

REFERENCE NO.	3/19/2437/RM
APPLICATION PROPOSAL	Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features.
ADDRESS	Land West of Cranborne Road Wimborne Minster
RECOMMENDATION	- GRANT, subject to the conditions (and their reasons) listed at the end of the report and subject to no adverse comment from the Environment Agency (see Section 9 of the report for the full recommendation)
REASON FOR REFERRAL TO COMMITTEE	At the request of Head of Service and Head of Planning due to the number of proposed dwellings, outstanding objections from consultees and given the application relates to a Core Strategy Option Site.
SUMMARY OF REASONS FOR RECOMMENDATION	<ul style="list-style-type: none"> • The site is allocated for residential development in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy 2014 through Policy WMC7 (North Wimborne New Neighbourhood). • The principle of residential development for up to 630 dwellings on the wider Wimborne New Neighbourhood site was agreed under outline planning application 3/14/0016/OUT. • Adequate biodiversity mitigation was secured at outline planning stage through planning conditions and a Section 106 Agreement. A Suitable Alternative Natural Greenspace (SANG) will be provided to the north and east of the site. This meets the requirements of the Habitat Regulations. • The number of residential units and mix of unit sizes are considered to be appropriate for the site. • The legal agreement secures 32% affordable housing with 70% for affordable rent proposal and 30% as shared ownership. 10% of the affordable housing is be provided to 'M4(2) Cat 2 Accessible and Adaptable Standard', providing accommodation for people with disabilities. In combination with the affordable housing proposed in the earlier approved phase 1, the proposal aligns with the legal agreement requirements. • The proposed highway layout is acceptable and sufficient parking is proposed for the dwellings. • The proposal is considered to be acceptable in its design and general visual impact to an extent that would not warrant refusal. • The proposed landscaping of the site is considered to be acceptable in its design

and general visual impact to an extent that would not warrant refusal.

- The proposed is considered acceptable and there are no material circumstances which would warrant refusal of this application.

INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL

The following are considered to be material to the application:

Contributions to be secured through Section 106 legal agreement: Legal Agreement secured as part of 3/14/0016/OUT. This is set out in more detail within the site history section of the officer report below.

Contributions to be secured through CIL: None- nil rated site

The following are not considered to be material to the application:

Estimated annual council tax benefit for District: approx. £52,661 (approx. calculation only)

Estimated annual council tax benefit total: £467,245 (approx. calculation only)

Estimated annual new homes bonus per residential unit, per year (for first 4 years): £1,000 approx. *(NB. based on current payment scheme, the assumption that the 0.4% housing growth baseline is exceeded and assuming this baseline is reached through the delivery of other new homes)*

APPLICANT	Bloor Homes Limited	AGENT	Mr Simon Ible
WARD	Wimborne Minster	PARISH/ TOWN COUNCIL	Colehill
PUBLICITY EXPIRY DATE	26 August 2020	OFFICER SITE VISIT DATE	January 2020, June 2020
DECISION DUE DATE	16 March 2020	EXT. OF TIME	30 October 2020

RELEVANT PLANNING HISTORY

App No	Proposal	Decision	Date
3/19/0681/RM	Alternative reserved matters details (following approval of 3/14/0016/OUT and 3/18/0054/RM) to substitute house types for plots 235-242, 258-259, 269-	Granted	10/06/2019

	318 within the southeast residential development east of Cranborne Road.		
3/18/0054/RM	Reserved matters details (following approval of 3/14/0016/OUT) for the second phase of development off Cranborne Road comprising: the construction of 254 plots (phase 1B plots 65-318), public open space, vehicular, cycle and pedestrian access, access for the proposed first school, landscape planting, surface water attenuation features, foul water pumping station and associated infrastructure (as amended by plans rec'd 16.2.18)	Granted	14/03/2018
3/17/2868/DCC	New school building (15 classrooms) with hall, meeting rooms, specialist teaching rooms and associated landscape works	Granted by Dorset County Council	14/2/2018
3/17/1389/RM	Reserved matters details (following approval of 3/14/0016/OUT) for the first phase of development off Cranborne Road comprising: the construction of 318 residential dwellings of which phase 1a is 64 plots (first phase plots 1-64); public open space; vehicular, cycle and pedestrian access; access for the proposed first school; landscape planting; surface water attenuation features; foul water pumping station and associated infrastructure.	Granted	7/12/2017
App No	Proposal	Decision	Date
3/17/1390/RM	Reserved matters for the main access junctions, spine road and school access road, foul water pumping station and associated infrastructure to serve urban development off Cranborne Road approved by application 3/14/0016/OUT	Granted	5/10/2017
3/14/0017/COU	Change of use of agricultural land to form Suitable Alternative Natural Greenspace (SANG)	Granted	13/3/2017

3/14/0016/OUT	Residential development of up to 630 dwellings, a new local centre, a replacement and extended Wimborne First School, public open space and new allotments together with new access, streets and other related infrastructure (All Matters Reserved).	Granted	13/3/2017
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Accompanied by a legal agreement securing a package of contributions, both financial and associated development:

- 32% affordable housing (approximately 200 dwellings)
- Provision of land for the construction of a new three form County first school to replace Wimborne First School
- Funding towards primary and secondary education
- Funding towards highway infrastructure improvements in Wimborne and Colehill
- Funding to secure the creation and management of the Suitable Alternative Natural Greenspace (SANG)
- Provision and management of public open space
- The provision of an open space corridor incorporating play spaces
- Funding for the Council or their nominee to maintain play spaces and the open space corridor
- The construction of a pedestrian bridge across the River Allen (subject to planning) or a financial contribution towards its provision
- Provision of land set out for allotments and the construction of an allotment pavilion
- Funding towards sports facilities in Wimborne and Colehill
- Funding for community facilities in Wimborne and Colehill
- The implementation of the Travel Plan

The above benefits are subject to a number of trigger points, the first being commencement of development (being material operations not including works site clearance, investigations, contamination remedial work etc. and works associated with providing services or access to the school site or any development on the school site).

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.01 Outline permission 3/14/0016/OUT, with all matters reserved, formalised the principle of the development of a new neighbourhood on 24.3ha of agricultural

land north of the urban area of Wimborne as allocated by policy WMC7 of the Christchurch and East Dorset Local Plan. The approval established the principle of development to be guided by three parameter plans dealing with land use, movement into and within the site and landscape.

- 1.02 This is the fourth reserved matters application submission in respect of the residential development granted in Outline. Permission has already been granted for supporting infrastructure including engineering works to Cranborne Road. Reserved matters applications have been approved (3/17/1390/RM ,3/17/1389/RM and 3/18/0054/RM) as detailed above. Works have commenced to the approved eastern parcel, the eastern SANG is open to the public, houses are occupied and the approved school has been completed. On the western parcel the only works undertaken to date are the formation of the two accesses onto Cranborne Road and the installation of a pumping station.
- 1.03 The current application relates to the development parcel west of Cranborne Road. The site rises to the north where land levels are highest, with views of Wimborne Minster.
- 1.04 The site is bound by Cranborne Road to the east and lies adjacent to agricultural land to the north and west. It is also adjacent to Catley Copse to the north, residential dwellings and large pumping station/waterworks to the south east, and industrial units to the south. Suitable Alternative Natural Greenspace (SANG) is to be created to the north of the application site and to the south and south west of the adjacent industrial units (3/14/0017/COU). Pedestrian links are provided through the application site to access the-SANG areas.

2.0 PROPOSAL SUMMARY

- 2.01 Permission is sought to complete the second phase of development on land west of Cranborne Road. All five reserved matters - access, appearance, layout, scale and landscaping - are incorporated in this application for consideration.

The submitted details include: the design and siting of 312 residential units (plot nos. 401-712); vehicular, cycle and pedestrian access; local equipped area for play (LEAP) design; and landscaping.

- 2.02 The proposed residential units are predominantly 2 storey dwellings with some having rooms in the roof (2.5 storeys). Three, 2.5 - 3 storey apartment blocks are also proposed comprising 1 and 2 bedroom units. The application details the appearance of the proposed units; the materials are to be traditional, red, orange and multi brick with some render and hanging tile

details. Proposed roofs will be plain red, anthracite or slate effect tiled roofs. The specific materials are subject of condition 5 on the outline consent.

- 2.03 32% of the proposed dwellings are affordable, which is in line with the completed legal agreement. These units are spread across the site with clusters located to the centre and south east of the application site. The design and materials will be tenure neutral.
- 2.04 The proposal includes landscaping details for the residential areas, which incorporates planting and boundary proposals. Landscaping and details of the public open space areas, including the Local Equipped Area of Play (LEAP) and urban square are also provided.
- 2.05 As part of this application, details have also been submitted to discharge the pre-phase commencement elements of the following conditions from the Outline Consent (3/14/0016/OUT):
- 1 - Reserved matters
 - 4 - Ground levels
 - 5 - Materials (partial, panels to be constructed on site to fully discharge)
 - 8 - Highway layout, visibility, turning and parking
 - 12 - Soft landscaping, open space, play space
 - 14 - Full hard landscape and traffic management features
 - 15 - Trees and tree root protection
 - 16 - Ecological and Landscape management plan
 - 17 - Foul water drainage strategy
 - 18 - Surface water drainage masterplan
 - 20 - Detailed drainage design
 - 21 – Energy provision
 - 22 - Statement in respect of carbon emissions reduction, water and energy efficiency, sustainable and low carbon options that have been explored
 - 25 - Construction Traffic/Construction Environmental Management Plan
 - 26 - Ground investigation/contamination
 - 28 - Lighting strategy
- 2.06 The Outline consent (3/14/0016/OUT) included the requirement at condition 2 that ‘the development shall accord with three parameter plans’, namely:
- **Land Use and Open Spaces Plan** (PARP05 Rev P) - sets out the areas for residential, local centre and school development together with SANG and open spaces.
 - **Movement Plan** (PARP04 Rev K) - establishes the location of the key access points and main vehicle routes.

- **Landscape Plan** (PARP06 Rev L) - identifies the areas of open space, strategic planting, play spaces, SANG and allotments.

3.0 SUMMARY OF INFORMATION

	Proposed
Application Site Area (approx.)	10.2ha
Number of residential units	312
Number of affordable units (AH)	100 (32%)
Number of social rented units	64
Number of shared ownership units	36
Number of market dwellings	212
Storey heights	2, 2.5 & 3

4.0 RELEVANT PLANNING CONSTRAINTS

Protected Heathland 400m - 5km

Airport Safeguarding Applies

Tree Preservation Order (TPO)

Adjacent to the Green Belt

Proximity of the AONB (approximately 300m to the west)

5.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy Part 1 – 2014 (CS)

Policies:

KS1	Presumption in favour of sustainable development
KS4	Housing Provision in Christchurch and East Dorset
KS11	Transport and Development

KS12	Parking Provision
WMC7	Cranborne Road New Neighbourhood, Wimborne
ME1	Safeguarding biodiversity and geodiversity
ME3	Sustainable development standards for new development
ME4	Renewable energy provision for residential and non-residential developments
ME6	Flood Management, Mitigation and Defence
HE1	Valuing and Conserving our Historic Environment
HE2	Design of new development
HE4	Open Space Provision
LN1	The Size and Type of New Dwellings
LN2	Design, Layout and Density of New Housing Development
LN3	Provision of Affordable Housing

East Dorset Local Plan (saved policies) (2002)

Policies:

WENV4	Development should be sited and designed to protect or enhance the visual and physical quality of specific rivers within the Plan Area.
TEDEV3	On sites of 0.5ha or more, the developer will be required to provide underground ducting to be used by service providers.
DES6	Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.
DES7	Criteria controlling the loss of trees.
DES11	Criteria for ensuring developments respect or enhance their surroundings

Supplementary Planning Documents:

Housing and Affordable Housing Supplementary Planning Document April 2014

Cranborne Chase AONB Management Plan 2019-20224

Dorset Heathlands Planning Framework 2020-2025

SPG15 Wimborne Minster Conservation Area

SPG29 Burts Hill Conservation Area

Government Guidance:

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide

6.0 LOCAL REPRESENTATIONS

- 6.01 In addition to a press advert published on 17th January 2020, site notices were posted adjacent to the site on the 8th January with an expiry of 24 days from this date. Letters were also sent to neighbours of the application site.
- 6.02 4 letters of representation have been received from local residents with the following comments:
- 1 - Too many houses in the green belt
 - 2 - Not enough affordable houses
 - 3 - SANG is too small
 - 4 - SANG location is unsuitable due to flooding
 - 5 - Impact on traffic at Walford Mill
 - 6 - Biodiversity concerns related to owls and great crested newts
 - 7 - Negative impact on the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) dark night skies
 - 8 - Concerns regarding layout, particular the 3 storey apartment block to road frontage, impacting negatively on neighbouring amenity by way of overlooking and loss of light

[Officer note: matters concerning points 1-6 were considered in full and addressed in previously approved applications 3/14/0016/OUT and 3/14/0017/COU. Points 7 and 8 are addressed in section 8 of this report].

7.0 CONSULTATIONS

[Officer notes – all comments are summarised. Full details are available on the Dorset Council (DC) website]

7.01 – Dorset Council Urban Design

Initial Design	<ul style="list-style-type: none">- The site is considered highly prominent and sensitive in terms of the landscape and townscape impact that any development will have.- It is disappointing that the design of the scheme fails to adequately address the provisions of the Design Code and instead creates a scheme that does not adequately reflect or enhance its setting or the character of the area. It is therefore considered that the proposals do not comply with the provisions
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	<p>set out within the NPPF, the recently published National Design Guide or Policy HE2 of the East Dorset Local Plan.</p> <ul style="list-style-type: none"> - The submitted Energy Strategy Statement is very poor and it is extremely disappointing that more has not been proposed in terms of energy efficiency and sustainability and the reasons for not including certain features within the scheme are particularly weak. As it stands the design of the scheme fails to respond to the impacts of climate change which are clearly set out the National Design Guide.
<p>Revised Design</p>	<ul style="list-style-type: none"> - Some amendments have been made to the scheme which are welcome but I still have significant concerns about the quality of design and do not consider that the scheme meet the requirements of the NPPF in regards to <i>‘taking the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.’</i> (NPPF para 130) - In addition to this the scheme fails to address the provisions of para 127 which states that development should be; <i>sympathetic to local character and history, including the surrounding built environment and landscape setting.....using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i> - I still have concerns about the Cranborne Road frontage and the impact on views to Minster – I do not think they have been satisfactorily overcome and proposals are therefore contrary to Policy HE1. - As such I consider that the scheme fails to meet the appropriate standards to ensure that it complies with policy: <i>WMC7 Development must be carefully planned to avoid a negative impact on the Burts Hill Conservation Area and the historic character of Wimborne Minster.</i>

7.02 – Dorset Council Landscape

<p>Initial Design</p>	<ul style="list-style-type: none"> - Impact on local landscape character due to the scale of the development particularly the three storey apartment blocks which would intensify development on the edge of town towards the rural edge. - Inadequate mitigating structure planting to reduce visual impact
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	<p>of development from the AONB. This is an issue throughout the site, including the boundaries and within the development. Proposed tree avenues along principal roads are an overly varied mix of trees that do not sufficiently address the visual impact of development or create a strong avenue appearance. Boundary planting is inadequate and will take a long time to establish to form any mitigation.</p> <ul style="list-style-type: none"> - Lack of high quality amenity public open space – the design of the central open space and local equipped area for play (LEAP) play area has not been adequately planned to maximise benefits to residents or wildlife. It should also act as an opportunity to provide important tree planting to mitigate the proposed high density development. - Lack of consideration on the Impact of lighting on the AONB Dark skies status and policy.
<p>Revised Design</p>	<ul style="list-style-type: none"> - My comments and objection remain unchanged regarding plot 537 538. These plots project into the skyline taking away from the prominence of Wimborne Minster. - Moving the apartment block into the site has had a positive effect on the impact along the Cranborne road and is a positive amendment. - Southern Apt. block - Despite the minimal reduction of 60cm, Block 605-613 remains overly dominant along the Camborne road and to the existing Victorian villas. New development must respect the character of the area. The quality of these buildings will be diminished rather than enhanced by this apartment block. I reinstate my comments that this should be reduced to 2/12 storey. - The design approach of the tree species selection does not appear to take into account the surrounding landscape. A more sympathetic simple approach to the species based on local conditions and landscape setting would be more appropriate and a revised plan should be submitted. - Any long term mitigation obviously depends on the success of the tree growth. Therefore the management and protection of these trees must be ensured and I recommend placing tree preservation orders (TPO) on the street trees. - A hard works drawing should be provided for approval detailing the proposed paving materials and hard works details, which is

	<p>a standard requirement for all major schemes.</p> <ul style="list-style-type: none"> - The ‘urban square’ lacks detail and does not demonstrate high quality design required in NNPF 127 B, the National Design Guide and local policy. This is a key gateway area which should enhance the general quality of the development and further information demonstrating a considered design for this square should be submitted. - The rest of the planting proposals demonstrate little design consideration in making character areas across the site or adding to and enhancing the sense of place. - Given the above, I consider the planting proposals do not meet local policy: HE2 and HODEV2. - Sustainable design – The latest amendments have not gone far enough to integrate this development appropriately or comply with planning policy. Therefore my objection remains on the fundamental issues outlined above.
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7.03 – Dorset Council Conservation

Initial Design	<ul style="list-style-type: none"> - Concerns regarding visual impact on heritage assets as per DC Urban and Landscape comments
Revised Design	<ul style="list-style-type: none"> - Reservations over the position and design of road frontage dwellings, it would be preferable to have a ‘buffer’ from the road. - However, the revised plans are more acceptable than the previous and have addressed some of the concerns over views of the Minster. - I cannot offer full Officer support but do concede that the amended plans will represent less than substantial harm to views into the Conservation Area and through to the Minster.

7.04 – Dorset Council Trees

Initial Design	<ul style="list-style-type: none"> - Landscaping needs to inform the layout, for instance, the route of the main road needs to be pulled west to avoid harm to the central oak tree which forms an integral landscape feature. - Although positioned along the edge of the standard root
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	<p>protection area (RPA) (which is a minimum), the extent of hard surfacing fails to respect this field grown tree and secure the protection measures necessary to secure its long-term health. The tree protection plan demonstrates that there has not been comprehensive thinking about how trees will be protected which has resulted in unrealistic slivers of no-dig surfacing being included.</p> <ul style="list-style-type: none"> - Additionally, the latest path through the central greenspace is unacceptable as it would appear to necessitate the loss of mature hedgerow, which is an integral avoidance/mitigation measure identified by the landscape ecological management plan (LEMP).
<p>Revised Design</p>	<ul style="list-style-type: none"> - The planting pallet seems limited and there is little diversity or movement away from traditional tree species. It is disappointing that the level of information in regard to planting is so limited, it also appears that planting pits 600x1000mm will fit all tree planting no matter size or species and that little more than a watering tube will aid establishment. The submitted landscape drawings show root barriers protecting what appears to be Highways interest and public land but no consideration has been given to private drives etc. - As to location of tree planting, as is so often the case nowhere enough space has been allocated for substantial planting meaning future pressure to prune/reduce will increase resulting in no viable tree maturity down the line 20/30 yrs. - There are a number of suitable locations within the site where the use of structural tree pits (Tree Bunker/Silvacell etc) should be utilised to ensure greater tree planting success and no long term issues of struct conflict. Irrigation can easily be achieved via roof rain water run off via piping directly into the pits.
<p>Additional Information</p>	<ul style="list-style-type: none"> - Acceptable subject to pre-commencement condition requiring structural tree pit information.

7.05 – Dorset Council Green Infrastructure Advice Team (GIAT)

<p>Initial Design</p>	<p>Suitable Alternative Natural Green Space (SNAG)/ Public Open Space (POS)</p> <ul style="list-style-type: none"> - As the SANG works are integral to the acceptability of the residential development, the applicant should consider the impacts of these works and a recommendation made as to what mitigation is required and whether this Sett should be included in the license application.
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	<ul style="list-style-type: none">- As the SANG site has not yet been transferred to Dorset Council and no allowance was made for works related to the Badger Sett in the initial costings it is considered that any required license and/or additional specialist work is the responsibility of the developer, prior to transfer.- There are significant changes in public open space between the 22nd of May 2015 SANG phasing plans provided by Terence O'Rourke and the submitted Bloor Homes plan (SO107- LS-038). The 2015 plan shows a complete path route from North to South along the Western boundary which creates connectivity between the Northern SANG on West side and via the road crossing with the SANG on the Eastern side. This route is also shown on the 2015 approved plans PL003 (2 of 7) PL004 (3 of 7). This route is not shown in its entirety on the 2019 plan as the paths terminates approx. 1/3 of the length of the site.- There are also many connectivity paths in the public open space at the Southern end of the Phase 2 site shown on the phasing plans (3/4 of 7) omitted from the submitted 2019 plans. We consider all the changes and the omittance of these paths to have a significant negative impact on the value of the site to local residents and also more importantly, on the functionality to the SANG.- With regards to the functionality of the SANG we would request/advise that Natural England are consulted on these changes. From our understanding of the proposals for works on the Badger Setts, we do not consider that the Badger setts prevent the construction of these paths.- Whilst the landscape ecological management plan (LEMP) is focused on the phase 2 development and discharge of the associated condition, as the SANG is critical to the acceptability of the development and Bloor Homes has previously agreed that they would be responsible for the discharge of the ecology conditions attached to 3/14/0017/COU, it is requested that the LEMP is widened to include consideration of water voles within the southern SANG area to discharge condition 5. <p>Permissive path:</p> <ul style="list-style-type: none">- As per the S106, Schedule 3, 10, a Specification for the permissive path to be made available to the public prior to 1st occupation is awaited, to include details of surfacing and signage.
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	<p>Local Equipped Area for Play (LEAP):</p> <ul style="list-style-type: none"> - The proposed LEAP specification would need to be accompanied by costings; the S106 states (page 11) the LEAP is to be £135,000 worth of equipment; this needs to be substantiated. - The play area to the East was constructed with Kompan equipment, to remain in keeping with the development as a whole it is suggested to have the same make of equipment. - Bow Top Play specification fencing and easy close gates needed. - The shape of the LEAP fencing would benefit from being a softer shape, an 'oval' shape or a more natural shape for example rather than a rectangle, this would be more aesthetically pleasing within the landscape. - Rubber mulch safety surfacing is preferred. - Picnic benches would add family value. - The sensory planting mix within the LEAP is not a requirement and its removal is recommended.
<p>Revised Design</p>	<ul style="list-style-type: none"> - Previous comments regarding badger setts remain, and impact on SANG construction will require further discussion with Bloor Homes prior to their discharging of the ecology conditions attached to 3/14/0017/COU - Past comments still stand that the SANG is critical to the acceptability of the development and Bloor Homes has previously agreed that they would be responsible for the discharge of the ecology conditions attached to 3/14/0017/COU, it is requested that the LEMP is widened to include consideration of water voles within the southern SANG area to discharge condition 5. - We appreciate that the developer has re-included the connecting paths within the public open space which are deemed vital to the infrastructure network. Our past comments still apply that as per the S106, Schedule 3, 10, a Specification for the permissive path to be made available to the public prior to 1st occupation is awaited, to include details of surfacing and signage. - The resubmitted LEAP plans are much improved and take into account our previous comments. However, the proposed LEAP specification still needs to be accompanied by costings; the S106 states (page 11) the LEAP is to be £135,000 worth of

	equipment; this needs to be substantiated; this could be dealt with at condition stage.
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7.06 – Dorset Council Highways

Initial Design	<ul style="list-style-type: none"> - Generally acceptable to be adopted - Speed reducing features required as noted - Footways to be a minimum of 2m - Contrasting kerbs required and minimum of 25mm - Turning heads with insufficient geometry - Minimum kerb face of 125mm required next to soft landscaping - Some roads with unsuitable geometry for adoption and no footways - Ramp required at plot 628
Revised Design	<ul style="list-style-type: none"> - There are a number of proposed roads which have excessive forward visibility. Estate roads with a width of 5.5m and a design speed of 20mph should have forward visibility restricted to 60m (Ref. Manual for streets fig 7.16). Where this is not possible the introduction of speed reducing features will be required. Roads fronting Plots 621-663, 628-631 & 587-588, 499-504 & 408-410. - Footways in raised areas must have a minimum kerb upstand of 25mm and have a contrasting surface finish to the carriageway (Guidance on the use of Tactile Paving Surfaces). - A minimum 0.5m hard surfaced margin with a full height kerb face (125mm) is required where the carriageway is adjacent to areas of soft landscaping. - Roads serving plots 688-690 & 709-712; 452-455; 666-667; 422-426 do not have suitable geometry for adoption. Note that these roads/drives do not have any provision for pedestrians / non-motorised units.
Additional information	<ul style="list-style-type: none"> - Areas of concern highlighted as private roads - Details of speed reducing features can be confirmed at a later stage - Considered to be generally acceptable

7.07 - Highways England

Initial Design	<ul style="list-style-type: none"> - No objection
Revised	<ul style="list-style-type: none"> - N/A

Design	
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7.08 – Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

Initial Design	<ul style="list-style-type: none"> - AONB recommends most strongly that a lighting strategy and supporting documents are provided before any reserve matters are approved. The criteria for good lighting are available on our website and the AONB is happy to discuss achieving compliant good lighting with the developers and/or their agents. - Concerns regarding proposed lighting and roof lights on dark night skies of the AONB. - Energy Statement is considered insufficient and should be refused - Landscape ecological management plan (LEMP) requires more information.
Revised Design	<ul style="list-style-type: none"> - Concerns regarding proposed lighting and roof lights on dark night skies of the AONB. - Energy Statement is considered insufficient and should be refused - LEMP requires more information. - SANG information not included

7.09 – East Dorset Environmental Partnership (EDEP)

Initial Design	<ul style="list-style-type: none"> - Biodiversity survey and improvements required - Landscape ecological management plan (LEMP) plan not in line with previously approved SANG plans - Concerns regarding planting (see full response) - Concerns regarding lighting strategy and impact on AONB and biodiversity (see full response) - Concerns regarding energy strategy (see full response) - Concerns regarding submitted CEMP (see full response)
Revised Design	<ul style="list-style-type: none"> - Biodiversity survey and improvements required - Concerns regarding planting (see full response) - Concerns regarding submitted Construction Environment Management Plan (CEMP) (see full response)

7.10 – Dorset Wildlife Trust (DWT)

Initial	<ul style="list-style-type: none"> - Landscape ecological management plan (LEMP) based on historical information with only the badger sett information
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Design	<p>updated</p> <ul style="list-style-type: none"> - Bat roosting inspection required in advance of the removal of trees - Concerns regarding ornamental planting - LEMP management concerns (see full response) - Support EDEP planting and landscaping concerns - Concerns regarding lighting strategy on biodiversity - LEMP plan not in line with previously approved SANG plans
Revised Design	<ul style="list-style-type: none"> - No response

7.11 - Dorset Natural Environment Team (DNET)

Initial Design	<ul style="list-style-type: none"> - No response
Revised Design	<ul style="list-style-type: none"> - The landscape ecological management plan (LEMP) does not include a summary of the losses and gains and any corresponding residual loss of habitat. It is, therefore, not possible to compare the proposals against the 2014 DNET advice about the requirement for compensation under the Dorset Biodiversity Compensation Framework. - It would be desirable to have more details about the central green corridor - particularly overall width and specific buffer for the hedge. It would be desirable to see the use of biodegradable tree guards specified. - The LEMP should provide management prescriptions for all hedges to ensure that they are managed to benefit wildlife as a primary objective. - The LEMP should address potential impacts to Catley Copse, in consultation with Dorset Wildlife Trust, and the River Allen. - The lighting regime specified within the LEMP for bats (BCT/ILP Guidance note 08/18) must be complied with on all identified bat foraging and commuting features i.e. the boundaries and central green corridor. - The LEMP should be more definitive about the provision of gaps in all fencing for hedgehogs.

Additional Information	<ul style="list-style-type: none"> - Acknowledged given the original outline application fell under EIA Regulations (2011) and advice from DNET was provided to the authority outside of the Dorset Biodiversity Appraisal Protocol (DBAP), this reserved matters application should not be reviewed under the current DBAP. - No further comments on reviewing the revised information submitted, which included confirmation of habitat losses and gains; details of hedgerow buffers and tree protection; native species incorporated into the site as agreed with the DC tree officer; details of hedgerow and tree management included; provisions for hedgehogs added.
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7.12 – Dorset Waste Partnership (DWP)

Initial Design	<ul style="list-style-type: none"> - No response
Revised Design	<ul style="list-style-type: none"> - Concerns raised in specific areas where proposed refuse collection does not meet DWP guidelines
Additional Information	<ul style="list-style-type: none"> - Concerns regarding waste collection to plots 596-600 and 682-688. It was agreed with the applicant that a private collection would serve these areas (this was confirmed by email dated 5.10.2020)

7.13 - Dorset Crime Prevention (DCP)

Initial Design	<ul style="list-style-type: none"> - Would like to see silver standard secure by design (SbD) certificate achieved - Gates to rear gardens not over looked to be double locked from both sides - No public open space to abut residential dwellings - Details of water attenuation enclosure required
Revised Design	<ul style="list-style-type: none"> - No response

7.14 – Dorset Council Flood Risk Management (DC FRM)

Initial Design	<ul style="list-style-type: none"> - Defer to EA
Revised	<ul style="list-style-type: none"> - N/A

Design	
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7.15 – Environment Agency (EA)

Initial Design	<ul style="list-style-type: none"> - No objection - Whilst the overall design details provided within the Drainage Strategy are not of significant concern we recommend a holding objection until the Drainage Strategy is updated to include further discussion / clarification of any surcharge/surface flooding from the drainage networks and demonstration of overland flood flow and collection areas under exceedance events has been provided. - Pollution and surface water informatives to be added
Revised Design	<ul style="list-style-type: none"> - The original strategy was considered acceptable in principle subject to clarification about exceedance of the system and overland flow routes. - The change in direction under the latest drainage strategy has looked to resolve this exceedance question, however due to the change in drainage approach has resulted in different questions that need clarification. - There is likely to be an engineering solution for the drainage, however further information is requested to answer drainage questions raised (see full response)

7.16 - Wimborne Town Council (WTC)

Initial Design	<ul style="list-style-type: none"> - No objection
Revised Design	<ul style="list-style-type: none"> - No objection

7.17 - Colehill Parish Council

Initial Design	<ul style="list-style-type: none"> - Disappointed to see high-rise buildings along the main road
Revised	<ul style="list-style-type: none"> - No comment

Design	
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7.18 – Dorset Council Environmental Health

Initial Design	<ul style="list-style-type: none"> - No objection to construction environmental management plan (CEMP) - Standard contaminated land condition required
Revised Design	<ul style="list-style-type: none"> - N/A reconsult not required

7. Dorset Council Rights of Way (DC RoW)

Initial Design	<ul style="list-style-type: none"> - No objection - Kissing gates not to be used to the public right of way
Revised Design	<ul style="list-style-type: none"> - N/A

7.20 – Dorset Council Housing

Initial Design	<ul style="list-style-type: none"> - Housing provision generally in line with the agreed S106 - Concerns over the layout where care will be needed due to the high number of rented flats being provided. This is a particular issue around the blocks at plots 516 – 524, 525 – 530, 535 – 543 and 589 – 594, 607 – 15.
Revised Design	<ul style="list-style-type: none"> - N/A

7.22 The following consultees responded to the Outline application when their issues were addressed and no further comments have been received:

- **Natural England**
- **County Archaeologist**
- **Wessex Water**
- **Sembcorp Bournemouth Water Ltd**

8.0 APPRAISAL

8.01 This is a Reserved Matters application for the access, appearance, layout, scale and landscaping details associated with 312 residential units granted in Outline (plot nos. 401-712). For this residential application the main considerations are:

- The Principle of Development
- Reserved Matters
- Access: Highway Safety
- Layout
- Scale
- Appearance
- Character areas: Layout, appearance and scale
- Landscaping of residential areas
- Parking provision
- Crime Prevention
- Waste Collection
- Drainage
- Impact on Residential Amenity
- Impact on Heritage
- Impact on Biodiversity
- Affordable and Market Housing Size and Type

These points will be discussed as well as other material considerations under the headings below.

The Principle of Development

8.02 The principle of residential development for up to 630 dwellings on the entire site was agreed under outline planning application 3/13/0480/OUT which was approved subject to a number of planning conditions and a Section 106 legal agreement. In addition to the housing, the outline permission secured the principle of development of a three-form entry first school (now completed), a local centre, allotments and open space. Full permission (reference: 3/14/0017/COU granted 13.03.17) has also been granted for the associated Suitable Alternative Natural Green Space.

8.03 Reserved Matters applications were approved for the development to the east of Cranborne Road in 2017 and 2018 with amended details approved in 2019. The current proposal provides the details for the remaining 312 units on the western parcel. The National Planning Policy Framework 2019 (NPPF) requires that such housing applications be considered in the context of the presumption in favour of sustainable development.

- 8.04 Paragraph 127 of the NPPF sets out the need for development to add to the overall quality of the area, establish a strong sense of place, optimise the potential of a site, respond to local character and to be visually attractive. This NPPF guidance is reflected in Local Plan policies LN1 'The Size and Type of New Development', LN2 'Design, Layout and Density of New Housing Development' and HE2 'Design of Development' which require new dwellings to reflect site specific circumstances and the local character and distinctiveness of the area. These policies are relevant to the current reserved matters proposal.

Environmental Impact Assessment (EIA) Screening

- 8.05 The development was identified as an EIA development at the Outline application stage. Since the proposed reserved matters do not extend the scope of the outline permission, the environmental effects were identifiable at outline stage and there has been no significant change to the environmental circumstances, therefore a further EIA is not required. The application is accompanied by updated biodiversity information submitted as part of the Landscape Ecological Mitigation Plan (LEMP).

Reserved Matters

- 8.06 The 'Reserved Matters' submitted for consideration are:-
- Access- The accessibility for all routes to and within the site which inform the layout
 - Layout– The overall layout of the site including development densities, to include an assessment of amenity to adjoining residents and future residents.
 - Scale – The mass and height of the buildings, to include an assessment of amenity to adjoining residents and future residents
 - Appearance – the design approach and materials to be used
 - Landscaping – the hard and soft landscaping of the site including public open space, and area of play and boundary treatments.
- 8.07 Condition 10 of 3/14/0016/OUT requires that all reserved matters applications should accord with the design code that has been agreed with the Officers. The design code identifies neighbourhood characteristics for the site including anticipated urban form and appearance, building and boundary materials and detailing for each character area and states:

'As a reflection of the shape of the site, the Western Neighbourhood will be somewhat more formal and rectilinear than its eastern neighbour,

automatically creating a different character more reminiscent of the Victorian parts of Wimborne’.

The design code also provides building heights, landscaping and topography strategies and identifies street character types.

The western area comprises two character areas: the ‘Hilltop Village’ and ‘Victorian Extension’. Within these areas 5 further ‘sub’ areas are identified which include: SANG Frontage, Cranborne Road North Frontage, Cranborne Road South Frontage, Linear Park Frontage (north and south) and Urban Square Frontage

- 8.08 The current proposal includes all of these character areas so the layout, scale and appearance for each area will be evaluated in turn following consideration of access and a general overview of the layout.

Access: Highway Safety

- 8.09 The current application includes the layout and details of the internal highways to serve the new dwellings which generally accord with the street formation identified in the design code:

- Streets: 5.5m wide streets which radiate from the primary route. These have formal pavements. They are designed to encourage speeds of up to 20mph. Turning heads are provided to facilitate waste collection vehicles movement and lead onto lanes and driveways.
- Lanes: informal shared surface streets but incorporating the width that would be necessary to achieve a 5m wide highway and 2m wide pavements. These can be used for waste collection.
- Parking courts: small scale spaces that do not offer through routes

- 8.10 The proposed adoption plan indicates which streets are to be adopted and which streets will not. Lanes and parking courts will be privately managed common areas.

- 8.11 Dorset Council (DC) Highways have confirmed that the submission provided suitable access, highways layout and related highways infrastructure. They have noted that the principles suggested in the ‘Manual for Streets’ have generally been achieved, however did note some areas of concern. These areas of concern have been identified as private roads not to be adopted, which is acceptable to the highways team. One other note of concern was the lack of detail for speed measures due to excessive forward visibility for some

roads to be adopted. However, DC Highways also noted details of such measures can be agreed at Section 38 detailed design stage. Overall the proposal is considered to accord with policy KS11.

Layout (Overview)

- 8.12 The Outline consent (3/14/0016/OUT) included the requirement at condition 2 that ‘the development shall accord with three parameter plans’, namely:
- **Land Use and Open Spaces Plan** (PARP05 Rev P) - sets out the areas for residential, local centre and school development together with SANG and open spaces.
 - **Movement Plan** (PARP04 Rev K) - establishes the location of the key access points and main vehicle routes.
 - **Landscape Plan** (PARP06 Rev L) - identifies the areas of open space, strategic planting, play spaces, SANG and allotments.
- 8.13 Policy WMC7 in the Local Plan requires that *“the New Neighbourhood will be set out according to the principles of the Masterplan Reports.”* This requirement was reflected in the approved Land Use parameter plan, which identified the areas for residential development. The current proposal generally complies with the approved Land Use, Movement and Landscaping parameter plans, in line with condition 2 of the Decision Notice for 3/14/0016/OUT. Overall it is considered that the scheme has not departed significantly from the original indicative layout envisaged in illustrative plans which were submitted to inform the outline consent.
- 8.14 The NPPF (2019) and policy LN2 of the Local Plan require that proposals optimise the potential of the site to accommodate development to a level where it will not have an adverse impact on the character of the area. The Design Code anticipates that the street structure of the development *“will be based on perimeter blocks interspersed with smaller streets, lanes and small parking courts,”* with the neighbourhood to the west of Cranborne Road being more formal and rectilinear than the approved development to the east of Cranborne Road. The principal street of the western development as per the Design Code, loops around perimeter blocks and starts and ends at Cranborne Road, crossing through the linear park.
- 8.15 In line with Policy LN2 of the Core Strategy, the developable area (7ha) across the site has a net density equating to approx. 45 dwellings per hectare. Parcels of development to the north, adjacent to the SANG are of a lower

density with mostly detached and semi-detached dwellings as required to achieve the 'Hilltop Village' character area.

- 8.16 Concerns have been raised by the Dorset Council (DC) Urban Design and Landscape Officers (detailed under 'Appearance' below), however these are in relation to the design detail rather than the overall layout.
- 8.17 The built form of the residential parcels on the approved masterplan were designed to respond to the undulating topography and existing landscape features, where the land rises significantly to the north. Finished floor levels for proposed dwellings have been submitted and are generally in line with the existing topography. The shape of the parcels has been reproduced generally in line with the masterplan for this reserved matters application.
- 8.18 The proposed densities within the development balance the requirement to respect the edge of settlement location and the visual impact as a result of the topography with the need for efficient use of land. The physical separation of the development from the West Suitable Alternative Natural Greenspace (SANG) land to the north of the site, and the separation of the development from the linear park, the Locally Equipped Area for Play (LEAP) and the set back from Cranborne Road will generally help to avoid harm to the character of the established urban area from this residential development.
- 8.19 The proposed layout is considered to be generally acceptable and in accordance with the approved Design Code. It is therefore considered to accord with Policy HE2 of the Local Plan.

Appearance (Overview)

- 8.20 As mentioned previously the design approach for western parcel is intended to be more formal and rectilinear than the eastern parcel, which is intended to reflect the Victorian areas of Wimborne.
- 8.21 The proposal seeks to provide a variety of dwellings comprising of detached, semi-detached, terraces and apartment blocks; with attention paid to the frontages of properties and corners to ensure active perimeter frontages face onto the road, using the design code to generally guide the scale and character of development. The general approach to materials is to use a simple palette which references the characteristic materials of the town, namely brick with detailing provided by soldier coursing, brick header arches over windows, render and hanging tiles. A tenure blind approach is to be taken so that the affordable properties use the same materials as proposed for open market properties. Material details have been submitted to be discharged as part of this application and is dealt with section 9 of this report.

8.22 Concerns have been raised by the DC Urban Design and Landscape Officers in relation to the appearance and design of the proposed as summarised in section 7 of this report and a revised design was submitted in late June 2020 to address these concerns as noted in the following tables. Upon submitting the revised information the applicant advised the information is the final proposed design and no further changes would be made.

<p>Urban Design</p>	<ul style="list-style-type: none"> - Dwelling type mix amended to address comments on distinctiveness - Parking solutions limited within each street to strengthen character - Rear parking courtyards added to dwellings north of the linear park to remove parking from the frontage to strengthen the character here - All but one apartment block removed from the Cranborne Road frontage - Height of apartment block 605-613 reduced by replacing the 12m high/3 storey 'Hughes' with a 11m high/2.5 storey 'Amherst' type - Storey heights of plots 537 -538 reduced by 2.1m by replacing the former 2.5 storey 'Masefield' type with a 2 storey 'Lyttleton' type. - Apartment blocks around the urban square redesigned to create formal edges - Northern lane to be privately maintained in order to retain rural appearance - The architecture to the 'Victorian Extension' has been reworked into a more formal character with late Victorian design cues, to contrast with the arts and crafts inspired 'Hilltop Village' and formalised Georgian architecture of the 'Urban Square'.
<p>Landscaping</p>	<ul style="list-style-type: none"> - Planting increased throughout the site and in boundary treatments - Verges added to spine road to provide space for larger trees - Tree locations revised to reduce impact of the proposed built environment - Further ornamental planting to dwelling frontages, rear gardens and court yards - Native trees added to the linear park - Structural tree pits added

	<ul style="list-style-type: none"> - Public open space structural planting increased - Locally Equipped Area for Play (LEAP) updated to create more organic shape - LEAP details added as requested by consultees – bow top railings, rubber mulch and benches - Feature trees and street furniture added to the Urban Square - Pedestrian routes added north to south on the western boundary to link SANGs - Hoggin paths have been positioned on desire lines through the Linear Park and surrounding open spaces to ensure practical and usable permeability.
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8.23 While amendments were generally welcomed and considered an improvement, concerns were still raised in response to these changes by the Urban Design and Landscape Officers as follows:

Urban Design	<ul style="list-style-type: none"> - Still the lack of character and local distinctiveness where it is considered there is little that relates to Wimborne and will give the scheme its sense of place. This is particularly important and relevant along the Cranborne Road frontage. - Submitted Street scenes - too many different house types within the streets which results in a lack of rhythm and unity of form. - Plot 448 is proportionally out of scale with the rest of the street scene and is detrimental to the overall appearance of the street. - Still have concerns about the Cranborne Road frontage and the impact on views to Minster, particularly plots 537 and 538. - Southern apartment block fronting Cranborne Road is still too high and should be reduced to 2.5 storeys.
Landscaping	<ul style="list-style-type: none"> - Concerns regarding tree species and the lack of visual mitigation these will achieve - Proposed planting still does not consider character areas

	- Proposed Urban Square lacks detail.
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8.24 In response to these comments the Planning Officer has secured the following additional changes:

Urban Design	<ul style="list-style-type: none"> - Number of house types reduced within street scenes - Plot 448 has been replaced with a 'Lyttleton' two storey house type - Plot 538 has been moved 3m to the west to reduce the impact on the view of the Minster - The 'Amherst' southern apartment block is 2.5 stories with an eaves height of 6.6m and the ridge has been reduced by a further 0.6m creating a ridge height of 10.4m.
Landscape	<ul style="list-style-type: none"> - Tree and plant species revised and agreed with the DC Tree Officer - Details requested for the Urban Square have been conditioned to be provided.

8.25 Whilst it is acknowledged concerns raised have not been addressed in full the applicant is unwilling to make further changes than set out above. On balance, it is the planning officer's opinion with the additional changes secured as set out above, the proposed development adequately responds to the requirements of the approved Design Code and site constraints such that it is acceptable to an extent that would not warrant refusal.

Scale (Overview)

8.26 The approved Design Code identifies the areas where development up to 2, 2.5 and 3 storeys in height can be accommodated based on the site's topography and visual impacts, which were considered as part of the Environmental Impact Assessment (EIA) submitted with the outline application. The proposal generally accords with the design code which identified that three storey development should be restricted to the parcels to the east of the site (above and below the linear park).

8.27 The largest blocks within the development are the apartment blocks which are located to the most southern part of the site, to the north and east of the urban square, and to the northern edge of the linear park that runs through the site.

These are 10.4 – 12m to the ridge, where the lowest ridged block is located fronting Cranborne Road at the lowest part of the site.

- 8.28 As noted previously, the DC Urban Design Officer considered that the scale of the apartment blocks as initially proposed was excessive, particularly given the prominent location fronting Cranborne Road. In response to this the apartment block to the north of the Linear Park has been moved away from Cranborne Road. In addition to this the ridge of the ‘Amherst’ apartment block to the south east was reduced by 1m from the previously proposed ‘Hughes’ type, creating a 2.5 storey building, as set out in the table below. This was reduced by a further 0.6m to 10.4m to the ridge but the eaves are retained at 6.6m due to internal requirements.

	Hughes	Revised Amherst	Difference
Ridge	12m	10.4m	1.6m lower
Eaves	8m	6.6m	1.4m lower
Storeys	3	2.5	0.5 lower

- 8.29 Concerns have still been raised in relation to the scale of the Amherst apartment block fronting Cranborne Road to the south east. However it is noted proposed eaves are 6.6m and the ridge height is 10.4m, where the proposed roof slopes away from the public highway. The existing dwellings opposite have an approximate eaves height of 5.4m and a ridge height of approximately 7.5m. The proposed row of terrace houses adjacent to the apartment block will be 8.2m high to the ridge. While it is not ideal that concerns in relation to scale have not been addressed in full, it is the officer’s opinion that on balance in the surrounding context, the proposed is now considered acceptable to an extent that would not warrant refusal.

Character areas: Layout, appearance and scale

- 8.30 Two main character areas for the western parcel are identified in the approved design code; Hilltop Village and Victorian Extension. Within these areas there are further sub-areas as follows:

1 - Hilltop Village	a - SANG Frontage b - Cranborne Road North Frontage c - Linear Park Frontage (north) d - Cranborne Road South Frontage (lies between both areas)
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2 - Victorian Extension	a - Linear Park Frontage (south) b - Cranborne Road South Frontage (lies between both areas) c - Urban Square
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1. Hilltop Village (plots 401-538, 137 dwellings):

The Hilltop Village adopts a somewhat rectilinear layout, however, given the topographical constraints, the rectilinear form is eased and frontages attempt to follow the land form where possible, with more 'organic' perimeter blocks.

Proposed densities are lower to this part of the site given the elevated position in order to reduce the visual impact of the development as you leave Wimborne. House types are generally semi-detached and detached villas. Small cottage typologies are also located on secondary streets, lanes and parking courts. Proposed heights are 2-2.5 storeys, with only the 2 apartment blocks adjacent to the linear park at 3 storeys high.

Proposed dwellings are intended to be 'Arts & Crafts' in style. Proposed materials are render, red/orange and multi brick with mainly red roof tiles but slate effect tiles also provided.

As noted previously, concerns have been raised that too many house types were proposed and that some were unjustifiably too high. The number of house types within a street scene has been reduced to help address this, as has proposed clusters of brick types. Also the 2.5 storey unit at plot 448 has been replaced with a 2 storey unit 'Lyttleton' house type. Other concerns raised in relation to height have been addressed under the Cranborne Road frontage below (1 (b)).

1 (a) SANG Frontage

This edge of the neighbourhood intends to present an informal character and mix of unit types. The frontage has an overall green and rural appearance and it will be privately maintained to achieve this.

The proposed dwellings are mainly detached houses. The style intends to reference 'Arts & Crafts' large villa styles and are set back in their plots and surrounded by vegetation. All buildings front the SANG but have subtle changes in orientation and variation in gaps and setbacks. Proposed heights are two storeys.

1 (b) Cranborne Road North Frontage

This part of the road will become the point at which the built edge of Wimborne effectively begins. The landscaping in the form of retained trees and hedgerows, will be the dominant characteristic of this part of Cranborne Road where dwellings are further set back, but built form will be gradually introduced behind the vegetation to create a transition from countryside to town environment.

The Cranborne Road North character area comprises of mainly detached 'cottage' style dwellings, with some semi-detached units to the south. Proposed heights are mainly 2 storey with one 2.5 dwelling at plot 405.

Particular concerns have been raised by the DC Design and Landscape Officers that plots 537 and 538 would impact negatively on the view of the Minster due to their siting and height (5m eaves, 8.4m ridge). In order to address this issue, these have been reduced in height by 2.1m and the plot closest to Cranborne Road located 3m further to the west. Together with the repositioning of the apartment block further into the site, it is considered the alterations will retain the Minster views identified in the Environmental Statement.

1 (c) Linear Park Frontage (north)

The built form to the linear park creates enclosure and surveillance of the space, whilst maintaining an acceptable level of privacy for residents.

Built form is set near to the edge of the park, and dwellings are mainly 2 storeys to the west, 2.5 storeys to the centre and some 3 storey apartment blocks to the east. The Design Code had envisaged a higher proportion of terraced properties in the eastern part and the apartment blocks were intended to be landmark buildings in key locations on the eastern boundary. As a result of negotiation, the apartment blocks have been repositioned away from the sensitive Cranborne Road frontage into this area fronting onto the linear park enabling them to benefit from visual mitigation from established trees.

Concerns were raised that too many parking solutions were provided and parking layouts to this area have since been amended to be located to the rear of dwellings to retain a green edge and improve the character and visual appearance.

2. Victorian Extension (plots 539-712, 173 dwellings):

The general layout of the Victorian extension is rectilinear to be reflective of the Victorian housing found within Wimborne. Key frontages intend to reflect the uniformity and rhythm of the period. Semi-detached and detached villas define the western side, opposite the open spaces and landscaped edges. There is a limited use of short terraces within this area.

Proposed densities are higher to this part of the site where it is closer to existing residential areas adjacent. Storey heights will be 2-3 storeys, where 3 storey apartment blocks are located around the urban square only.

Proposed materials consist of red/orange and multi brick; flat profile tiles & slate effect finishes; white uPVC windows. Villa's will have deep overhanging eaves and bargeboards and prominent bay windows.

As noted previously, concerns have been raised that the proposed scheme lacks character; and that too many dwelling types and parking solutions are proposed. Dwelling types, clustering of materials and parking solutions have consequently been reduced to address this criticism and improve cohesion.

2 (a) Linear Park Frontage (south)

The linear park to the south follows a similar concept of enclosure and surveillance to the northern edge, however, with a higher proportion of terrace forms fronting central and eastern edge of the park. Buildings are set back with some parking provision to the park edge, in contrast to the more informal edge of the Hilltop extension side.

Dwellings are 2-2.5 storeys high to this edge.

2 (b) Cranborne Road South Frontage

The Cranborne Road south frontage leads into Wimborne Road and is more urban than the northern section. There are no existing trees in this section and the built form will be set back behind a highway verge, in which there is some tree planting to the south east and wildflower meadow planting and ornamental hedging to building frontages. Existing hedging is also retained and fronts the highways verges.

Formal terraces build up the urbanisation of Cranborne Road as you move south into Wimborne Road, and the town. There is a limited use of semi-detached and detached dwellings.

Concerns were raised that remaining apartment block fronting Cranborne Road, positioned in the southeast corner is too high. As result the apartment

type was amended ridge line was reduced to 10.4m to address this. Planting on the southeast corner was identified within the approved landscape parameter plan. This area is constrained by the pumping station but the proposed planting of heavy standard trees, including two oak trees, will in time provide some screening on the approach from Wimborne.

2 (c) Urban Square

The Urban Square is intended to form a focal point within the western neighbourhood. As the name suggests this is more urban and formal in character than its surroundings.

A uniform frontage, referencing townhouses in Wimborne town centre, are located here in the form of the apartment blocks to enclose the square. Hard landscaping and street furniture have been proposed, however concerns have been raised by the DC Landscape officer that details are not sufficient. A condition has been imposed for these to be provided to address this (condition 7).

Summary

- 8.31 Concerns raised by the DC Urban and Landscape Design teams are acknowledged and ideally these would have been addressed in full. However, overall, even though the design quality is somewhat lacking, it is considered that the proposals broadly follow the approach detailed in the approved design code and with the additional changes that have been secured, the layout, scale and appearance are now considered to be acceptable to an extent that would not warrant refusal. It is therefore considered that the scheme meets the majority of the requirements of Local Plan policies HE2 (Design of new development) and LN2 (Design layout and density of new housing) and East Dorset Local Plan policy DES11 (Criteria for ensuring developments respect or enhance their surroundings). It is considered necessary to remove permitted development rights for roof extensions throughout the development, in order to control the visual appearance of the overall scheme and aspects which have the potential to harm neighbouring amenity (condition 3).

Landscaping:

- 8.32 The existing site comprises former agricultural land, surrounded by further agricultural land and bordered by residential development to the south, with some significant trees and hedging along the east and western boundaries, providing a verdant backdrop to the development site. Protected trees are

located on the west, north and eastern boundaries and some to the centre of the site. These are to be retained.

8.33 The agreed Design Code envisaged an amenity landscape to be concentrated to the centre of the site through the use of linear green space; avenue trees would be planted along principal streets; frontages and front gardens to be defined; mature trees to be included in the urban square area; existing hedgerows to be enhanced; open frontages to the SANG frontage area.

8.34 Third party concerns were raised that proposed landscaping was insufficient and that proposed tree species were inappropriate due to being invasive non-natives and/or not keeping with the proposed character areas. A revised design was submitted as a result of these comments which added more landscaping and trees across the site, however it did not satisfy the DC Landscape and Tree Officers who have sought to secure meaningful tree planting that will soften the built form and better represent character areas. As result of this, a meeting was held with the applicant and the DC Tree Officer to explain the key concerns and further revised information was submitted as agreed at that meeting.

8.35 Changes to landscaping to respond to concerns raised include:

<p>Urban Design</p>	<ul style="list-style-type: none"> - The key loop now has distinct groups of repeating tree species, positioned formally to create avenues - Plot hedgerows along the SANG to the north, and towards the public open space boundary to the south, substituted for holly to provide a more natural interface with the countryside. Domestic plant species also reviewed - Larger growing native trees have been added along the Cranborne Road frontage to help reduce the impact on views from minster and the wider landscape. - Without affecting the overall number of trees proposed, the mix of different species of street trees has been reduced greatly, whilst avenues and groups of same species trees within the development have been created. Larger growing species have also been used, to help to address the visual impact of the development, where appropriate
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<p>Landscape and Trees</p>	<ul style="list-style-type: none">- All trees along public open space edges have been changed to native species to help distinguish as rural edges and aid the transition into built development- All trees across the scheme have been increased to 16-18cm girth to aid immediate screening of the site from the AONB- Tree planting has been specified around the locally equipped area for play (LEAP) where able, but space is restricted due to storm crates- 2 upright Oak trees have been added to the urban square, along with 2 Tulip trees to the spine road near the LEAP, to create focal points along this main route- Amelanchiers across the scheme have been replaced with larger growing tree species- As mentioned above, holly hedgerows have been added to the north and south to help the transition between the wider landscape and the development.- Green, leafier shrubs have also been specified to the northern plots to be more appropriate in relation to the SANG- 29 plants species specified are taken from the Royal Horticultural Society pollinators list- The palette of species has been reduced to create a more sympathetic approach, as requested above- Tree rooting space and support detail for each tree have been added to the specification (same as agreed upon to the eastern phase)- Prunus, Amelanchier and Malus street trees have been replaced with larger growing species within the development- Tree Bunker systems specified to 31 areas where structural tree pits are required, and tree bunker detail added to the specification- Root barriers increased to protect private and public land
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Biodiversity	<ul style="list-style-type: none"> - Lime and Beech trees have been added to the eastern boundary to help screen views as mentioned above - 41 Oaks, Limes and Beech trees are located across the scheme - Smaller canopy trees are also located within the public open space areas, with Rowan and Sycamore tree species now added - Native hedge and buffer mixes species updated as requested - Biodegradable Fibre tree guards added to all public open space trees

8.36 Third party concerns have also been raised that the proposed Landscape and Ecological Management Plan (LEMP) is somewhat lacking in landscape management. The DC Tree Officer has noted that while the proposed LEMP is concerned more with ecological matters and the maintenance of boundary treatments, he is satisfied the landscape maintenance submitted with landscape proposals and the structural tree pit condition (condition 6) will secure the long terms future of proposed landscaping. Also, condition 13 of the outline consent secures the implementation of the approved landscaping scheme and replacement of any damaged/dead plants within the first five years to ensure its establishment.

8.37 While concerns raised regarding trees and landscaping are acknowledged, landscaping and planting has been revised through negotiations with the DC Tree Officer. As such proposed landscaping and planting are now considered acceptable to an extent that would not warrant refusal, subject to a condition to secure details of tree pits to secure appropriate planting conditions for trees which are constrained by hard surfacing (condition XX).

Hard landscaping

8.38 Third party concerns have been raised that the proposed hard landscaping is insufficient and lacks detail.

8.39 The hard landscape drawing proposes standard road materials; primary roads are asphalt; shared surface lanes are concrete block; cycle and footways are asphalt; private parking courts are concrete block; private drives are asphalt; and pedestrian routes through public open space are hoggin path

with timber edge. Proposed hard landscaping is generally in line with the street type requirements of the approved Design Code. They also accord with those used on the eastern site and are considered to be acceptable.

- 8.40 The DC Landscape Officer has raised concerns the proposed hard landscape details are insufficient, in particular for the Urban Square. Concerns regarding the proposed design detail were raised and further information was required to assess this.
- 8.41 The Urban Square is identified in the approved Design Code as 'consisting of blocked paved shared surface areas. Street furniture, trees and planters used along with built form to restrict vehicle speeds and add character.' Proposed details submitted to date are in line with this, albeit lacking some design quality and detail. The concerns of the DC Landscape Officer are acknowledged and it is considered necessary to impose a condition to secure further details of the urban square landscaping (condition 7).

Boundary Treatments

- 8.42 The majority of front curtilage boundaries are to be open with planting providing a soft, informal and open boundary style. 1.8m high timber close-boarded fencing and panel fencing is proposed to mark the internal boundaries between rear amenity spaces, securing privacy screening. Some boundaries to existing and proposed public highways will be brick walls with the joint benefits of privacy and security to rear amenity space and visual quality within the street scene. 1.2m high metal railings are proposed to apartment blocks facing the Urban Square. 1.2m high post and rail fence is proposed to SANG boundaries.
- 8.43 Proposed boundaries also include areas of defensible space provided by proposed verges and ornamental hedging to building frontages.
- 8.44 The proposed hard landscaping, including proposed boundary treatments are considered acceptable and to accord with Policies HE2 and HE3 of the Core Strategy.

Locally Equipped Area for Play (LEAP)

- 8.45 A locally equipped area of play (LEAP) is provided to the centre of the site, within the main green space. The design has responded to initial concerns raised by DC Green Infrastructure Advice Team (GIAT) with changes including the shape of the LEAP becoming softer, the inclusion of bow topped fencing and exclusion of planting areas. Equipment has also been substituted for 'Kompan' equipment as requested. The amendments are such that the

proposal is now acceptable subject to provision of the fully costed specification of the play space and equipment which is required to ensure that the proposal accords with the definition of the LEAP within the agreed Section 106 at reserved matters application stage. As the provision of the LEAP is not required until the occupation of the 100th dwelling on the western site it is considered reasonable to impose a condition to ensure costings are provided (condition 5).

Parking provision

8.46 Policy KS12 requires that developers provide adequate vehicle and cycle parking facilities to serve the needs of the proposed development in accordance with the Local Transport Plan parking guidance. All the proposed housing units are served by two or more off-street parking spaces and many of these include a garage. All garages are of sufficient size to be considered as providing a parking space. Wherever possible, parking is provided within the curtilage of dwellings. As per the eastern parcel, the S38 highway details will reduce speed by design and the layout affords sufficient visibility to avoid highway danger, therefore proposed driveway parking spaces do not require turning areas.

212 Private units	All private units have 2 parking spaces = 424 spaces In addition 82 units have 1 garage = 82 garages
100 Affordable units	36 No. 1 bed flats 1 parking space each = 36 spaces 19 No. 2 bed flats 1 parking space each = 19 spaces 20 No. 2 bed houses 2 parking spaces each = 40 spaces 22 No. 3 bed houses 2 parking spaces each = 44 spaces 3 No. 4 bed house 2 parking spaces each = 6 spaces Total = 145 (inc. 11 disabled spaces)
TOTALS	Residential spaces: 569 Garages : 82 Visitor spaces: 63

8.47 Parking provision on the site, as identified in the above table, is in accordance with the guidance provided by Dorset Council parking standards and policy KS12. A condition is necessary to secure their width and the retention of parking spaces and garaging for those purposes in perpetuity (condition 2).

Crime Prevention

- 8.48 As required by condition 11 of the Outline consent, the proposal has incorporated Secured by Design (SbD) principles to encourage crime prevention and allow the creation of a safe environment. SbD principles include natural surveillance, structure and clear definition between public and private spaces.
- 8.49 The proposed layout generally secures a good degree of natural surveillance, with properties positioned and designed to overlook public areas. All parking courts benefit from surveillance from adjoining properties.
- 8.50 The perimeter block layout assists in distinguishing public from private space whilst allowing permeability across the site. A clear distinction between public and private ownership is to be achieved by varying surfacing materials.
- 8.51 Dorset Police have been consulted on both the initial and revised design and note the following:
- Applicants cannot state they are designing to SbD standards unless they apply for SbD certification – the applicant has advised they will apply for this and an informative has been added.
 - Any access gates to rear gardens not overlooked should be lockable on both sides – the applicant has agreed to this
 - Details of surface water attenuation features have not been provided – surface water attenuation features do not form part of this application.
- 8.52 Based on the above, officers are satisfied that the requirements of condition 11 have been met.

Waste Collection

- 8.53 A refuse strategy layout has been submitted which demonstrates accessibility for Dorset Waste Partnership (DWP) vehicles. While it is not fully compliant with DWP guidelines, it is noted that areas of concern are compliant with Part H of Building Regulations. It is anticipated that in general householders will keep their bins within their rear gardens and where refuse lorries cannot directly access dwellings then curb side collection points are identified. Accessible bin stores have been provided for apartment blocks.
- 8.54 DWP has been consulted and raised concerns regarding waste collection to plots 596-600 and 682-688. Through negotiations between the applicant and DWP it was agreed that a private waste collection would be organised by the estate management company for these 12 specific plots (confirmed by email dated 05.10.20). Whilst this is less than ideal, given the services of private

contractor can be secured by condition, it does not warrant grounds for refusal (condition 8).

Impact on Residential Amenity

- 8.55 Third party concerns have been raised that the proposed development would impact negatively on neighbouring amenity opposite the site on Wimborne Road, particularly the Amherst apartment block fronting Wimborne Road to the south east. Although the 2.5 storey high apartment block will change the outlook from dwellings fronting onto Wimborne Road, the separation distance of over 30m between the buildings will avoid any overbearing impact from the 6.6m eaves and 10.4m high ridge. It will also avoid any harmful overlooking. Therefore, the proposed is considered acceptable in planning terms when considering impact on neighbouring amenity.
- 8.56 The closest existing neighbouring properties to the proposed development on the west of Cranborne Road lie over 55m to the south west and are screened by existing trees and hedging to be retained and is therefore considered acceptable.
- 8.57 In terms of amenity of future occupiers, the proposed layout results in mostly back to back relationships or back to side in some instances. Separation distances to neighbouring boundaries are generally acceptable. No overlooking is anticipated where there is a back to side relationship, where house types do not have side windows or if they do they serve bathrooms only and will be obscure glazed. It is considered necessary to condition first floor bathroom windows in side elevations overlooking neighbouring back gardens to be obscure glazed to ensure neighbouring amenity is protected (condition 4).
- 8.56 Based on the above the proposed is considered to accord with Policy HE2 of the Core Strategy in respect of compatibility with nearby properties.

Impact on heritage

- 8.57 The DC Urban Design and Conservation Officers have raised concerns that the proposed development would impact negatively on heritage assets given the views afforded of Wimborne Minster from the site and the impact of the proposed design on these views.
- 8.58 The impact on heritage assets was assessed as part of the Outline application. It was concluded that whilst there would be limited areas of substantial harm, overall the new development would cause less than

substantial harm to the heritage assets of the Conservation Areas and Listed Buildings in the vicinity.

- 8.59 Limited areas of substantial harm identified related to areas close to the eastern parcel, however this was outweighed by the benefits of the development proposal in accordance with the advice contained in NPPF paragraphs 193-196 and it was judged that careful design at the reserved matters stage for this part of the site could mitigate the impact.
- 8.60 Concerns have been raised by the DC Urban Design Officer that the height and layout of the proposed Cranborne Road Frontage would impact negatively on the view of the Minster from Cranborne Road.
- 8.61 In response to these concerns the applicant has made changes to the Cranborne Road frontage including removing two of three of the apartment blocks away from the road frontage; reducing the ridge height of the remaining apartment block to the south east to 10.4m; moving the dwelling of plot 538 3m to the east to reduce the impact on the view. However, particular concern has still been noted for the apartment block fronting Cranborne Road to the south east.
- 8.62 The above changes were discussed with the DC Conservation Officer who advised the revised plans for the houses and apartment block are more acceptable than the previous and have addressed some of the concerns over views of the Minster. The DC Conservation Officer cannot offer support but does concede that the amended plans will represent less than substantial harm to views into the Conservation Area and through to the Minster.
- 8.63 It is noted that development up to 3 storeys in height was identified as acceptable in the Design Code to the eastern boundary, subject to design. The design of the apartment block fronting Cranborne Road has tried to maintain a limited depth equivalent to the houses and to achieve a design that reads as a terrace on approach from the north. The need for strategic planting in the southeast corner has also been recognised with oaks trees to provide some screening on the approach from the south.
- 8.64 While the concerns of the DC Urban Design and Conservation Officers are acknowledged and it is noted the proposed design has some shortcomings, it is the officer's opinion that the proposed design quality is equivalent to that of the development on the eastern parcel and would not cause harm above what has been approved as part of that reserved matters application.
- 8.65 Paragraph 196 of the NPPF 2019 notes:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 8.66 As recognised at with the approved Outline application, the harm will be less than substantial and the benefits the proposed application provides, particularly in terms of housing provision including affordable housing, outweigh this harm inline with paragraph 196 of the NPPF 2019. Therefore the extent of the impact on the surrounding heritage assets is not considered to be such that would warrant refusal.

Impact on Dorset Heathlands

- 8.67 The outline proposal was screened in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) prior to the submission of this application.
- 8.68 An appropriate assessment, which is required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6(3) of the Habitats Directive, and having due regard to its duties under Section 40(1) of the NERC Act 2006 for the purpose of conserving biodiversity, has been undertaken in relation to this application.
- 8.69 Natural England was consulted under regulation 61(3) on 7th January 2020 and again on 17th July 2020. No response was received from Natural England on the current reserved matters application; however, their representations submitted under outline application ref. 3/14/0016/OUT were considered in this appropriate assessment. It is noted that at the time of outline application, appropriate assessment was not required as it predates Habitats Regulations 2017 which implements the EU Habitats Directive (92/43/EEC).
- 8.70 Planning obligations within the Section 106 Agreement dated 10th March 2017 secures the creation and management of a Sustainable Alternative Natural Greenspace (SANG) in accordance with a scheme, transfer of ownership to the Council and SANG maintenance, covering SANGS approved under 3/14/0017/COU. Planning obligations also secures payment for SAMM contribution towards Strategic Access Management and Monitoring in accordance with the Dorset Heathlands SPD. It is considered that Section 106 Agreement dated 10th March 2017 provides adequate mitigation for the proposal.
- 8.71 An appropriate assessment was carried out in August 2020. The conclusions of this appropriate assessment are in accordance with the advice and

recommendations of Natural England under outline application 3/14/0016/OUT and in line with and assessment of this proposal under this current reserve matters application. It is judged that with the mitigation already secured by legal agreement it can be concluded that there will be no adverse effect on the integrity of the designated site identified above.

Impact on biodiversity

- 8.72 Condition 16 of the Outline consent requires the submission of a Landscape and Ecological plan (LEMP). A LEMP has been submitted in support of the application and the Dorset Natural Environment Team (DNET) has been consulted.
- 8.73 It is noted third party concerns have been raised with regards to the contents of the LEMP. While DNET raised initial concerns regarding content also, they acknowledged given the original outline application fell under Environmental Impact Assessment (EIA) Regulations (2011) and advice from DNET was provided to the authority outside of the Dorset Biodiversity Appraisal Protocol (DBAP) 2020, this application should not be reviewed under the current DBAP.
- 8.74 Additional information was requested by DNET and provided by the applicant. No further comments were offered by DNET on reviewing the revised information and the submitted LEMP and biodiversity was considered acceptable.
- 8.75 The DC Green Infrastructure Advice Team (GIAT) and Tree Officers have also been consulted and raised no objection to the LEMP. The proposed is therefore considered acceptable and accords with policy ME1 of the CS.

Impact on the Area of Outstanding Natural Beauty (AONB)

- 8.76 The Cranborne Chase AONB lies approx. 300m west of the current proposal site. The impacts on the AONB were assessed at the outline stage and it was judged that the appearance of the proposal would *'result in indirect visual effects on a minor proportion of the overall character areas but the impact will be negligible'* (para 8.4).
- 8.77 Conditions imposed at the Outline stage to make the development acceptable included condition 28 which requires the submission of a lighting strategy to control the impact of lighting in this area close to the AONB.

- 8.78 The applicants have been advised of the need for their lighting strategy to take account of the proximity to the AONB but note highways requirements for such developments.
- 8.79 As per the eastern side, due to highways constraints, the proposed lighting will be:
- Lantern details: Philips Micro Luma, Post top with 5 degree tilt, LED colour temp neutral white (4000k) Fitted with part night electronic one-part photo-cell Switch regime 762, dusk to 24:00/05:30 to dawn (35 lux on/18 lux switch off)
 - Column details: 6m high
 - Private security lighting of front entrance to each unit (houses and blocks of flats): Down lighters (motion sensor activated), Stainless steel PIR wall light GL203LU-6W, 3000K colour temperature, 495lm
 - Affordable dwelling carparks to be lit by down lighters and shielded bollards to accord with the AONB Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.
- 8.80 The AONB Officer has objected to the proposed and part of this objection includes the impact on dark night skies of the AONB. While the private lighting was considered acceptable, the proposed highways lighting does not comply with the Dark Night Sky Criteria. These concerns are acknowledged, particularly given the closer proximity of the western parcel, however DC Highways has been consulted on the proposed lighting scheme and raise no objection.
- 8.81 Further advice was sought from DC Highways on the AONB Officer lighting concerns. DC Highways noted that the proposed development needs to be considered within it's context taking into account urban sprawl, highways safety and additional energy required to achieve Dark Night Sky requirements. DC Highways consider the proposed street lighting is only a small element of light pollution caused by such developments and on balance that a highways dark night skies requirement would not apply here.
- 8.82 Based on the above the proposed lighting strategy is considered acceptable and in accordance with condition 28 of the outline application.
- 8.83 Concerns have also been raised by the AONB Officer regarding hard and soft landscaping, proposed tree planting and the proposed Landscape Ecological Management Plan (LEMP). These matters have dealt with in paragraphs 8.32 – 8.44 of this report and are considered acceptable subject to condition.

Renewable Energy

- 8.84 Policy ME4 of the Core Strategy states that 10% of the total regulated energy used in major 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.
- 8.85 At the outline stage, the developer set out an aim to achieve a 10% reduction in carbon emissions compared to the existing Building Regulations requirements, and it was stated that this would be achieved, where possible, through the use of sustainable building methods. Condition 22 of the outline permission requires the approval of details, and their implementation, to ensure that this would be achieved.
- 8.86 The applicant has submitted an Energy Report to demonstrate how the development will achieve a minimum of 10% of the total regulated energy used in the dwellings from renewable sources. In this instance the applicant proposes to use a waste water heat recovery (WWHR) system to achieve this 10% requirement.
- 8.87 It is noted a number of third party concerns have been raised that the submitted Energy Statement is insufficient, in particular the provision of energy from renewable resources. Under the EU Directive 2018/2001 of the European Parliament (11 December 2018) the promotion of the use of energy from renewable sources states: " 'ambient energy' means naturally occurring thermal energy and energy accumulated in the environment with constrained boundaries, which can be stored in the ambient air, excluding in exhaust air, or in surface or sewage water". Therefore WWHR systems are considered to use ambient energy, which is defined as a renewable resource.
- 8.88 While third party concerns are acknowledged, in this instance with the use of WWHR systems, sufficient information has been provided in relation to condition 22 and the required 10% energy generation from renewable sources will be achieved on this phase.

Affordable and Market Housing Size and Type

- 8.89 The legal agreement for the site secures 32% affordable housing in accordance with an agreed housing mix such that the proposal complies with Local Plan policies LN1 and LN3. Across the development 64% of affordable houses are to be affordable rented and 36% shared ownership. The legal agreement also identifies that 10% of the affordable dwellings are to be capable of accommodating households requiring specially adapted or supported housing where the Council identifies such a need, in accordance with the Housing and Affordable Housing Supplementary Planning Document.

8.90 While the proposed split of affordable rented and shared ownership is not 70%/30% this has been achieved across the eastern and western parcels as a whole as set out in the following table:

Tenure		Percentage of total	Requirement
AR	75	64	>=70%
SO	10	36	<=30%

Table 1 – AFH breakdown for this application

Tenure		Percentage of total	Requirement
AR	141	70.14925373	>=70%
SO	60	29.85074627	<=30%

Table 2 – AFH breakdown for both eastern and western parcels

8.91 The current proposal would achieve the affordable housing set out in the tables below and the total achieved across the scheme is generally in line with the agreed S106, again set out in the table below:

Bedrooms	Percentage of total	s106 guidance	Difference
1 bed flat	36.00	34.9	1.10
2 bed flat	23.00	15.9	7.10
2 bed house	18.00	22.1	-4.10
3 bed house	20.00	24.6	-4.60
4 bed house	3.00	2.6	0.40
Total	100.00	100.1	-0.1

Table 3 – AFH provision for this application

Bedrooms	Percentage of total	s106 guidance	Difference
1 bed flat	34.83	34.9	-0.07
2 bed flat	17.91	15.9	2.01
2 bed house	21.89	22.1	-0.21
3 bed house	22.89	24.6	-1.71

4 bed house	2.49	2.6	-0.11
Total	100.00	100.1	-0.1

Table 4 – AFH provision for both east and western parcels

8.92 In terms of open market housing the following is achieved in this application and across the development of the whole:

Bedrooms	Percentage of total	s106 guidance	Difference
2	34.11	28.30	5.81
3	21.96	31.94	-9.98
4	43.93	34.49	9.44
5	0.00	5.00	-5.00
Total	100.00	99.73	0.27

Table 5 – OMH provision for this application

Bedrooms	Percentage of total	s106 guidance	Difference
2	26.45	28.30	-1.85
3	32.02	31.94	0.08
4	41.30	34.49	6.81
5	0.23	5.00	-4.77
Total	100.00	99.73	0.27

Table 6 – OMH provision for both east and western parcels

8.93 It is acknowledged there is an under provision of bed 5 open market units, however there is an over provision of 4 bed open market units. The DC Housing Officer was consulted and notes the proposed housing mix is generally in line with the agreed S106.

8.94 The DC Housing Officer did however note that the affordable for rent flats could be better spread across the site. Given the sensitive nature of the site it is necessary to locate the 2.5 - 3 storey apartment blocks towards the centre and south of the site and it is noted proposed affordable flats are located in 4 different areas.

8.95 In addition to housing mix, Local Plan policy LN1 requires that all new housing should meet minimum space standards. The proposed affordable and market dwellings have been assessed and they exceed the minimal internal space standards set out in the Housing and Affordable Housing SPD.

- 8.96 Based on the above, it is evident that the proposals for the site west of Cranborne Road comply with the affordable housing requirements in conjunction with the proposals to the east already approved. Therefore the proposal is found to accord with policy LN3.

Suitable Alternative Natural Greenspace (SANG)

- 8.97 Concerns have been raised by the AONB Officer and the DC Green Infrastructure Advice Team (GIAT) Officer regarding SANG provisions and that information has not been included with this application. Comments made are acknowledged and the applicant has been made aware of these consultee responses. However, it is noted SANG matters have been dealt with under PA 3/14/0017/COU, which was granted in March 2017. The red line boundary for this application does not include SANG land but pedestrian links to the SANGs have been provided through the application site as requested by the DC GIAT Officer.

Drainage

- 8.98 The DC Lead Flood Authority (LFA) and the Environment Agency (EA) have been consulted on the proposed drainage scheme where condition 18 of the Outline application requires a surface water drainage to be submitted and approved prior to reserved matters approval.
- 8.99 The LFA responded to note that the preceding Outline application was registered in January 2014, prior to the adoption of the LFA as a statutory consultee role in April 2015. As such both the Outline and subsequent reserved matters applications are taken to predate the LFA involvement. Therefore the LFA defer to the EA as the relevant consultee for surface water management prior to April 2015, in compliance with the agreed transitional arrangements.
- 8.100 The EA has been consulted and notes the original strategy was considered acceptable in principle subject to clarification about exceedance of the system and overland flow routes. The change in direction under the latest drainage strategy has looked to resolve this exceedance question, however due to the change in drainage approach this has resulted in different questions that need clarification. There is likely to be an engineering solution for the drainage, however further information is requested to answer drainage questions raised.

9.0 DISCHARGE OF CONDITIONS

9.01 The table below summarises the condition discharge implications in respect of details submitted as part of the application.

Condition requirements (summarised)	Details submitted	Outcome
4. Finished floor and ground levels for each phase required	Existing and proposed ground levels provided	The approved plans submitted with this application discharge the pre-commencement submission requirements of condition 4 for the residential phase 2 (units 401-712)
5. Materials details for each phase required	Proposed materials and locations	Officers do not agree with proposed brick samples, therefore the condition is not discharged
8. Details of the access, geometric highway layout, visibility, turning and parking for each phase required	Details provided of internal access, highway layout and visibility	The approved plans submitted with this application discharge the pre-commencement submission requirements of condition 4 for the residential phase 2 (units 401-712)
11. Compliance with (or explanatory brief where design deviates from) Secured by Design New Homes 2014	Plans and Access and security brief within submitted Design and Compliance Statement	The approved plans submitted with this application discharge the submission requirements of condition 11 for the residential phase 2 (units 401-712)

<p>12. Landscaping details</p>	<p>Submitted plans and planting details</p>	<p>The approved plans submitted with this application discharge the pre-commencement requirements for the soft landscaping details in respect of condition 12 for the residential phase 2 (units 401-712)</p>
<p>14. Hard landscaping works and highway traffic management features</p>	<p>Submitted plans provide necessary details with exception of hard surfacing materials</p>	<p>The approved plans submitted with this application discharge the pre-commencement requirements for details to be submitted under condition 14 for the residential phase 2 (units 401-712)</p>
<p>15. Details of the retention and adequate protection of all trees and tree root systems to be agreed.</p>	<p>Arboricultural Report including Arboricultural Impact Assessment and Arboricultural Method statement submitted for the residential works: <i>ACD Environmental, December 2019 (revised June 2020)</i> <i>BLO22541aia-amsB</i> <i>BLO22541-01 (Sheets 1 & 2)</i> <i>BLO22541-03C (Sheets 1 & 2)</i></p>	<p>The submitted details are satisfactory and discharge the pre-commencement submission requirements of condition 15 for the western residential proposals</p>
<p>16. Ecological and Landscape Management Plan</p>	<p>Ecological and Landscape Management Plan are submitted for the site: <i>EPR, November 2019 (updated 4 September)</i> <i>Cranborne_Road_Update_LEMP_040920_FINAL</i></p>	<p>The submitted details are satisfactory and discharge the pre-commencement submission requirements of condition 16 for the western residential</p>

		proposals
17. Foul water Drainage	<p>Foul water drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated June 2020)</i></p> <p><i>WB04803-CLK-XX-XX-RP-C-0001-PO3</i></p>	Additional information requested by the Environment Agency therefore the condition cannot be discharged
18. Surface water Drainage	<p>Surface water drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated June 2020)</i></p> <p><i>WB04803-CLK-XX-XX-RP-C-0001-PO3</i></p>	Additional information requested by the Environment Agency therefore the condition cannot be discharged
20. Detailed drainage design	<p>Detailed drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated June 2020)</i></p> <p><i>WB04803-CLK-XX-XX-RP-C-0001-PO3</i></p>	Additional information requested by the Environment Agency therefore the condition cannot be discharged
21. Energy statement	<p>Energy statement submitted for energy provision:</p> <p><i>BriaryEnergy, December 2019</i></p> <p><i>Wimborne West Energy Statement v1 Dec 2019</i></p> <p><i>Water Calc Bloor Homes</i></p>	The report submitted discharge the submission requirements of condition 21 for the residential phase 2 (units 401-712)
22. Carbon emissions and sustainability options	<p>Energy statement submitted for carbon emissions and sustainability:</p> <p><i>BriaryEnergy, December 2019</i></p> <p><i>Wimborne West Energy Statement v1 Dec 2019</i></p> <p><i>Water Calc Bloor Homes</i></p>	The report submitted discharge the pre-commencement submission requirements of condition 22 for the residential phase 2 (units 401-712)

<p>25. Construction Traffic and Construction Environmental Management Plan</p>	<p>Construction Traffic and Construction Environmental Management Plan: <i>Bloor Homes, October 2019</i></p> <p><i>Wimborne West CEMP - Rev A</i></p> <ul style="list-style-type: none"> • <i>SO017-W-CEMP-001 - A - Location Plan</i> • <i>SO017-W-CEMP-002 - A - CTM Plan</i> • <i>SO017-W-CEMP-003 - A - Compound Layout</i> • <i>SO017-W-CEMP-004 - Appendix B</i> • <i>SO017-W-CEMP-005 - Appendix C</i> • <i>SO017-W-CEMP-006 - Appendix D Plot log</i> 	<p>The report submitted discharge the pre-commencement submission requirements of condition 25 for the residential phase 2 (units 401-712)</p>
<p>26. Ground investigation/contamination</p>	<p>Ground investigation/contamination report: <i>Clarkebond, August 2019</i></p> <p><i>WB04803-CLK-00-XX-RP-GT-001</i></p>	<p>Response outstanding from DC Environmental Health, therefore the condition cannot be discharged</p>
<p>28. Lighting strategy</p>	<p>Lighting strategy plans and report: <i>Lighting Impact Assessment & Lighting Design Category Selection Process</i></p> <p><i>Including:</i></p> <ul style="list-style-type: none"> • <i>Lighting design document</i> • <i>Lighting layout drawing 001R2</i> • <i>Lighting layout drawing 002R2</i> • <i>Area calculation</i> • <i>Assumptions</i> • <i>Contour plan</i> • <i>Risk assessment</i> • <i>Electrical connections schedule</i> 	<p>The information submitted discharge the pre-commencement submission requirements of condition 26 for the residential phase 2 (units 401-712)</p>

10.0 HUMAN RIGHTS

10.01 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

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

11.0 PUBLIC SECTOR EQUALITIES DUTY

11.1 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.

11.2 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.

12.0 CLIMATE IMPLICATIONS

12.1 The proposal, by its nature, will increase the number of vehicle trips to the application site.

12.2 Existing protected trees are retained on site with substantial amount of landscaping added to the site in addition to this.

12.3 The applicant has submitted an Energy Report to demonstrate how the development will achieve a minimum of 10% of the total regulated energy used in the dwellings from renewable sources and how the proposed construction achieves a 10% reduction in carbon emissions.

12.4 The main climate impacts will be result of increased vehicle trips. This is generally expected with new development and would not warrant refusal.

13.0 CONCLUSION

13.01 It is acknowledged the applicant has not succeeded in mitigating all of the impacts of the harm to the Conservation Area (CA) and concerns in relation to the AONB are maintained by the AONB Officer. However, as noted previously in this report, the approved Outline application identified harm to the CA in

relation to the western parcel as less than substantial and that visual effects on the AONB would be negligible. On balance, it is considered the proposed accords sufficiently with the approved Design Code and outline parameters to be deemed acceptable any harm caused would be outweighed by much needed housing supply secured on this strategic allocated site.

13.02 Having assessed the material considerations as outlined within the report above, overall, the reserved matters submitted for the second tranche of 312 residential units for the western parcel are found, on balance, to be acceptable and sufficiently compliant with national and local planning policies that refusal would not be warranted.

14.0 RECOMMENDATION - GRANT, subject to the conditions (and their reasons) listed below and subject to no adverse comment from the Environment Agency by the 30th November 2020 or such extended time as agreed by the Head of Planning Service or relevant Lead Officer. A delegated decision will be issued by the Head of Planning on the resolution of Environment Agency concerns, including any conditions required by the Environment Agency.

Conditions:

[Pre-commencement conditions agreed by email 05.10.20]

1. (Plans)

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

Layout drawings

Drawing Title	Drawing no.
Location Plan	S0107-SL-030
Site Layout	SO107-SL-001R
Refuse Layout	S0107-SL-050G
Means of enclosure	SO107-SL-060F
NDA layout	SO107-SL-900E
Storey Height layout	SO107-SL-901D
Affordable housing plan	SO107-SL-902E

Parking layout	SO107-SL-903E
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Landscape drawings

Drawing title	Drawing number
Site landscaping	SO107-LS-035c
Site landscaping	SO107-LS-036c
Site landscaping	SO107-LS-037c
Site landscaping	SO107-LS-038c
Site Landscaping Specification & Schedule	SO107-LS-039c

Bin stores, car ports & Garages

Drawing title	Drawing number
BIN_STORE_BRICK	BS01.PL-01
CYCLE_BIN_STORE_BRICK	CBS_01.PL-01
CYCLE_STORE_BRICK	CS01.PL-01
SINGLE (1)_BRICK (Garage)	GL01.PL-01
PAIRED_BRICK (Garage)	GL02.PL-01

House types

Drawing title	Drawing number
Hilltop village (North – Plots 401-538)	
SINCLAIR_BRICK	2B4P.PL-01
SATTERFIELD_BRICK	2BF03-1.PL-01
SORLEY_BRICK	3B5P.PL-01
CHESTERTON_BRICK_CHIMNEY	272_272-1.PL-01

CHESTERTON_BRICK	272_272-1.PL-01
CHESTERTON_RENDER_CHIMNEY	272_272-1.PL-02
CHESTERTON_RENDER	272_272-1.PL-02
BYRON_BRICK_CHIMNEY	372_372-1.PL-01
BYRON_BRICK	372_372-1.PL-01
LYTTELTON_BRICK	375-1.PL-01
LYTTELTON_BRICK	375.PL-01
MAKENZIE_BRICK	384.PL-01_05
MAKENZIE_RENDER	384.PL-02_05
KILBURN_BRICK	386_386-1.PL-01
KILBURN_RENDER	386_386-1.PL-02
GROVIER_BRICK	389_389-1.PL-01
HALLAM_BRICK	470-1.PL-01
HALLAM_RENDER_CHIMNEY	470-1.PL-02
HALLAM_BRICK	470.PL-01
HALLAM_TUDOR	470-1.PL-03
BROOKE_BRICK_CHIMNEY	472-1.PL-01-05
ROOKE_RENDER_CHIMNEY	472-1.PL-02-05
BROOKE_BRICK_CHIMNEY	472.PL-01-05
BROOKE_RENDER_CHIMNEY	472-1.PL-02-05
HARWOOD_BRICK	481-1.PL-01_06
HARWOOD_TUDOR_CHIMNEY	481-1.PL-03-06
HARWOOD_TUDOR	481.PL-03_06
HARWOOD_BRICK	481.PL-01_06

HARWOOD_TUDOR_CHIMNEY	481.PL-03-06
HARWOOD_TUDOR	481.PL-03-06
LANGLEY_BRICK	489-1.PL-01-06
LYTTELTON_BYRON_BRICK	807-1.PL-01_05
LYTTELTON_BYRON_BRICK	807.PL-01_05
BYRON_CHESTERTON_BRICK	809-1.PL-01_05
STORER_SORLEY_BRICK	BLO-070-1.PL-01-02
STORER_SORLEY_BRICK	BLO-070.PL-01-02
STORER_SINCLAIR_SORLEY(4)_BRICK	BLO-071.PL-01-02
MASEFIELD_BRICK	BSP421.PL-01
MASEFIELD_BRICK	BSP421-1.PL-01
MASEFIELD_BRICK	BSP421.PL-01
MASEFIELD_QUOINBRICKS	BSP436.PL-01
ADLARD_BRICK	BSP628-1.PL-01-02-03-04-05
BROOKE_QUOINBRICKS	RV504.472.PL-01-05
Victorian Extension (South – Plots 539-712)	
MASEFIELD_BYRON_GEORGIAN	BLO-057.PL-01_02
CHESTERTON_GROVIER-QA-BRICK_CHIMNEY	BLO-058.PL-01-03
CHESTERTON_GROVIER-QA-BRICK	BLO-058.PL-01-03
CHESTERTON_GROVIER-QA-RENDER_CHIMNEY	BLO-058.PL-02-03
MASEFIELD_BYRON-QA-BRICK	BLO-059-1.PL-01-03
SORLEY(3)_BRICK_OA	BLO-060.PL-01-03

SINCLAIR_SORLEY(3)_BRICK_QA	BLO-061.PL-01-03
STRAND_SINCLAIR_SORLEY(3)_BRICK_QA	BLO-072.PL-01-02
LYTTELTON_CHESTERTON(3)_QA	BLO-073.PL-01-02
MALIK_BRICK	BSP418-1.PL-01
MALIK_BRICK	BSP418.PL-01
MASEFIELD_GEORGIAN	BSP422-1.PL-01
MASEFIELD_GEORGIAN	BSP422.PL-01
MASEFIELD-QA-BRICK	BSP433-1.PL-01
MASEFIELD-QA-BRICK	BSP433.PL-01
SIMCOE_BRICK_OA	BSP627.PL-01
AMHERST_BRICK	BSP629.PL-01-02-03-04-05 Rev B
SEDLEY_BRICK	QA.M2B4P.PL-01
SINCLAIR	QA2B4P.PL-01-02
STRAND_SORLEY	QA4B6P_3B5P-1.PL-01-02
BYRON_BRICK	QA372.PL-01
LYTTELTON_BRICK	QA375-1.PL-01
LYTTELTON_BRICK	QA375.PL-01
MAKENZIE_BRICK	QA384.PL-01-03
HALLAM_BRICK	QA470-1.PL-01
HALLAM_BRICK_CHIMNEY	QA470.PL-01
HALLAM_BRICK	QA470.PL-01
BROOKE_BRICK_CHIMNEY	QA472-1.PL-01-03
BROOKE_RENDER_CHIMNEY	QA472-1.PL-02-03

BROOKE_BRICK_CHIMNEY	QA472.PL-01-03
BROOKE_RENDER_CHIMNEY	QA472.PL-02-03
SKELTON_BRICK	QA474-1.PL-01-03
HARWOOD_BRICK	QA481-1.PL-01-03
HARWOOD_BRICK	QA481.PL-01-03
LANGLEY_BRICK	QA489.PL-01-03
LANGLEY_BRICK	QA489-1.PL-01-03
LYTTELTON_BYRON _RENDER_CHIMNEY	QA807-1.PL-02-03
LYTTELTON_BYRON_BRICK	QA807.PL-01-03
BYRON_CHESTERTON_BRICK	QA809.PL-01-03
SINCLAIR(4)	QA861.PL-01-02-03
STRAND_SINCLAIR_SORLEY(4)	QA865.PL-01-02
JENNINGS_BRICK	QABSP630.PL-01-05
ATWOOD_BRICK	RV601.PL-01-02-03-04-05_
ATWOOD_BRICK	RV601-1.PL-01-02-03-04-05
ATWOOD_BRICK (cycle)	RV602-1.PL-01-02-03-04-05

Engineering drawings

Drawing title	Drawing number
Swept_Path_Analysis - Refuse_Vehicle - Sheet 1	SO107-EN-5001E
Swept Path Analysis+Refuse Vehicle+Sheet 2	SO107-EN-5002B
Swept Path Analysis+Refuse Vehicle+Sheet 3	SO107-EN-5003B

Swept Path Analysis+Refuse Vehicle+Sheet 4	SO107-EN-5004B
Road_Classification_Plan	SO107-EN-5011E
Visibility_Constraints_Plan	SO107-EN-5012F
Highway_General_Arrangement	SO107-EN-5105E
Engineering_Layout + Overview	SO107-EN-5700K
Engineering_Layout + Sheet 1	SO107-EN-5701H
Engineering_Layout + Sheet 2	SO107-EN-5702J
Engineering_Layout + Sheet 3	SO107-EN-5703K
Misc Engineering+Surfacing Plan	SO107-EN-5815A

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

2. (Parking provision)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. (Roof extensions)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, and any subsequent re-enactments thereof, there shall be no extensions to the roofs of the dwellings under Schedule 2, Part 1, Classes AA or B hereby permitted.

Reason: In the interests of visual and neighbouring amenity because of the relationship of the site to the AONB and Wimborne Minster and Burts Hill Conservation Areas.

4. (Obscure glazing)

In the first instance and on all subsequent occasions first floor windows to side elevations serving bathrooms of plots 409, 414, 419, 420, 438, 452, 459, 507, 536, 539, 581, 584, 627, 628, 646, 653, 662, 666, 668, 690 and 696 which

directly face neighbouring amenity space, shall be obscure glazed to obscure level 3 and shall be maintained as such.

Reason: In the interests of neighbouring amenity

5. (LEAP)

Notwithstanding the approval of the location, size and general arrangement of the locally equipped area of play (LEAP), prior to the first occupation of the dwellings hereby approved, details of costings for equipment to be provided shall be submitted and agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved costed details.

Reason : In ensure equipment for the LEAP is secured in line with the agreed S106 agreement.

6. (Landscaping)

The development hereby permitted shall be undertaken in accordance with the submitted landscaping plans SO107-LS-35c, 36c, 37c, 38c, 39c. Full details of structural tree pits (tree Bunker) shall be submitted and agreed in writing with the Local Planning Authority prior to the commencement of any ground works.

Reason : In ensure the landscaping of the site is undertaken in accordance with the approved plans.

7. (Urban Square)

Notwithstanding the approval of the location, size and general arrangement of the urban square, prior to the first occupation of the dwellings hereby approved, a hard works landscape plan showing details of the urban square design and materials 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 plan.

Reason: To ensure that the detailed design of the square accords is of a high quality in accordance with the approved design code

8. (Private Refuse)

Prior to the first occupation of the dwellings, details of a private refuse collection solution for plots 596-600 and 682-688, shall be submitted to and approved in writing by the Local Planning Authority. The private refuse

collection solution shall be retained in perpetuity unless agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity and servicing for future occupiers of the development.

Informatives:

1. For the avoidance of doubt this is a strategic site which is zero rated for the Community Infrastructure Levy
2. The Local Planning Authority notes that the car parking space allocation for the apartment blocks is illustrative only. The disabled spaces will need to be allocated to the adapted units.
3. The applicant is informed that this decision constitutes an approval of reserved matters under Condition 1 of planning permission granted on 13/03/2017 under Application No 3/14/0016, and does not, but itself, constitute a planning permission.
4. In the unlikely event of a pollution the applicant must ensure that they notify the Environment Agency on 0800807060, and the local water company who operate this water supply.
5. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:
<https://www.gov.uk/guidance/pollution-prevention-for-businesses>
6. Biosecurity measures may be required to minimise the spread of non-native invasive species. These may consist of drying and disinfection procedures, a comprehensive visual check of equipment, materials, machines and PPE arriving and leaving the site. Control measures may also be required include herbicide treatment. Further information is available from the GB non-native species secretariat concerning NNIS in general, the Be Plant Wise campaign and more specifically the Check, Clean, Dry biosecurity procedures to help prevent the spread of problem non-native species.

<http://www.nonativespecies.org/checkcleandry/biosecurity-for-everyone.cfm>
<http://www.nonativespecies.org/checkcleandry/index.cfm>

7. To protect the dark skies which contribute to the character of the Area of Outstanding Natural Beauty (AONB) and in accordance with the advice of the Cranborne Chase and West Wiltshire Downs AONB office, it is suggested that proposed roof lights and floor to ceiling glazing in the development hereby approved shall be fitted blinds to reduce light pollution

Case Officer: Naomi Shinkins

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.

Planning Committee October 28th 2020

