

Application Number:	P/RES/2022/00263		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land to the south east of Lodden Lakes New Road Gillingham Dorset		
Proposal:	Develop land by the erection of up to 115 no. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access) (reserved matters application to determine appearance, landscaping, layout & scale following the grant of outline planning permission P/OUT/2020/00495)		
Applicant name:	Taylor Wimpey Southern Counties		
Case Officer:	Ross Cahalane		
Ward Member(s):	Cllr Val Potheary, Cllr Belinda Ridout, Cllr David Walsh		
Publicity expiry date:	8 April 2022	Officer site visit date:	09 March 2022
Decision due date:	9 June 2022	Ext(s) of time:	15 th July 2022

1.0 Committee decision given the scale of development involved and its context within the wider strategic allocation at Gillingham.

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation:

- The principle of residential development on this site has already been established
- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The proposal is acceptable in its design, scale, layout and landscaping
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
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Principle of development	The principle of development was agreed through the grant of Outline planning permission (P/OUT/2020/00495) and a Local Plan allocation supported by the Gillingham Neighbourhood Plan.
Layout	The layout provides a positive town edge towards open space and the River Lodden. It also provides sufficient natural surveillance and pedestrian linkages throughout, along with three footpath links to Phase 1.
Scale	The proposal is acceptable scale, complying with the aims of the Outline parameters. Some taller (2.5 – 3-storey) buildings are provided at appropriate landmark locations.
Appearance	The materials palette and mix is consistent with Phase 1, with some variation at key locations. Some dwellings along the spine road and countryside edge now have chimney features, to add some distinction to these key quality areas.
Landscaping	The revised scheme now provides a sufficient amount of street trees and planting specification throughout the site. The proposed location and specification of the Local Area of Play (LAP) within the middle of the site is also considered acceptable.
Affordable Housing	20 units are proposed for Affordable Rent and 8 for Shared Ownership, to be managed by a Registered Provider. This is in accordance with the outline s106 legal agreement.
Highway safety and parking	Following the submission of a speed reduction measure for the main spine road, the Highway Authority has raised no objections on highway safety, policy or capacity grounds, subject to compliance with the Outline conditions.
Residential amenity	It is not considered that the proposal would lead to adverse impact on the residential amenity of surrounding neighbours.
Flood risk and drainage	The proposed dwellings remain outside of the flood risk zones. The full and precise flood risk and drainage requirements remain subject to Outline Conditions 8-12.
Environmental Impact Assessment (EIA)	The outline planning application included an Environmental Statement (ES). An EIA Statement of Conformity (SoC) has been prepared for the Reserved Matters application, and it is considered that there would be no material change to the findings of the ES of December 2020.
Other matters	Potential contamination is controlled by Conditions 21-23 of the Outline permission.

5.0 Description of Site

The site comprises an area of approximately 6.73 hectares, which is wholly within the Strategic Site Allocation – Gillingham Southern Extension (Policy 21). The land is identified as ‘Land to the East of Lodden Lakes’ in Policy 21 of the Local Plan Part 1 (2016).

Gillingham is located to the north of the North Dorset District Boundary, approximately 35km to the west of Salisbury. It is recognised as one of the main towns in NDDC which serves a wide catchment of surrounding villages and settlements.

The application site is located to the south of Gillingham town. It comprises an area of agricultural land with a gentle north west to south east gradient towards the River Lodden on the south east boundary. There are no existing buildings within the application site. The site adjoins two coarse fishing lakes (Lodden Lakes) to the west and lies south of land which is currently being developed by the applicant for housing (Lodden Lakes Phase 1 – 90 dwellings).

The site has access frontage to New Road (B3092) on the western boundary. Access will also be available from the primary vehicle route through the Phase 1 development on adjoining land to the north, which in turn has access from Addison Close which joins New Road at a T-junction to the northwest of the Phase 1 site. To the south of the site, beyond the River Lodden is the other site ‘Land to the South of Ham’ which forms part of the Gillingham Southern Extension Strategic Site Allocation (SSA). This area of land has outline planning permission for 961 dwellings and other permissions for associated infrastructure (please see planning history).

6.0 Description of Development

This application seeks approval of reserved matters for appearance, landscaping, layout and scale in relation to outline approval P/OUT/2020/00495. In line with this approved outline application, this application proposes 115 dwellings, comprising:

- 2x one-bedroom flats and 6x two-bedroom flats (all Affordable), within a three storey building adjacent the New Road vehicular access
- 35x two-bedroom dwellings (9 Affordable), comprising 11 terraced dwellings, 14 semi-detached dwellings and 10 flat over garage units
- 47x three-bedroom dwellings (9 Affordable), comprising 12 detached dwellings, 2 link-detached dwellings, 24 semi-detached dwellings and 9 terraced dwellings
- 25x four-bedroom dwellings (2 Affordable), comprising 24 detached dwellings and 1 end-terraced dwelling.

The above includes 20 units for Affordable Rent and 8 for Shared Ownership. The affordable homes will be in four locations across the development.

The proposed dwellings would be mainly two storey in form, with some 2.5 storey dwellings with front dormers. The apartment block adjacent the New Road vehicular access would be three storey.

Details of access were approved in the original outline, and are unchanged. This approved a new vehicular access off New Road to the southwest, along with a vehicular access linking from Phase 1 to the north. Parking spaces are generally located on-plot or street facing, along with parking courts. Many of the larger dwellings feature garages.

Landscaping is provided throughout the site, including open space and street trees. A landscaped buffer is proposed along the southern and eastern periphery, to provide a 3.58ha area of open space incorporating integrated SuDS features (five surface water attenuation ponds) and an approx. 350sq m Local Area of Play (LAP). A Play Trail is also provided within this amenity open space.

Amended plans to the overall layout were received following issues raised by the Council's Highway Authority, Housing Enabling, Landscape, Natural Environment and Urban Design Officers. These amendments are referred to in the planning assessment below.

The application also includes details submitted to seek discharge of Condition nos. 7 and 11 of the Outline permission. Condition 7 requires Reserved Matters to include a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. Condition 11 requires submission of drawings to demonstrate that the finished floor levels are set above the design flood level plus suitable allowances for climate change. These details are considered at Appendix 1 at the end of this report.

7.0 Relevant Planning History

Phase 1

2/2011/0824/PLNG

Request for EIA Screening Opinion in respect of the proposed erection of 90 No. dwellings.

Decision: Determined Decision Date: 09/08/2011

2/2014/1230/SCREIA - Request for EIA Screening Opinion under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations 2011 to develop land by the erection of up to 90 No. dwellings with public open space and vehicular access from Addison Close.

Decision: Determined Decision Date: 08/10/2014

2/2014/0968/OUT- Develop the land by erection of up to 90 No. dwellings with public open space and create access from Addison Close, (outline application to determine access).

Decision: Granted Decision Date: 11/05/2015

2/2014/1315/SCOEIA - Request for scoping opinion relating to proposed mixed use

sustainable urban extension regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (S.I. 2011/1824) ("THE REGULATIONS")

Decision: Determined Decision Date: 12/12/2014

2/2018/0483/REM - Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT).

Decision: Granted Decision Date: 27/02/2019

P/ADV/2020/00295 - Erect one hoarding advertisement sales sign

Decision: Granted Decision Date: 05/03/2021

Phase 2

P/OUT/2020/00495 - Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access)

Decision: Granted Decision Date: 06/01/2022

P/MPO/2022/02692 - Modification of S106 Agreement dated 23/12/21 (LPA ref. P/OUT/2020/00495) to amend agreement wording from 25% to 28no. affordable housing units & pay 0.75 of a unit as a commuted sum.

Decision: Pending

Pre-application discussions (P/PAP/2021/00345) were held in respect of the Reserved Matters now submitted for formal consideration.

Gillingham Strategic Site Allocation

2/2018/0036/OUT - Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise up to 961 dwellings. Up to 2,642 sq. m. in a new local centre providing retail, community, health and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure (Outline application to determine access only). West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

Decision: Granted Decision Date: 09/09/2021

2/2018/0077/OUT - Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and

cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated/infrastructure. (Outline application to determine access only). Land at Park Farm Kingsmead Business Park, Gillingham, Dorset
Decision: Granted Decision Date: 22/11/2021

2/2020/0379/FUL - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. Approved November 2020.

Decision: Granted Decision Date: 18/11/2021

P/FUL/2020/00282 - Form a temporary access for the construction of the Gillingham Principal Street.

Decision: Granted Decision Date: 13/04/2021

P/FUL/2021/00063 - Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street.

Decision: Granted Decision Date: 09/09/2021

P/VOC/2021/01567 - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound).
Decision: Granted Decision Date: 29/06/2021

8.0 List of Constraints

Agricultural Land: Grade 3

Flood Zone 2

Flood Zone 3

HSE Hazardous Installations: Brickfields Business Park, New Road, Gillingham,

9.0 Consultations

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

Consultees

Environment Agency: No objection. Condition 11 (finished floor levels) of the Outline permission can also be discharged.

Natural England: No comments to make.

Dorset Council – Environmental Health: No objection, subject to conditions.

DC – Highway Authority: No objection, subject to compliance with the Outline conditions *[See Section 15 planning assessment below]*

DC - Housing Enabling Team – Comments: *[See Section 15 planning assessment below]*

DC – Landscape: Unable to support *[See Section 15 planning assessment below]*

DC - Natural Environment Team: Further information/amendments required for the proposed open space *[See Section 15 planning assessment below]*

DC - Minerals & Waste Policy: Comments:

- The proposed development lies partly within the consultation buffer of a site allocated in the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019
- The safeguarded site is the allocated Inset 3 – Area of Search at Brickfields Business Park, Gillingham. This is for a new Household Waste Recycling Centre (HWRC), to be located somewhere within the allocated area of search
- Important that this proposed allocation is taken into consideration as the Lodden Lakes development is progressed, to ensure there are no impacts on either the proposed housing or the development of a new household waste recycling centre within the allocated area of search. For example, a HWRC can generate large volumes of traffic at certain times of the day/week.

DC – Senior Ranger: Comments:

- No objection, but request that due consideration be given to the additional burden that the increasing number of residents will place upon the existing rights of way network and a suitable contribution be made towards the maintenance of the network along with the following list of improvements within a mile radius of the development
- Design and Access Statement shows a bridge with the text ‘future bridge link to be provided by Dorset Council’. Neither the Highways Bridges Team nor I know anything about this so would be grateful to know who will provide a bridge

[Officer comment: Although the s106 Agreement secures contributions towards community transport, sustainable transport and town-wide personalised travel, it does not require a contribution towards public footpaths. The applicant has also responded to say that the provision of a bridge was discussed with the Council at the outline application pre-application, in which the Highways Officer acknowledged that the applicant was not expected to provide a bridge, but that this would be addressed later by the Council with the involvement of the Environment Agency. The position was re-confirmed at the reserved matters pre-application meeting, and consequently did not form part of the planning obligations in the s106 agreement to the outline planning permission.]

This outcome reflects the adopted/approved policy position: i.e. the Master Plan Framework notes that a bridge over the River Lodden between Lodden Lakes phase 2 and the Welbeck land was 'potential' future infrastructure as a possible alternative to the planned Principal Street pedestrian/cycleway.]

DC – Trees: No objection [See Section 15 planning assessment below]

DC - Urban Design Officer: Unable to support [See Section 15 planning assessment below]

DC - Section 106 Lead Project Officer: Comments:

The outline consent P/OUT/2020/00495 is accompanied by a comprehensive s106 agreement. On the understanding that this application will be determined in accordance with this s106, no further comments. This is without prejudice to other DC consultee responses.

Gillingham Town Council: Recommend approval.

Representations received

At time of preparation of this report, no representations have been received.

Total - Objections	Total - No Objections	Total - Comments
0	1	0

10.0 Relevant Policies

Local Plan: The North Dorset Local Plan Part 1 (LPP1) was adopted by North Dorset District Council (NDDC) on 15 January 2016. It, along with policies retained from the 2003 North Dorset District-Wide Local Plan, 1 and the 'made' Gillingham Neighbourhood Plan, form the development plan for North Dorset. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Core Spatial Strategy

Policy 3: Climate Change

Policy 4: The Natural Environment

Policy 5: The Historic Environment

Policy 6: Housing Distribution

Policy 7: Delivering Homes

Policy 8: Affordable Housing

Policy 11: The Economy

Policy 12: Retail, Leisure and Other Commercial Developments

Policy 13: Grey Infrastructure

Policy 14: Social Infrastructure
Policy 15: Green Infrastructure
Policy 17: Gillingham
Policy 21: Gillingham Strategic Site Allocation
Policy 23: Parking
Policy 24: Design
Policy 25: Amenity

Gillingham Neighbourhood Plan

The Gillingham Neighbourhood Plan was 'made' on 27 July 2018 and forms part of the Development Plan for North Dorset. Relevant policies applicable to these outline applications are:

Policy 1. Custom and self-build housing
Policy 4. Support improvements in existing employment sites
Policy 12. Pedestrian and cycle links
Policy 13. Road designs in new development
Policy 14. New and improved health and social care provision
Policy 15. New and improved education and training facilities
Policy 16. New and improved community, leisure and cultural venues
Policy 17. Formal outdoor sports provision
Policy 18. Equipped play areas and informal recreation / amenity spaces
Policy 19. Allotments
Policy 20. Accessible natural green space and river corridors
Policy 23. The pattern and shape of development
Policy 24. Plots and buildings
Policy 25. Hard and soft landscaping

Other Material Considerations

National Planning Policy Framework (NPPF):

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

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

The presumption in favour of sustainable development

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

For decision-taking this means:

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

Current housing land supply

The Council is still not providing a sufficient supply of housing in the North Dorset area, following the latest 2021 Housing Delivery Test. Officers note that where a 5-year supply of housing land cannot be demonstrated, paragraph 11d i) and ii) of the Framework outlines the implications for how development proposals should be determined. It states that where the (local) development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits.

Dorset Council Local Plan (Consultation version January 2021)

Dorset Council have produced a draft Local Plan containing proposals for guiding future development over the whole of the Dorset Council area up to 2038. The initial consultation period ran until the 15 March 2021. Given its early stage of consultation the weight to be given to it is very limited.

Relevant Policies;

DEV4: Growth in the northern Dorset functional area

DEV9: Neighbourhood plans

ENV1: Green infrastructure: strategic approach

ENVV4: Landscape

ENV8: The landscape and townscape context

ENV11: Amenity

ENV13: Flood risk

ENV14: Sustainable drainage systems (SuDs)

HOUS1: Housing Mix

HOUS2: Affordable housing

COM4: Recreation, sports facilities and open space

COM8: Parking standards in new development

COM9: Provision of infrastructure for electric and other low emission vehicles

COM12: The provision of utilities service infrastructure

GILL2: Gillingham Southern Extension

Master Plan Framework (MPF), August 2018

The Master Plan Framework (MPF) was prepared by a consortium of three developers Taylor Wimpey, CG Fry and Welbeck over the period 2015-2018, working with and in consultation with the officers at North Dorset District Council (now Dorset Council). The MPF is a requirement of Policy 21 of the NDLP. It covers the whole SSA and was a pre-requisite to the submission and consideration of any planning applications for development.

The MPF sets out the overall vision for the SSA, from which an analysis of constraints and opportunities provides the basis of a Framework Masterplan in the MPF. The analysis covered the key planning, transport, landscape and delivery aspects of the various land parcels. The site investigations led to a series of plans that set out the site opportunities and responses to constraints in terms of topography, views to/from the site, green infrastructure, walkable neighbourhoods, transport links, density, form and open space.

North Dorset District Council Landscape Character Assessment (2008)

The site lies within the Dorset Landscape Character Assessment 'Clay Vale' landscape character type and the North Dorset District Council Landscape Character Assessment 'Blackmore Vale' landscape character type. The area forms of a broad expansive clay vale with a mosaic of woods and pastoral fields bounded by straight hedgerows dotted with mature Oaks. Open layered views are possible across the gently undulating landscape to the low hills of the chalk escarpment which forms a backdrop. The area has a dense network of twisting lanes often with grass verges and sharp double 90 degree bends. It is also characterised by a network of ditches, streams and brooks which drain into the tributaries of the River Stour. There are numerous small villages and hamlets across the area built with distinctive mix of materials such as stone, red brick, tile and thatch.

Gillingham Town Design Statement (adopted 2012)

The Gillingham Town Design Statement (TDS) was adopted by Cabinet on 19 March 2012 and endorsed by Council on 30 March 2012, as an evidence base study. It was developed to safeguard the local characteristics of the Town, and to encourage sensitive, high quality design where new development occurs. It details distinctive local features and policies to inform those applying for planning permission what should be considered when preparing a scheme for submission.

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

12.0 Public Sector Equalities Duty

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

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

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The development proposal would not raise any specific concerns/impacts for those persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Affordable housing	28 units and a contribution in lieu towards 0.75 dwellings, in accordance with the Local Plan
Quantum of greenspace	Open space along eastern and southern boundary, a Local Area of Play (LAP) and a Play Trail.
Employment created during construction phase	The proposal will support local jobs in the construction sector and will bring about 'added value' in the local area through associated spending and economic activity.
Spending in local economy by residents of proposed dwellings	The proposal will support the local economy, providing housing required to support the long-term economic growth in the area with new residents spending on goods and services as they move in.
Non Material Considerations	
Contributions to Council Tax Revenue	According to the appropriate charging bands

14.0 Climate Implications

In May 2019, Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning department will secure reductions in the carbon footprint of developments. This can be secured by planning condition to requiring a Sustainability Statement to include details of the proposed renewable technology measures and/or efficiency measures. Condition 19 of the Outline planning permission requires details of a scheme to install infrastructure within the plots with garages to facilitate charging for plug-in and other ultra-low emission vehicles to be submitted to and agreed in writing by the Council prior to the commencement the development.

15.0 Planning Assessment

The principle of development was agreed through the grant of Outline planning permission (P/OUT/2020/00495) and a Local Plan allocation supported by the Gillingham Neighbourhood Plan. The Outline permission also approved the means of access to the site.

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

- Layout
- Scale
- Appearance
- Landscaping
- Affordable Housing

- Highway safety and parking
- Residential amenity
- Flood risk and drainage
- Other matters

Layout

The Council's **Urban Design Officer (UDO)** commented that the layout is generally well designed, incorporating perimeter block development and ensuring that public areas would be well-surveyed by active frontages. For instance, the corner dwelling at Plot 9 faces the main spine road and open space near the New Road vehicular access, to provide a sense of arrival.

The UDO however raised concern regarding Plots 54-57 fronting the rear of Plots 22-24 in terms of creating poor outlook and potential issues of security and misuse, as a retained hedge would be sited in between. The house type on Plot 21 at the main spine road corner has now been changed to front the end of this hedge, which would offer natural surveillance and make this space more defensible. The rear garden to Plot 24 has also been increased in size.

Overall, it is concluded that the amended layout satisfactorily addresses the concerns raised by the UDO as set out above. The layout would also provide sufficient pedestrian linkages between dwellings and open space throughout, along with three footpath links to Phase 1 to the north. The layout is therefore considered acceptable and would accord with Policy 4 and 24 of the Local Plan, and the NPPF.

Scale

The UDO commented that variations in scale are used to good effect within the proposed plans to denote landmark dwellings. Although officers note that three 2.5 storey dwellings (plots 30, 31 and 41) are proposed within the "up to 2-storey" building heights zone, one of these dwellings is where the LAP was indicated and is surrounded by Outline-accepted "up to 2.5 storey" zones. An appropriate row of four semi-detached 2.5 storey dwellings (with pitched roof front dormers) is therefore provided along this section of the main spine road. The other two dwellings are to the west and are also semi-detached with pitched roof front dormers. As they are located facing a secondary junction visible from the main spine road, they are considered acceptable as appropriate landmark dwellings. The scale and layout now put forward otherwise complies with the Outline building height zones.

In light of all the above, officers consider that the overall scale of buildings proposed remains within the overall terms of the Outline permission.

Appearance

The UDO commented that the proposed development generally deals with turning the corner and activating the streetscene through fenestration very well. Although an additional lounge window on the side elevations of plots 28 and 69 is requested, officers note that these areas are surveilled by other front elevations and do not face the main spine road. The UDO also requests that bathrooms and en-suites should be served by windows. However, the proposal already includes bathroom windows at appropriate corner plot locations where they would make a useful contribution to the streetscene e.g. Plots 17, 69 and 91.

The materials palette looks to build on that from phase 1 with consistency and some variation on key elevations, and is therefore supported. The Materials Distribution Plan shows that materials are proposed to be grouped together in small clusters, which is a positive feature as it would aid the creation of character areas. The coalescence of plot boundary and garage materials with their respective dwellings is commended, and the plot 57 garage has now been amended to include the same slate roof as its main dwelling.

The UDO also commented that the absence of chimney stacks is at odds with the local character assessment of the Outline application, which references dwellings with chimneys as forming part of the local vernacular. The applicant has now amended some of the dwellings along the spine road and facing the public open space to include chimneys – areas which were identified as key character locations at Outline stage. It is now considered that the scheme provides some regard to the local vernacular at appropriate locations.

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

Landscaping

Hard and soft landscape details have been submitted, along with details for the Local Area of Play (LAP) and natural play trail and a Landscape Management Plan (subject to Outline Condition 7 – See Appendix 1 below). It is proposed to relocate the LAP slightly south from the location indicated on the Outline approved Land Use and Green Infrastructure Parameter Plans. The Outline s106 agreement however allows for the location of the LAP to be agreed at Reserved Matters stage. As the current proposed LAP would be within a more central location and would comply with the s106 requirements in terms of size and equipment, it is considered by officers to be acceptable.

The Council's **Senior Landscape Architect (LA)** commented that the submitted landscape details are broadly in line with the Outline approved parameter plans. In general, potential conflicts between the location of lighting columns and the proposed location of street trees seem to have been avoided. However, it was not clear whether this held true for underground services and drainage runs.

The LA also considered that the proposed streets are not tree-lined as now required by the NPPF and that within the parkland space, the quantum of trees proposed is insufficient, along with the size of some of the species. The LA also suggests planting of single specimens is avoided and that instead single species groups of 3No., 5No., and 7No. at minimum 4m spacings are planted in order to provide a contingency against loss due to damage and disease between planting and maturity.

The LA supported the use of underground topsoil cellular systems and noted the identification of minimum soil volumes for the tree species and cultivars to be used. However, it needs to be demonstrated that these minimum soil volumes can be

delivered for the individual trees and locations shown on the plans and the relationship between the proposed trees and the planting details is not clear.

The applicant has amended the overall landscape proposal, to provide the following:

- More trees added to groups of trees in the parkland open space area, plus more groups of trees
- Single trees in the parkland open space to be made up to groups of trees
- Tree species in the parkland open space substituted for those recommended by the LA
- Some additional street trees provided where conflicts with services can be avoided
- Soil and planting details provided in the revised LMP and landscape plans.

Following review of these amended/additional details, the LA now raises no objection.

The Council's **Natural Environment Team (NET)** also requested further information/amendments for the proposed LMP and open space. The LMP should include references to: government grant schemes; climate data/changes; details of play equipment; The Equalities Act; drainage design plans / regime; details of play equipment i.e. maker and maintenance; design sign-off by play inspector, and; annual inspections.

The revised plans for the LAP and Play Trail incorporate the above changes proposed by the NET. The soft landscape proposals have been amended to show berms alongside the access road where it adjoins the parkland open space area, to prevent unauthorised access to the amenity area by vehicles. The NET comments on the management of the LAP, open space and other landscape elements are also addressed in the revised LMP, which includes an annual management regime and is subject to Outline Condition 7. Matters regarding drainage do not fall within the scope of the LMP and are discussed further below. The amendments to the soft landscaping, play and LMP are considered acceptable by officers, as they suitably address the concerns raised.

Tree impacts

The Council's **Tree Officer** is satisfied with the proposed landscaping and post planting management, and is also satisfied that trees on site will not be detrimentally impacted upon by this proposal. Condition 6 of the outline permission requires submission of an Arboricultural Method Statement prepared by a qualified tree specialist, prior to commencement of development.

Conclusion

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

Affordable Housing

20 units are proposed for Affordable Rent and 8 for Shared Ownership. These will be provided and maintained by a Registered Provider, and this tenure mix is in accordance with the s106 legal agreement signed at outline stage. The Affordable Rent units comprise 2x 1-bed flats, 6x 2-bed flats, 1x 2-bed flat-over-garage unit, 4x

2-bed dwellings, 7x 3-bed dwellings and 2x 4-bed dwellings. The Shared Ownership units comprise 4x 2-bed dwellings and 4x 3-bed dwellings.

The development will provide 115 homes and as the required 25% affordable contribution equates to 28.75 dwellings, an affordable contribution equivalent to 0.75 of a dwelling is also required. The site layout plans offer a good range of family homes and the initial layout proposed positioned the affordable properties in three areas of the site. However, the Council's **Housing Enabling Team** commented that more effort should be made to disperse the affordable units throughout the site.

The applicant has now amended the layout to provide four affordable dwellings along the spine road, which also means that the overall distribution is now in four locations across the site. Officers consider that the proposed affordable housing layout is policy compliant in terms of design, integration and provision across the site.

Highway safety

The proposed layout would provide 184 allocated parking spaces, 4 allocated carports, 58 allocated garages, along with 21 unallocated spaces and 20 visitor spaces distributed throughout the site. This amounts to 287 parking spaces within the site, at a ratio of 2.5 spaces per dwelling. Consistent with Phase 1 to the north, the current proposal provides an on-site cycle link by utilising the proposed access road through the residential area - linking New Road to Phase 1. Enclosed cycle parking space is provided for each unit.

The initial comments of **Dorset Council Highway Authority (CHA)** stated that a traffic calming feature is needed from the western access to the first junction within the site, to reduce vehicle speeds to 20mph or lower – by means of a junction plateau (or other suitable calming feature).

The applicant has now provided a junction plateau at this location. The CHA considers that the amendment has been made as requested and the geometry of the layout meets with both adoptive criteria and the guidance provided by Manual for Streets (MfS). Refuse collection has been considered and on-site parking numbers, for both cycles and cars, are considered to be appropriate for this location. Hence, the CHA has raised no objection to the Reserved Matters, subject to the same conditions previously imposed upon the Outline approval.

Matters regarding: vehicle access and visibility splay provision; cycle parking details; electric vehicle charge point details, and; Travel Plan, are subject to the conditions attached to the Outline planning permission.

Residential amenity

Impact on neighbours

The nearest dwellings to the proposal site would comprise those approved under the Phase 1 scheme to the north, with open land beyond to the east and south. The land to the west on the other side of New Road is designated for employment development. The proposed dwellings would be sited at sufficient distance from the approved Phase 1 dwellings to avoid any adverse impacts in terms of loss of light, outlook, privacy or overbearing impact.

The Council's Environmental Health Team has commented that due to the vicinity of existing residential dwellings to this site, demolition and construction works should be limited to 0700hrs – 1900hrs Mondays – Fridays; 0800hrs – 1300hrs Saturdays, and; no noisy activity on Sundays or Bank Holidays. Officers consider that such a condition is necessary and reasonable in order to protect residential amenity.

Impact on future occupiers

The floor plans of the 35 proposed 2-bed dwellings indicate four occupiers and the proposed 47 3-bed dwellings indicate five occupiers. Most of these dwellings would meet the minimum space standards if occupied by three/four persons respectively, with the remaining shortfall being relatively marginal ranging between approx. 1-6sqm. Additionally, all of the other proposed units throughout the scheme (including all of the affordable units) would meet or exceed the minimum space standards. As such, overall, it is considered that future occupiers would be afforded with sufficient internal living and storage space. Officers also consider that the built form relationships within the scheme would afford future occupiers with sufficient light, outlook and privacy.

Flood risk and drainage

The proposed development will continue to avoid development in Flood Zones 2 and 3 plus a climate change sensitivity buffer. Surface water attenuation will be achieved via five attenuation ponds outside the Flood Zones 2 and 3 including the climate sensitivity buffer, to ensure surface water runoff rates will be maintained at or below current greenfield run-off rates. The attenuation ponds will be located in the amenity open space along the southeast and have been incorporated into, and form part of, the amenity open space.

The current proposed layout relocates the foul drainage pumping station from southwest of the central hedgerow within the river valley amenity open space (as shown on the Outline Illustrative Masterplan) to about 45m northeast but still within the river valley open space. The foul drainage pumping station was however marked as illustrative at Outline stage. Additionally, the full and precise flood risk and drainage requirements remain subject to the Outline Conditions 8-12, which require submission of: a detailed surface water management scheme; details of maintenance and management of the scheme; foul drainage scheme details; and; a scheme for maintenance access to the River Lodden and associated flood risk management infrastructure.

Other matters

Matters regarding ecological design and management and potential contamination are also subject to the conditions attached to the Outline planning permission.

16.0 Conclusion

Outline planning permission for the construction of 115 dwellings, with details of access and the provision of 25% affordable housing, was granted with s106 legal agreement in January 2022. The principle of development is therefore established

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

The applicant has amended the details of the original submission to take account of concerns and comments raised in consultation. It is considered that the revised proposal accords with the terms of the Outline permission along with the overall aims of the Development Plan and the NPPF, having due regard to the context of this site.

17.0 Recommendation

APPROVAL of Reserved Matters, subject to the following conditions:

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

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

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

Land use plan (Drawing No. UP00237-11); Site sections 2 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0211 Rev P01); Site sections 5 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0214 Rev P01); Site sections 6 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0215 Rev P01); Site sections 7 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0216 Rev P01);

Floor plans/elevations:

Apartments (Drawing No. UP00237-14-01); Plots 9-10 (Drawing Nos. UP00237-04-01-AA31/PT36 and UP00237-04-02-AA31/PT36); Plots 15, 79-80, 99 and 107 (Drawing Nos. UP00237-07-01-PT37 and UP00237-07-02-PT37); Plot 16 (Drawing Nos. UP00237-01-01-PT22 and UP00237-01-02-PT22); Plot 17 (Drawing Nos. UP00237-05-01-PA34 and UP00237-05-02-PA34); Plot 18 (Drawing Nos. UP00237-06-01-PT36 and UP00237-06-02-PT36); Plots 19-21, 49, 58-59, 78 and 108 (Drawing Nos. UP00237-09-01-NA42 and UP00237-09-02-NA42); Plots 22-24 (Drawing Nos. UP00237-02-01-PA25 and UP00237-02-02-PA25); Plots 25-26 (Drawing Nos. UP00237-03-03-AA23 and UP00237-03-04-AA23); Plots 29, 34 and 39 floor plans (Drawing No. UP00237-09-03-NA42; Plots 29 and 34 elevations (Drawing No. UP00237-09-04-NA42); Plots 30-31, 40-41, 42-43 and 100-101 (Drawing Nos. UP00237-08-01-NB32 and UP00237-08-02-NB32); Plots 32-33, 71-72, 95-96 and 113-114 (Drawing Nos. UP00237-05-03-PA34 and UP00237-05-04-PA34); Plots 35-37 (Drawing Nos. UP00237-05-05-PA34/PT36 and UP00237-05-06-PA34/PT36); Plot 38 (Drawing Nos. UP00237-01-03-PT22 and UP00237-01-04-PT22); Plot 44-46 (Drawing Nos. UP00237-02-03-PA25/PT36 and UP00237-02-04-PA25/PT36); Plot 47 (Drawing Nos. UP00237-12-01-NA44 and UP00237-12-02-NA44); Plot 48 (Drawing Nos. UP00237-01-05-PT22 and UP00237-01-05-PT22); Plot 52 (Drawing Nos. UP00237-01-07-PT22 and UP00237-01-08-PT22); Plot 53 (Drawing Nos. UP00237-06-05-PT36 and UP00237-06-06-PT36); Plots 54-56 (Drawing Nos. UP00237-02-05-PA25 and UP00237-02-06-PA25); Plot 57 (Drawing

Nos. UP00237-11-01-NT41 and UP00237-11-02-NT41); Plot 60-61 and 87 floor plans (Drawing No. UP00237-12-05-NA44); Plots 62-65 (Drawing Nos. UP00237-02-07-PA25 and UP00237-02-08-PA25); Plot 66 (Drawing Nos. UP00237-01-09-PT22 and UP00237-01-10-PT22); Plots 67-69 (Drawing Nos. UP00237-05-07-PA34 and UP00237-05-08-PA34); Plots 70, 86, 92 and 97 floor plans (Drawing Nos. UP00237-06-03-PT36 and UP00237-06-04-PT36); Plot 73 (Drawing Nos. UP00237-11-03-NT41 and UP00237-11-04-NT41); Plot 76 elevations (Drawing No. UP00237-01-12-PT22); Plot 77 and 93 floor plans (Drawing No. UP00237-12-03-NA44); Plot 77 and 93 elevations (Drawing No. UP00237-12-04-NA44); Plots 81, 88, and 89 (Drawing Nos. UP00237-10-01-NT40 and UP00237-10-02-NT40); Plots 82-84 (Drawing Nos. UP00237-02-09-PA25 and UP00237-02-10-PA25); Plot 85 (Drawing Nos. UP00237-01-13-PT22 and UP00237-01-14-PT22); Plot 87 elevations (Drawing No. UP00237-12-06-NA44); Plot 90 (Drawing Nos. UP00237-01-15-PT22 and UP00237-01-16-PT22); Plot 91 (Drawing Nos. UP00237-05-10-PA34 and UP00237-05-10-PA34); Plot 94 (Drawing Nos. UP00237-01-17-PT22 and UP00237-01-18-PT22); Plot 98 (Drawing Nos. UP00237-05-11-PA34 and UP00237-05-12-PA34); Plots 102-104 (Drawing Nos. UP00237-04-05-AA31/NA42 and UP00237-04-06-AA31/NA42); Plots 105-106 (Drawing Nos. UP00237-04-03-AA31 and UP00237-04-04-AA31); Plot 109 (Drawing Nos. UP00237-11-05-NT41 and UP00237-11-06-NT41); Plots 110-111 (Drawing Nos. UP00237-06-13-PA34/PT36 and Drawing No. UP00237-06-14-PA34/PT36); Plot 112 (Drawing Nos. UP00237-01-19-PT22 and UP00237-01-20-PT22); Plot 115 (Drawing No. UP00237-10-03-NT40 and UP00237-10-04-NT40)
- all received on 07th February 2022

Amended plans:

Site sections: 1 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0210 Rev P02); 3 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0212 Rev P02); 4 of 7 (Drawing No. 17814-HYD-XX-XX-DR-C-0213 Rev P02);
Garages floor plans and elevations (Drawing No. UP00237-13-01-ANC); Plots 9-10 (Drawing Nos. UP00237-04-01-AA31/PT36 and UP00237-04-02-AA31/PT36); Plots 11-14, 25-26 and 74-75 (Drawing Nos. UP00237-03-03-AA23 and UP00237-03-04-AA23); Plots 27-28 (Drawing Nos. UP00237-04-03-AA31 and UP00237-04-04-AA31); Plots 50-51 (Drawing Nos. UP00237-02-07-PA25 and UP00237-02-08-PA25)
all received on 17th May 2022

Site plan (Drawing No. UP00237-01); Materials distribution plan (Drawing No. UP00237-04); Parking distribution plan (Drawing No. UP00237-05);

Refuse collection plan (Drawing No. UP00237-06); Building heights plan (Drawing No. UP00237-07); Affordable housing distribution plan (Drawing No. UP00237-08 (A3));

Swept path analysis – refuse vehicle: Sheet 1 (Drawing No. 17814-HYD-XX-XX-DR-C-2010 Rev P05); Sheet 2 (Drawing No. 17814-HYD-XX-XX-DR-C-2011 Rev P05);
Highway adoption and streetlight plans: Sheet 1 (Drawing No. 17814-HYD-XX-XX-DR-C-2000 Rev P05); Sheet 2 (Drawing No. 17814-HYD-XX-XX-DR-C-2001 Rev P05);

Amended drainage strategy: Sheet 1 (Drawing No. 17814-HYD-XX-XX-DR-C-2600 Rev P03); Sheet 2 (Drawing No. 17814-HYD-XX-XX-DR-C-2601 Rev P02);
Engineering strategy: Sheet 1 (Drawing No. 17814-HYD-XX-XX-DR-C-2500 Rev P05); Sheet 2 (Drawing No. 17814-HYD-XX-XX-DR-C-2501 Rev P05); Sheet 3 (Drawing No. 17814-HYD-XX-XX-DR-C-2502 Rev P05); Sheet 4 (Drawing No.

17814-HYD-XX-XX-DR-C-2503 Rev P05); Sheet 5 (Drawing No. 17814-HYD-XX-XX-DR-C-2504 Rev P05);

Plot 39 elevations (Drawing No. UP00237-04-04-NA42); Plot 60 and 61 elevations (Drawing No. UP00237-12-06-NA44); Plot 76 floor plans (Drawing No. UP00237-01-11-PT22); Plot 92 elevations (Drawing No. UP00237-01-20-PT36); Plot 99 elevations (Drawing No. UP00237-07-02-PT37)

all received on 25th May 2022

Streetscenes: Sheet 1 (Drawing No. UP00237-09); Sheet 2 (Drawing No. UP00237-10) - both received on 27th May 2022.

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

3. The development hereby approved shall be undertaken in accordance with the following approved hard and soft landscape details:

Landscape management zoning plan (Drawing No. JSL3270 571 Rev A); Tree pit details in soft landscaping (Drawing Nos. JSL3270 401; JSL3270 403); Tree pit details in hard landscaping (Drawing Nos. JSL3270 402; JSL3270 404); Tree and shrub palette (Doc Ref: JSL3270_550)

all received on 07th February 2022

Amended plans:

Detailed play areas: LAP (Drawing No. JSL3270 111 Rev C); Natural Play Trail (Drawing No. JSL3270 112 Rev B); both received on 17th May 2022

Hard landscape proposals: Sheet 1 (Drawing No. JSL3270 201 Rev D); Sheet 2 (Drawing No. JSL3270 202 Rev D);

Soft landscape proposals: Sheet 1 (Drawing No. JSL3270 501 Rev E); Sheet 2 (Drawing No. JSL3270 502 Rev E); Sheet 3 (Drawing No. JSL3270 503 Rev E); Sheet (Drawing No. JSL3270 504 Rev E); Sheet 5 (Drawing No. JSL3270 505 Rev E); Sheet 6 (Drawing No. JSL3270 506 Rev E)

all received on 25th May 2022.

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

4. The approved hard and soft landscape details shall be carried out in full in the first planting season following completion of the development and thereafter maintained in accordance with the submitted Landscape Management Plan (Ref: JSL3270_570 LMP B May 2022).

Any trees or hedges removed without the written consent of the Local Planning Authority, or that are dying or being severely damaged or becoming seriously diseased up to five years after occupation of the last dwelling shall be replaced (and if necessary, continue to be replaced) in the first available planting season with trees or hedging of a similar size and unless any variation is approved in writing by the Local Planning Authority.

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

5. No development shall proceed beyond damp proof course level until details and samples of all external facing materials (including, walls, roofs and fenestration detail) have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (Drawing No. UP00237-04).

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

6. Prior to the commencement of the development above damp course level, a Sustainability Statement shall be submitted to the local planning authority for approval in writing. The statement shall include details of the proposed renewable technology measures, and or efficiency measures. The construction of the dwellings shall fully accord with the approved statement.

Reason: To ensure that the development includes sustainably measures.

7. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

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

Appendix 1 – Details submitted to seek discharge of Condition nos. 7 (Landscape Management Plan) & 11 (Finished Floor Levels) of Outline Planning Permission No. P/OUT/2020/00495

It is considered that the revised Landscape Management Plan (Ref: JSL3270_570 LMP B May 2022) meets the requirements of Condition 7.

It is considered that the Engineering Strategy Plans (Drawing Nos. 17814-HYD-XX-XX-DR-C-2500 Rev P04; 17814-HYD-XX-XX-DR-C-2501 Rev P04; 17814-HYD-XX-XX-DR-C-2502 Rev P04; 17814-HYD-XX-XX-DR-C-2503 Rev P04; 17814-HYD-XX-XX-DR-C-2500 Rev P04) meet the requirements of Condition 11, as set out in the Environment Agency consultation response.