan

5.6 The relevant policies from the Local Plan for the proposal are:

- KS1 Presumption in favour of sustainable development
- KS2 Settlement Hierarchy
- KS11 Transport and Development
- KS12 Parking Provision
- LN6 Housing Accommodation Proposals for Vulnerable People
- FWP6 East of New Road New Neighbourhood, West Parley
- ME1 Safeguarding biodiversity and geodiversity
- ME2 Protection of the Dorset Heathlands
- ME3 Sustainable development standards for new development
- ME4 Renewable energy provision for residential and non-residential developments
- ME6 Flood Management, Mitigation and Defence
- ME7 Protection of Groundwater
- HE1 Valuing and Conserving our Historic Environment
- HE2 Design of new development
- HE3 Landscape Quality
- DES2 Criteria for development to avoid unacceptable impacts from types of pollution.

5.7 The Local Plan has retained certain ‘saved policies’ from the East Dorset Local Plan 2002 (the previous development plan for the district) and the relevant saved policies from this document are:

- DES2 - impacts from development
- LTDEV1 - External lighting
- DES6 - Landscaping

Other relevant planning policy

5.8 Planning policy contained in the National Planning Policy Framework and National Planning Practice Guidance is relevant and is a material consideration to be considered in the planning judgement.

5.9 Of particular relevance to the proposal in respect of the NPPF are Section 5: Delivering a wide choice of high quality homes; Section 6: Building a strong, competitive economy; Section 9: Promoting sustainable transport; Section 12: Achieving well-designed places; Section 8: Promoting healthy and safe communities; Section 14: Meeting the challenge of climate change, flooding and coastal change; Section 15: Conserving and enhancing the natural
Community Infrastructure Levy (CIL)

5.10 This site is part of the area allocated for a New Neighbourhood, however it is not making any contribution to on-site SANG provision, and consequently the site is liable for Community Infrastructure Levy (CIL) charges.

6.0 LOCAL REPRESENTATIONS

6.1 The application was advertised by means of neighbour notification letters, a site notice displayed on 15 April 2019, and press advertisement on 26 April 2019.

6.2 21 letters of representation (10 letters of objection, 4 letter of support, and 7 comments) have been received from neighbouring occupiers and interested groups who are not statutory consultees.

6.3 A summary of the comments received are as follows:

- Proposal will be good for local businesses
- Development will be good for the area
- Development will be good for local employment
- This part of the site was allocated for community uses in the Local Plan, care home is not a community use
- Support for a care home use to assist the aging population
- No need for additional care homes in the area
- Existing care homes in the area are under-occupied
- Care home should provide affordable care
- Development will cause additional traffic
- Proposal will not affect traffic
- Road infrastructure in the area is inadequate
- Access will be dangerous as there are three entrances opposite the site
- Insufficient on-site parking proposed
- Proposal will be detrimental to the character of the area
- Proposal will impact on existing residents amenity
- Building is too large for the plot
- Development should be limited to single storey

7.0 CONSULTATIONS

Bournemouth Airport Safeguarding - Comments
- No safeguarding objections to this development provided that all safeguarding criteria are met

Bournemouth Borough Council – No response received

Dorset Social Care Team –
Eastern Planning Committee  
31 July 2019

- East Dorset and Ferndown in particular do not currently have a shortage of Care Home beds
- The shortage is of placements that are financially sustainable for the council
- Would like to see a commitment from the developer to offer Dorset Council access to a proportion of rooms offered at Dorset Care Framework established rates
- Although large in scale this development is in line with the size of care home being brought forward - we are advised by the market that this is necessary to balance financial viability

Dorset Waste Partnership
- Bin store location is against DWP guidelines

East Dorset Environment Partnership - Comments
- Staff and visitors should be encouraged to use the SANG proposed East of Church Lane
- Welcome principle of wildlife friendly planting
- Objection to planting of specific species due to their invasive tendencies

Highways – No objection subject to conditions

Lead Flood Authority – No objection subject to conditions

Minerals and Waste – No response received

Natural England – No objection subject to conditions
- Site is within 400m of protected heathland
- Application is clearly for a use that would provide accommodation for residents with a high level of dependency and so can be considered acceptable subject to controls/conditions

NHS Dorset (DCCG) – No comments

SGN (web consult only) – No response received

West Parley Parish Council – Objection
- Wishes to receive CIL income (15%)
- The proposed care home is not what was expected by the community, who expected a community use such as sports provision, allotments or a cemetery
- Design, scale and bulk is too great for the street scene
- Overbearing in relation to neighbouring bungalow
- Proposal should not take into account likelihood of residential development to south
- There are already sufficient care homes in the local area
- Concerns regarding traffic and highway safety
- Insufficient parking provided on-site
8.0 APPRAISAL

7.0. PRINCIPLE OF DEVELOPMENT

7.1. The site lies within the urban area when the principle of development is acceptable. West Parley is identified in Local Plan policy KS2 as a Main Settlement where residential and other development will be focused. The proposal would provide 80 additional units of accommodation which would contribute to delivering a sufficient supply of homes in accordance with policy KS4.

7.2. The site is part of an area allocated by Policy FWP6 for a “New Neighbourhood”. Policy FWP6 requires development on the allocated site to be in accordance with the principles of the Masterplan Reports, this refers to the East Dorset New Neighbourhoods Masterplan Report 2012. The Masterplan principles are reflected in exemplar maps, which provide one possible way in which the principles could be achieved on the wider site. These maps are re-produced within the Local Plan with the map for East of New Road numbered Map 10.9.

7.3. Policy FWP6 establishes the principle of the development of a new neighbourhood at East of New Road, West Parley, stating the New Neighbourhood is expected to deliver ‘about 320 homes and additions to the village centre which could include a convenience foodstore of about 80-900 sq meters’. The supporting text accompanying the policy expands on this identifying the allocation as offering ‘the opportunity to provide much needed new housing, traffic alleviation, community, retail and commercial services and facilities’.

7.4. The proposed care home is not a use required or foreseen by Policy FWP6, however, neither does the policy prohibit the delivery of additional or alternative uses beyond those identified. The required elements of the New Neighbourhood are the homes and village centre expansion which are not expected to be delivered on this part of the site.

7.5. Indeed in relation to this site which forms part of this application, the Masterplan principles state that no residential development will be allowed, due to proximity to Parley Common SSSI, part of the Dorset Heathlands. It states “Land uses here could, therefore, include a leisure use or indeed a hotel.” Although the indicative masterplan map shows this site potentially providing a community use this is not required by the policy nor by the Masterplan principles.

7.6. Officers consider that this site is in principle available for an urban area use that would not have an impact on the Dorset Heathlands.

7.7. CARE HOME NEED AND IMPACTS

7.8. With regard to the acceptability of a care home in particular, Local Plan policy LN6 requires that ‘New social, care or health related development proposals, or major extensions to existing developments, within the C2 use classification
Eastern Planning Committee
31 July 2019

will not be subject to Policy LN3 (Affordable Housing) however they will be required to demonstrate that any impacts upon, or risks to, the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services have been taken into account and mitigated against.’

7.9. The applicant has submitted a Care Needs Assessment as part of their application, which identifies an existing under-supply of appropriate accommodation for the elderly within the local area, as well as the likelihood that demand for care home places will increase by 20% by 2025.

7.10. The NHS have been consulted on the application and did not make any objection to the proposals. The Council’s Adult Social Care Team have commented on the application, to the effect that the shortage of care beds in the area is in relation to Council-funded rather than privately-funded placements. It is understood that a shortage of bed placements is causing bed-blocking and delayed discharge within local hospitals, with a knock on effect on health infrastructure.

7.11. These comments were passed to the applicant, who subsequently met with the Social Care Team regarding the proposals. The applicant advised that, although an operator for the site has not yet been chosen and contracted, all operators are being made aware of the Adult Social Care’s desire to speak with the operator at an early stage and have all reacted positively and confirmed they would be both happy and keen to meet with the authority.

7.12. It is considered that the evidence has been provided as required by Policy LN3 which demonstrates need for the care home, the proposal will not have a negative impact on strategic health objectives and may have a positive impact.

7.13. DORSET HEALTHLANDS

7.14. The areas of the application site proposed for residential development lie within 400m to 5km of Dorset Heathland which is designated as a Site of Special Scientific Interest and as a European wildlife site. The proposal for an 80 bed care home, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site’s conservation objectives.

7.15. The appropriate assessment has concluded that avoidance measures in the form of conditions attached to any planning consent can prevent adverse impacts on the integrity of the site. These conditions will limit the residential occupancy of the site to those with dementia or the requirement for 24 hour close care, restrict staff from sleeping at the care home, restrict pets on the site and require the proposed parking to be limited to care home staff and visitors (Conditions 7, 8 and 9).
7.16. Consequently the development will not result in an adverse effect on the integrity of the designated sites so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted; the application accords with policy ME2.

7.17. ACCESS AND HIGHWAYS

7.18. A new vehicular site access would be taken from Christchurch Road, to the west of the access servicing the Parley Sport and Social Club/Memorial hall to the north. A separate pedestrian access would be provided just to the east of the vehicular access point, and would take pedestrians directly to the care home entrance.

7.19. The access point is situated within a gap in protected trees on the Christchurch Road frontage, and will not require the removal of any trees fronting directly onto Christchurch Road. One silver birch tree in poor condition to the immediate south of the frontage trees would need to be removed.

7.20. The Highways Authority have raised no objection to the proposal, subject to conditions (Conditions 3, 4 and 5).

7.21. FLOODING AND DRAINAGE ARRANGEMENTS

7.22. The Environment Agency (EA) (to advise on fluvial flooding); Dorset Council’s Flood Risk Management (DC FRM) (to advise on surface water flooding and drainage), and Wessex Water (to advise on foul drainage) were consulted on the application as statutory consultees.

7.23. The application site falls entirely within Flood Zone 1 (low risk of fluvial flooding) as indicated by the Environment Agency’s (EA) indicative mapping of fluvial flood risk and is not identified as being at risk of flooding within the Council’s Strategic Flood Risk Assessment. For this reason the site was not found to require a Sequential Test as part of the Local Plan evidence base.

7.24. However, the northern part of the site where the local centre and foodstore are proposed is shown to be at risk of surface water flooding during significant rainfall events (1:100/1000yr). Adjacent land and adjoining highways are also thought to be at some risk of surface water flooding.

7.25. The NPPF is clear that applicants need not apply the sequential test again to sites that come forward on sites allocated in the development plan. It is considered that the principle of development on this site has been accepted by the Local Plan and so consideration can only be had to the
specific proposals and how it is intended to manage the surface water flooding risks.

7.26. The application is supported by a comprehensive Flood Risk Assessment (FRA) document, which incorporates a preliminary/conceptual Drainage Strategy. This includes a Ground Investigation Report.

7.27. **FRA main findings**

7.28. The FRA shows the eastern end of the site to be at a medium risk of surface water flooding, with land towards the west found to be at low risk of flooding from surface water. Within the area adjacent to the B3073 Christchurch Road, the risk of surface water flooding is high.

7.29. However, it is understood from discussions with the Lead Flood Authority that this surface water flooding is largely caused by the run-off of surface water from fields immediately to the south of the site. These fields are part of the FWP6 allocation and an application for their redevelopment, including a comprehensive SuDS system, is under consideration. The level of surface water run-off from this source is therefore expected to be significantly reduced in the near future.

7.30. Notwithstanding this, the FRA sets out proposals to manage both the surface water arising on the site and any exceedance flows from the wider catchment area.

7.31. **Proposed surface water disposal mechanisms**

7.32. The FRA sets out the applicant’s intention to make use of pervious pavement and tarmac to the north of the site to collect rainfall. This will then drain to a podiatry ‘crate’ system beneath the car par/access road.

7.33. Run offs from the roof of the care home will be intercepted by filter drains and again to drained to the ‘crate’ system. Water will infiltrate from these crates into the ground.

7.34. Exceedance flows from the wider catchment area, in particular arising from surface water run-off from land to the south of the site, will be accommodated and will flow by a preferential route to an infiltration trench on the southern border.

7.35. Any overflow for the Surface Water Drainage System will be directed towards the receiving discharge ditch.
7.36. The LLFA have informally advised satisfaction with the proposed arrangements, subject to conditions (Conditions 10, 11 and 12). A formal response is expected to be received prior to the committee date, and an update will be provided to Members.

7.37. Foul Water Drainage

7.38. A foul water drainage strategy has been presented that passes foul flows of up to 4.1l/s to a 375mmØ Wessex Water foul sewer to the south east.

7.39. Policy compliance

7.40. With the conditions imposed as recommended by the relevant statutory consultees, the proposal would comply with Policy ME6 (Flood Management, Mitigation & Defence) of the Local Plan.

7.41. HERITAGE ASSETS

7.42. Development is acceptable provided it accords with Policies HE1 to 3 of the Christchurch and East Dorset Core Strategy 2014 as well as sections 12 ‘Achieving Well Designed Places’ and 16 ‘Conserving and enhancing the historic environment’ of the NPPF.

7.43. Stocks House, a Grade II Listed former farmhouse which now forms part of The Curlew Public House, is located on the opposite site of Christchurch Road, approximately 66m from the site, on the opposite side of Christchurch Road. Officers consider the proposed development can be delivered without any harm to this asset.

7.44. MASTERPLAN PRINCIPLES

7.45. Policy FWP6 states that, in terms of layout and design, the new neighbourhood will be set out according to the principles of the Masterplan Reports.

7.46. Policy WMC5 is accompanied by a map showing expected design parameters for the site, taken from the New Neighbourhoods Masterplan Report. The map is indicative, and is intended to show that a development adopting the principles of the masterplan is deliverable, rather than being a prescriptive layout. Greater weight is placed on the Masterplan principles set out in the New Neighbourhoods Masterplan Report for the sites, which Policy FWP6 expects development to be consistent with.

7.47. The New Neighbourhoods Masterplan Report relates in main to the provision of the dwellings and village centre extension that will be delivered
elsewhere within the allocation site. It provides the following principle which relate to the proposed development:

7.48. “Land at the northern end of the eastern site is within 400m of Parley Common (a Special Protection Area). No residential development is allowed in this location. Development here should also form a barrier to prevent access north onto Parley Common. Land uses here could, therefore, include a leisure use or indeed a hotel (potentially a good location for this in relation to the airport).”

7.49. The development proposed in this location, while being of a residential use class, can be delivered while achieving the aim of preventing impacts on Parley Common subject to conditions (Conditions 7, 8 and 9). The proposed care home will have no access through the site from the south and so it will meet the requirements of this objective.

7.50. DESIGN CONSIDERATIONS

7.51. Policy HE2 of the Local Plan states that new development must be of a high quality stating that in various respects, including its visual impact, it must be compatible with or improve its surroundings. Policy DES11 of the Local Plan 2002 states that development will only be allowed where, in terms of its form and materials amongst other things, it would respect or enhance its surroundings.

7.52. It is considered appropriate to appraise the proposed scale, form and massing of this building in the context of both existing development and in the light of the allocation for an additional 320 homes on land to the south of the site and a and village centre extension to the west (separated by nos. 292-298 Christchurch Road.

7.53. Existing development along Christchurch Road and Church Lane takes the form of 1-2 storey detached bungalows, chalet bungalows and houses, with the majority being bungalows. All properties are situated in large plots.

7.54. Also of note are those non-residential uses in close proximity to the site. Opposite the site is the two story building forming part of The Curlew public house, and extensions to this facility are single storey. The West Parley Memorial Hall opposite the site is a single story structure. To the east of the site at Parley Cross development is mostly two storey, with some three storey structures. To the immediate east of the site is the newly constructed single storey Meeting Hall.

7.55. With regard to proposed development on the remainder of the allocation site, the Local Plan and masterplan principles are clear that it is
expected to deliver housing at a higher density and with more of a formal
texture that that in the surrounding area. The masterplan principles expect
the urban form to create a new character for the area and significant weight
should be attached to this expectation. Notwithstanding this, the
development of this site also needs to deliver an acceptable street scene in
light of existing development to the east and west on Christchurch Road.

7.56. Nos. 292 and 294 Christchurch Road are both 1 1/2 storey chalet
bungalows while 298 Christchurch Road is a single storey bungalow. All are
set back from the road behind mature hedgerows and trees. It is considered
that a two storey building on the application site would not be out of
character, subject to this being set back a similar distance (or greater) from
the road and retaining the mature trees adjoining Christchurch Road that
contribute to the character of the street scene. The proposed care home
achieves this, being wholly set back at least as far as No. 298, with the
majority of the care home set back further than this. (see Section 3 above for
details)

7.57. The scale of the proposed building is large, which reflects the
requirements to create a care home that is viable in today’s market. However,
the site is likewise large and this allows space to accommodate the care
home and associated car parking while still leaving sufficient space for gaps
between surrounding properties. The proposed building will provide an active
frontage along the whole of the site’s boundary with Christchurch Road.

7.58. The care home has been designed with variations in roof heights and
materials, and with variation in the projection and materials of the various
elevations, especial in relation to the relationship with Christchurch Road.
The result is the creation of a relatively formal repetition of bricked parts of
the elevation, which stand forward from and higher than the rendered
elements. This creates the visual impression of a street scene with rhythm
rather than one dominated by one single structure.

7.59. It is accepted that the proposal will be a prominent building, however,
this does not in itself justify a reason for refusal, especially when considered
in light of the allocated nature of this site and the potential development of an
extension to the village centre to the west of the site which will likewise add
prominent buildings to the street scene. On balance, the impacts of the
proposed building, scale and massing on the Christchurch Road street scene
are considered acceptable.

7.60. When considering the impacts of the scale on proposed development
to the south, regard has been had to the outline nature of the current
proposals and the submitted parameter plans relating to application
3/17/3609/OUT show the majority of development to the south to be
residential with a small area of SANG adjoining the site to the south-east.
However, officers have also considered that these plans have yet to achieve a consent and so full weight cannot be attached. The scale and massing are not found to significantly impact upon the development of land to the south.

7.61. Proposed fenestration and materials used on the Christchurch Road frontage are more traditional and in keeping with existing dwellings styles. To the rear elevation more use is made of areas of glazing, many set back to prevent solar glare. This is considered acceptable.

7.62. LANDSCAPING

7.63. The proposal is accompanied by a full landscaping strategy and Softworks Plan. This was revised following comments from East Dorset Environmental Partnership regarding the use of invasive plans, a particularly important issue given the proximity of this site to Parley Common SSSI.

7.64. Landscaping on the site will provide a secure garden area including a communal terrace, small individual terraces serving residents rooms, seating area, a bog garden, sensory and wildlife friendly planting and a walking route for residents.

7.65. The Council’s Tree and Landscape officer is satisfied with the proposals subject to a condition to ensure their implementation (Condition 19).

7.66. AMENITY

7.67. Policy HE2 of the Core Strategy states that new development should be compatible with or improve its surroundings in relation to nearby properties and general disturbance to amenity. Policy DES2 of the Local Plan states that developments will not be permitted which will either impose or suffer unacceptable impacts on or from existing or likely future development or land uses in terms of noise, smell, safety, health, lighting, disturbance, traffic or other pollution.

7.68. Following pre-application discussions, the applicant re-located the service entrance and bin store from the western boundary of the site adjacent to no. 298 to the western boundary adjacent to the Meeting Hall. It is considered that this will prevent unacceptable impacts on adjoining residential properties from noise, smells and disturbance associated with the servicing of the care home. The applicants have submitted a Noise Assessment which confirms this.
7.69. With regard for the potential for over-looking, the proposal has likewise been amended following pre-application advice to ensure a minimum distance of 20m between windows in the western elevation of the care home and the boundary with no. 298. It is considered that this will be an acceptable relationship, taking into account the more intensive use of the care home.

7.70. The western wing of the care home will be visible from the garden of no. 298, but given the distances and the reduction in height of the building at the southern end to single storey it is not considered that the relationship will be so overbearing as to warrant a refusal.

7.71. The relationships between the proposed care home and dwellings on Church Lane, over 50m away, is likewise considered acceptable.

7.72. The care home is considered compatible with the adjoining Meeting Hall use.

7.73. With regard to the amenity of future occupants, it is considered the care home will offer a good standard of living, with residents afforded good levels of light and views out from proposed bedrooms and communal areas.

7.74. The submitted Noise Assessment has identified the risk of unacceptable noise levels to those residents in rooms fronting on to Christchurch Road should windows be opened. To address this it is suggested these rooms could be provided with an alternative method of ventilation such as air conditioning units to provide residents with a choice. This can be secured by condition (Condition 20).

7.75. TREES

7.76. Policy HE2 of the Core Strategy states that development will only be permitted if it is compatible with or improves its surroundings in terms of its relationship, amongst other things, to mature trees.

7.77. The majority of mature trees on the site are to be retained, including those adjacent to Christchurch Road and on the southern boundary. Two silver birch trees will be removed.

7.78. The Council’s Landscape and Tree officers have considered the proposal and raised no objections subject to a condition requiring the development to be undertaken in accordance with the submitted Arboricultural Method Statement. Subject to this condition (19), in terms of
its impact on trees, the proposal is considered to be in accordance with Policy HE2 of the Core Strategy.

7.79. **BIODIVERSITY**

7.80. Policy ME1 of the Core Strategy states that the Core Strategy aims to protect, maintain, and enhance the condition of nature conservation sites, habitats and species. The application includes a Biodiversity Mitigation Plan (BMP) dated 13/06/2019 endorsed by DC’s Natural Environment Team in a certificate of approval dated 26/06/2019.

7.81. Mitigation/compensation/enhancement for the development is set out in the BMP, which is endorsed by DC’s Natural Environment Team and therefore complies with the Dorset Biodiversity Protocol, demonstrating the application is acceptable in respect of its impact on biodiversity. The application thereby accords with Policy ME1 of the Local Plan, subject to a condition requiring the implementation of the BMP, as it demonstrates the proposal will provide mitigation for the impact on local biodiversity from the proposed development (Condition 4).

7.82. **RENEWABLE ENERGY**

7.83. Policy ME4 of the Core Strategy states that 10% of the total regulated energy used in major non-residential development should be from renewable, low-carbon, and decentralised energy sources. It is also stated that, for the New Neighbourhoods, district heating and/or power facilities should be investigated. A condition will require the approval of details, and their implementation, to ensure that the requirements of Policy ME4 would be achieved (Condition 20).

7.84. **REFUSE**

7.85. The applicant has stated that this site is to be serviced by a private refuse operator, and consequently it is not necessary for the proposal to demonstrate that it can meet the Dorset Waste Partnership’s criteria for waste collection. A condition will secure the requirement for the development’s waste to be managed privately (Condition 6).

7.86. **AIRPORT**

7.87. The site is located within the Bournemouth Airport Safeguarding zone. The airport has made no objection to the proposal but has identified a
number of requirements covered by other legislation, which will be highlighted in the form of an informative (Informative 2).

7.88. CONCLUSION

7.89. This assessment exercise has involved considering the acceptability of the proposal in relation to the Development Plan, taken as a whole, and all other materials considerations. All of the foregoing factors have also been considered in relation to the social, economic, and environmental benefits to be provided by the proposal.

7.90. The proposal for this site accords with the requirement of Local Plan New Neighbourhood Policy FWP6 as far as they relate to this part of the allocation.

7.91. In other respects the proposal conforms to the requirements of the general policies of the Christchurch and East Dorset Local Plan Part 1, as explained in each subject area above, taking into account material considerations.

7.92. The scheme will secure the provision of 80 care home bedspaces, freeing up dwellings for occupation by others, and adding 44 dwellings to the Council’s five year housing supply. The proposal will also deliver CIL funding which can be used to mitigate the impacts of development.

7.93. Having had regard to the representations of objection and support and the advice of the various consulted parties, Officers consider that the benefits of the scheme significantly outweigh the impacts.

7.94. Overall the proposal represents sustainable development, which accords with current National Planning Policy Guidance and the Local Development Plan.

9.0 HUMAN RIGHTS

8. Article 6 - Right to a fair trial.

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

10. The first protocol of Article 1 Protection of property

11.9.1 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.
10.0 PUBLIC SECTOR EQUALITIES DUTY

10.1 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.

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

10.3 This application relates to the provision of purpose – designed accommodation for people with specific needs which will provide for the needs of this group in the local community.
11.0 RECOMMENDATION - Grant, subject to the following:

Conditions (all pre-commencement conditions have been agreed by the applicant):

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1834-PA-003, 1834-PA-004, 1834-PA-005, 1834-PA-006, 1834-PA-007, 1834-PA-008, 1834-PA-009, H002

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

3. Before the development is occupied or utilised the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

4. Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number 1834\PA\004 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.

5. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 1834\PA\004 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

6. Prior to the first occupation of the care home, details of storage for refuse and recycling, together with the access to it including details of a private refuse collection solution, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the
agreed details before the development is first occupied and thereafter retained as approved. Furthermore unless agreed in writing with the Local Planning Authority the approved private refuse collection solution shall be retained in perpetuity.

Reason: In the interests of highway safety, visual amenity and the amenities of future occupiers of the development.

7. Occupancy of the care home herby permitted shall be restricted to people with dementia or people requiring 24 hour close care due to frailty or disability.

The care home shall be staffed by shift working only, details of which shall be submitted in writing and approved by the Local Planning Authority prior to occupation of the care home. There shall be no residential staff presence on the site at any time.

Reason: To prevent increased recreational pressures on the internationally designated Dorset Heathlands in accordance with Policy ME2 of the Local Plan.

8. There shall be no pets on the site at any time.

Reason: To safeguard the Dorset Heathlands in accordance with Policy ME2 of the Local Plan.

9. Prior to the occupation of the care home hereby permitted details of signage to be displayed at the entrance to the site advising of the private nature of the development in order to prevent members of the public utilising the car park shall be submitted and approved in writing by the Local Planning Authority. Such signage shall thereafter be displayed and retained in perpetuity.

Reason: To prevent public use of the car park facilities to access the Dorset Heathlands.

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

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

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

12. No development shall take place until detailed designs for the flood risk mitigation measures proposed have been submitted to, and approved in writing by the local planning authority. The designs shall be fully implemented in accordance with the submitted details before the development is completed and maintained for the duration of the lifetime of the development.

Reason: To ensure that prevailing flood risk is managed on site and that the development is safe for its planned lifetime.

13. No development above DPC (damp proof course) shall take place until details and samples of all external facing and roofing materials have been provided on site, and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: This information is required prior to above ground work commencing to ensure satisfactory visual relationship of the new development to the existing.

14. Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority prior to development above ground proof level. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the development has regard to its surroundings in accordance with Policy HE2 of the Local Plan.

15. The landscape proposals as submitted (SLR-06594-1010 PO4 06/19 General arrangement and SLR-06594-1020 P02 Softworks Plan) shall be carried out as approved before occupation of the building.

Reason: The long term establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality, having regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.
16. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: This information is required prior to occupation of development in order to ensure the implementation of the scheme is carried out in accordance with the approved plans and to accord with Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.

17. The development hereby approved shall not be first brought into use unless and until the protected species mitigation measures as detailed in the approved mitigation plan dated 13/06/2019 have been completed in full, unless any modifications to the agreed mitigation plan as a result of the requirements of a European Protected Species Licence or the results of subsequent bat surveys have first been submitted to and agreed in writing by the Local Planning Authority.

Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: This information is required prior to the commencement of development to ensure that bat/barn owl species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 as amended, the Conservation of Habitats and Species Regulations 2010 and policy ME1 of the Christchurch and East Dorset Core Strategy.

18. Demolition or construction works shall not take place outside 07:30 hours to 18:30 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of the locality.

19. The installation of tree protection for the protection of trees to be retained shall be undertaken in accordance with the approved plans (Tree Protection Plan 190620-1.5-WPD-TPP-NC) and particulars (190620-1.1-AMS-WP-MW Arboricultural Method Statement) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to trees that are shown to be retained on the site.
20. Those bedrooms with windows facing towards Christchurch Road shall be provided with an alternative form of ventilation, details of which shall be submitted to the Local Planning Authority and approved in writing prior to occupation of the development.

Reason: To ensure an acceptable standard of amenity to occupants.

21. Details shall be submitted prior to first occupation of any of the residential units which demonstrates how the development shall achieve at least 10% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the dwellings in each phase from renewable sources.

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

Informatives:

1. 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 Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.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.

2. In terms of the Air Navigation Order, it is an offence to endanger an aircraft or its occupants by any means. In developing this site regard must be taken to airport safeguarding notes which all developers and contractors must abide by during construction and commissioning. These include the following Airport Operators Association Advice notes:

* Wildlife Hazards around Aerodromes
* Cranes and other Construction Issues.

To prevent an increased risk of birdstrike to aircraft bird attractants during construction such as waste and standing water must be controlled and the building must be designed in such a way to prevent birds gaining access to interior roof spaces or nest on the roof, and the roof should be designed in such a way to exclude attractions externally including minimal roof overhangs and without ledges beneath overhangs or external protrusions.

During construction if cranes are required to operate in excess of 10m or that of the surrounding structures or trees a crane permit should be applied for from the aerodrome.
**Background Documents:**

Case Officer: Elizabeth Fay

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council’s website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.