

Application Number:	P/RES/2022/03207
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land Off Haywards Lane (West Of Allen Close) Child Okeford Dorset
Proposal:	Erect 26 No. dwellings. (Reserved matters application to determine layout, scale, appearance and landscaping, following the grant of Outline Planning Permission No. 2/2019/0318/OUT).
Applicant name:	ELT Bournemouth Ltd
Case Officer:	Robert Lennis
Ward Member(s):	Cllr Sherry Jespersen

- 1.0** The application is reported to the Planning Committee as outline permission (ref: 2/2019/0318/OUT) was granted approval by this Committee.

Members may recall considering a reserved matters application (P/RES/2021/01582) for this site within the past year which was refused by this Committee for the following reason:

The proposed layout of the development would result in a linear formation of parking to the south of plots 7-10, and views through the site from Haywards Lane would be focused on areas of parking and hardstanding which would detract from the rural character of the area. The layout of the development would also result in the proposed affordable units not being pepper-potted amongst the proposed market housing and they would not be indistinguishable from the other houses on site. Furthermore, the proposed species of trees on the site would not be compatible with the layout of the proposed residential properties on site. The proposed development would, therefore, fail to comply with Policies 8, 24 and 25 of North Dorset Local Plan and Section 3 of Child Okeford Village Design Statement.

This application seeks to address these concerns.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

- Principle of development was established by way of outline application: 2/2019/0318/OUT.
- The proposed layout and landscaping have been amended having regard to the previous refusal of reserve matters application P/RES/2021/01582.
- The proposed scale and appearance of the dwellings is considered to be acceptable and would improve the quality of design in the area.

- The proposal would have no direct harm to Child Okeford Conservation Area or any of the nearby scheduled ancient monuments: Hambledon Hill Camp, Causewayed Camp on Hambledon Hill, Hod Hill Camp, and Lydsbury Rings.
- The proposed development would be compatible in the context of this primarily residential area and would not give rise to any seriously detrimental impact to the amenity of existing neighbouring residents.
- There are no other material considerations which would warrant refusal of these reserved matters.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Established by way of outline planning permission; application 2/2019/0318/OUT.
Layout and Landscaping	The layout and landscaping have been amended to address the concerns raised previously with regard to parking, distribution of affordable housing, and species selection.
Scale and Appearance	The scale of the individual dwellings is comparable to surrounding two-storey dwellings. The proposed appearance would improve the character and quality of design in the area as it incorporates traditional elements.
Heritage	The Child Okeford Conservation Area is not close enough to be affected. Similarly, the siting, scale, and appearance of the development would not have an adverse impact on nearby schedule monuments associated with Hambledon Hill and Hod Hill.
Impact on Residential Amenity	The proposed details of this residential development would not result in any seriously detrimental impact on the amenities of the existing residential neighbours.

5.0 Description of Site

The application site consists of two parcels of land measuring circa 1.31 hectares (ha) in total and is located on the western edge of Child Okeford north of Haywards Lane. Bounding the site to the north are properties in Chalwell and Allen Close. To the east are properties in Allen Close and a single detached dwelling (located at the north-west corner of Haywards Lane and Haywards Lane). To the west are open fields and the south Haywards Lane.

There is no particular design character in the immediate context of the site. The site's northern and eastern boundaries are made up of residential developments consisting of a mix of pre-war, 40's, 50's, and 60's dwellings. Their appearance is made up of large detached chalet bungalows within Allen Close, two-storey terraced and semi-detached properties located in Chalwell, and a stand-alone bungalow on the corner.

Child Okeford's conservation area is not visible from the site being more than 200m to the east with intervening development. That development is primarily residential (north of Station Road) consisting of detached bungalows and chalet bungalows within a series of cul-de-sacs. There is no coherent design across this area though within each street there is some consistency.

The site has well-established hedge lines running along the site boundary and through the centre of the site. Along the western site boundary is an established field boundary made up of hedging and a number of mature trees. There are two specimen trees within the site, a mature oak tree (subject to a TPO) lying in the boundary between the two parcels, and a large mature walnut tree situated on the eastern boundary, just north of Allen Close. Both of these trees will be retained in the proposals. The site is mainly flat with a slight slope from west to east.

The setting of the nearest listed building, Grade II 'Pilgrims Farm' approximately 300m to the east along Station Road would not be affected. Hambledon Hill and Hod Hill are in excess of 1k to the east-southeast of site village and likewise their associated schedule ancient monuments would not be affected.

The site falls outside of the Dorset Area of Outstanding Natural Beauty. It is within the North Blackmore Rolling Vales landscape character area and partly within the Clay Vale character area as described in the North Dorset Landscape Character Assessment (as amended) (2008).

6.0 Description of Development

This is a reserved matters application to determine layout, scale, appearance and landscaping for the erection of 26 dwellings on the site following the grant of outline planning permission (application ref: 2/2019/0318/OUT).

In terms of layout, the key design strategy for the proposed housing development is to create public open space incorporating the feature oak tree in the middle of the site.

In terms of scale, the housing is proposed to include a mixture of two-storey terraced, semi-detached, and detached dwellings.

In terms of appearance, the design approach incorporates architectural detail derived from the housing stock of Child Okeford, such as curved window heads, brick dentil course, banding, and quoins.

In terms of landscaping, all significant trees would be retained, with the exception of one ash tree in the south east corner of the site, allowing for the new main access to the site. The tree and hedgerow buffer around the site would also be retained and enhanced where possible with additional planting of native species

7.0 Relevant Planning History

2/2019/0318/OUT – Conditional planning permission granted April 2021 - Develop land by the erection of up to 26 No. dwellings, form vehicular and pedestrian access. (Outline application to determine access).

P/RES/2021/01582 - Refused March 2022 - Erect 26 No. dwellings. (Reserved matters application to determine layout, scale, appearance and landscaping, following the grant of Outline Planning Permission No. 2/2019/0318/OUT).

- Planning appeal ref: APP/D1265/W/22/3299163, decision pending.

8.0 List of Constraints

Agricultural Land Grade - Grade: GRADE 2

Parish Name: Child Okeford CP

Ward Name: Hill Forts Ward

9.0 Consultations

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

Consultees

1. Parish Council - Child Okeford Parish Council

- Unable to support for numerous reasons. These reasons relate to the following topic areas:
 - A. The Historic Environment – concerns have been raised about the list of consultees, particularly with regard to Historic England and the Dorset AONB, and the accuracy of assessment of the heritage concerns.
 - B. Appearance/Layout - concerns relate to removal of hedges, lack of regard for the Child Okeford Village Design Statement, boundary treatment, and the settlement pattern of the village.
 - C. Layout & Neighbouring Property Amenity – concerns relate to loss of light and privacy.
 - D. Layout & Affordable Housing – concerns relate to lack of integration.
 - E. Design – concerns with the lack of local engagement, and lack of regard for the Child Okeford VDS, no variation in roof heights, no provision for solar panels or other sustainable features.
 - F. The Natural Environment: Landscape/Landscaping - concerns are raised about the loss of hedgerow and wildlife habitat.
 - G. General – concern is raised with the access arrangements and safety.
 - H. Summary

2. Dorset Council - Flood Risk Manager – Highways

- No objection to proposal

3. Dorset Council - Highways

- No objections.

- 4. Dorset Council - Trees**
 - No objection in principle subject to conditions.
- 5. Dorset Council - Section 106**
 - No comments received.
- 6. Wessex Water**
 - No comments received. Previously it was noted that the developer would need to engage with Wessex Water before construction work commences to ensure that there would be no encroachment onto easement requirements for the existing sewer running through the site. Wessex Water will agree a foul drainage connection for foul only flows from the development to the public foul sewer in Haywards Lane.
- 7. Dorset Council – Environment Protection Services**
 - No objection subject to condition.
- 8. Dorset Council – Landscape**
 - No comments received.
- 9. Dorset Council - Housing Enabling Team**
 - No comments received.
- 10. Ward Councillor - Hill Forts And Upper Tarrant's Ward**
 - No comments received.
- 11. Dorset Police Architectural Liaison Officer**
 - No comments received.
- 12. Dorset Council - Education Officer**
 - No comments received.
- 13. Dorset Council - Natural Environment Team**
 - No comments received.
- 14. Dorset Council - Dorset Waste Partnership**
 - No comments received.
- 15. Dorset Council - Urban Design**
 - No comment received.
- 16. Dorset Council - Economic Development and Tourism**
 - No comments received.
- 17. Dorset Council - Building Control North Team**
 - No comments received
- 19. Dorset Council – Libraries**
 - No comments received.

Representations received

35 objections received. Concerns and comments material to this application relate to:

- Highway safety and impact on school traffic
- Development out of keeping with area
- Urban form of development
- Cramped form of development
- Increase in traffic along Haywards Lane
- Impact on local facilities
- Density of development
- Development outside settlement boundary
- Impact on trees
- Parking
- Design not in keeping with surrounding area
- Impact on conservation area
- Impact on Hambledon Hill
- Impact on AONB

10.0 Relevant Policies

North Dorset Local Plan Part 1 (January 2016):

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 - Core Spatial Strategy

Policy 3 - Climate Change

Policy 4 - The Natural Environment

Policy 6 – Housing Distribution

Policy 7 - Delivering Homes

Policy 8 - Affordable Housing

Policy 13 - Grey Infrastructure

Policy 14 - Social Infrastructure

Policy 15 - Green Infrastructure

Policy 20 - The Countryside

Policy 23 - Parking

Policy 24 – Design

Policy 25 – Amenity

Material considerations

National Planning Policy Framework:

The following sections of the NPPF are considered to be relevant to the merits of this case:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
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

Other Material Considerations:

North Dorset Landscape Character Assessment (as amended) (2008).

The site straddles two Landscape types; Clay Vale and Rolling Vales, although the majority of the site lies within the Rolling Vales Landscape Type, which is described as: - *“An undulating transitional area between the low lying vales and the high Chalk, with clay and greens and landform becoming gradually more enclosed, folded and twisted nearer the escarpment to form a series of rolling foothills. There is an abrupt level change between this area and the steep sides of the escarpment but towards the vales, the land flattens out gradually. It is mainly a pastoral landscape with a few arable fields on flatter land interspersed between improved pasture and meadows. There are many small brooks, streams and damp flushes with numerous scattered hamlets and farms. The whole area has a tranquil, secluded and undeveloped character and feel to it”.*

The overall management objective for the Rolling Vales Landscape Type should be to conserve and enhance the diverse pattern of trees and woodland, hedgerow and small scale fields, watercourses and narrow lanes. The conservation of the rural and tranquil nature of the area is also a key objective.

Child Okeford Village Design Statement (COVDS) SPD (2007)

This document is supplementary to the existing Local Plan and sets out design principles for new development in Child Okeford.

- Part 3 The character of the landscape setting
- Part 8 Guidelines for Future Building and Development
- Part 10 Recommendations

Housing Land Supply for the former district area of North Dorset for 1 April 2021 (1 March 2022) which is considered to be under a five year supply.

Housing Delivery Test: 2021 measurement (14 January 2022), which is below the requisite 75%.

Planning appeal ref: APP/N1215/W/18/3210703 - Huntley Down, Milborne St Andrew – proposal of 30 new homes, including 12 affordable homes, with access from Huntley Down.

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.

With this application we have worked with the applicant to create easier access throughout the development by way of dropped kerbs and level access into dwellings. People with protected characteristics are not likely to be affected or disadvantaged by this development.

13.0 Financial benefits

Financial benefits were considered as part of the outline application, and secured with a signed Section 106 legal agreement prior to issuing the outline planning permission.

14.0 Planning Assessment

As mentioned above, the principle of development on this site, along with details of vehicular and pedestrian access, has been established by way of outline planning permission ref: 2/2019/0318/OUT.

The only matters for consideration with this application relate to the details of layout, scale, appearance, and landscaping. These matters were also considered within the past year under application ref: P/RES/2/2021/01582. This application was refused by Planning Committee for the following reason(s):

The proposed layout of the development would result in a linear formation of parking to the south of plots 7-10, and views through the site from Haywards Lane would be focused on areas of parking and hardstanding which would detract from the rural character of the area. The layout of the development would also result in the proposed affordable units not being pepper-potted amongst the proposed market housing and they would not be indistinguishable from the other houses on site. Furthermore, the proposed species of trees on the site would not be compatible with the layout of the proposed residential properties on site. The proposed development would, therefore, fail to comply with Policies 8, 24 and 25 of North Dorset Local Plan and Section 3 of Child Okeford Village Design Statement.

This reason is comprised of four main issues: the linear form of parking, views through the site from Haywards Lane, affordable housing integration, and tree species selection. This application seeks to address these concerns.

Layout

Three of the four issues in the reason for refusal relate to layout.

The layout is similar to what was previously proposed and the impression of a linear formation of parking south of plots 13-16 (previously 7-10) remains to a lesser degree. However, the amount of parking here has been reduced and the views through the site from Haywards Lane would be of trees and hedging rather than simply hardstanding. It is considered that 'linear parking' is not an unusual feature but a rather common feature to address the needs of terraced properties.

By reconfiguring the parking needs across the site, this proposal has created space for planting where it is most needed; at the entrance where there will be views into the site which give a first impression. This would be appropriate for the character and appearance of the area.

The third issue related to integrating the affordable housing to make the development more tenure blind. The previous cluster of affordable housing has been broken up slightly to create more integration with the rest of the development. Your Housing Enabling Officer has verbally accepted this layout.

It has been noted in the Design and Access Statement that the key design strategy for the development was to create public open space incorporating the feature oak tree in the middle area of the site. This open space (including an equipped area of play) along with the existing and proposed trees of the site will have a positive impact on the character of the development when viewed from within and afar.

The layout has been orientated to predominantly face inwards, looking across the public open space at the centre of the arcing vehicular routes. This is not dissimilar to the numerous cul-de-sacs in the village which by their nature are exclusive and look inwards. Hence this approach to design seems appropriate for the scale of development.

This layout also allows for all private rear gardens to face outwards to the existing hedgerows and site boundaries to the north and south. This would retain hedgerows and the silvan country lane character of Haywards Lane. There would be sufficient spacing between the proposed and existing houses along Chalwell and Allen Close, to prevent overlooking. Similarly, the relationship with Wynchards (on the corner of Haywards Lane) would not result in any seriously detrimental harm in terms of light or amenity.

The size and positioning of larger plots to the north of the site tries to replicate the spacing and plot sizes seen along Allen Close with some success with regard to private drives and garages. A set of cottage style dwellings are positioned at the site

entrance, adjacent to the pedestrian crossing which is intended to facilitate pedestrian movement between the site and the main pavement routes to the village centre via Haywards Lane and Station Road. This is also a form of passive surveillance which is welcomed.

The terrace of four dwellings in the centre part of the site has an awkward exchange with the views from Allen Close. The applicant has agreed that the rear garden enclosures here should be amended to soften this appearance. It is considered post and rail fencing and soft landscaping would be most appropriate. This could be addressed by way of a condition relating to boundary treatment.

Officers consider that the proposal would comply with the requirements of Policy 24 of the North Dorset Local Plan.

Landscape

The fourth issue from the reason for refusal was related to the selection of tree species next to car parking. These have been changed to a mix of non-fruiting trees and your Tree Officer has endorsed this approach by raising no objections.

Whilst we have no comments from the Dorset AONB or our Landscape Officer on this application, given the similarities between this proposal and the previous reserved matters application the comments from the Dorset AONB are still considered to be prescient. Previously the Dorset AONB Officer raised no objections and his comments help to understand the minimal amount of impact this proposal would have:

“...the effects of the development are best evaluated in relation to the following:

- ‘Uninterrupted panoramic views to appreciate the complex pattern and textures of the surrounding landscapes’ – Would the development be unduly prominent in high quality panoramic views?
- ‘Numerous individual landmarks’ – Would the development impinge upon the significance of the important landmark of Hambledon Hill?
- ‘A rich historic and built heritage’ – Would the development cause any significant harm to the nearby conservation area, which partially falls within the AONB?

Overall, it is my opinion that the effects of the reserved matter application on those three special qualities, above, would not be so significantly or unduly harmful as to constitute reasonable grounds for refusal...”

It is considered that the retention of trees and hedges and the creation of a relatively large and central open space would enable the development to blend in over time with the existing pattern of development. Officers consider that the proposal would comply with Policy 4 of the North Dorset Local Plan.

Scale and Appearance

In terms of scale, other existing residential dwellings in the surrounding area are single-storey bungalows (Knotts Close), large chalet bungalows (Allen Close), and two-storey dwellings (Chalwell). In the context of this site the proposed two-storey dwellings are considered appropriate.

In terms of appearance, the submitted Design and Access Statement provides a good overview of the architectural features found in the village. It is noted that the dwellings towards the village centre and within the Conservation Area have a more traditional design while those in close proximity to this site are less traditional and display a wider range of housing styles.

The proposed appearance of individual dwellings is drawn from this architectural catalogue and includes traditional features as sought in the Child Okeford Village Design Statement. Brick is the dominant building material for the village, but the use of flint is welcomed and notable in plots 1-3 which creates a more attractive entrance to the site from Haywards Lane. The use of brick banding, arched headers over windows, quoins, and chimneys are visually interesting and appropriate to improve the character and appearance of the area.

Officers have worked with the applicant to secure design amendments to ensure that the design and appearance of the dwellings is appropriate to the character and appearance of Child Okeford. The appearance of the proposed development is considered to accord with the COVDS and with Local Plan Policy 24.

With regard to the issue of 'pepper-potting' and indistinguishable design of the affordable housing units, Members' attention should be drawn to the considerations of the Planning Inspectorate in the appeal decision for a similar scale development at Huntley Down, Milborne St Andrew. Therein the Inspector opined in paragraphs 19-22 that 'pepper-potting' may not be a viable/realistic proposition on smaller schemes such as this one, and would be more sensibly/logically applied to larger strategic site allocations. There were no objections from the Housing Enabling Team Leader, and it was recognised that a mix of AH which reflected identified needs would be smaller in size (1, 2, & 3-bed dwellings) than some of the open market units. However, despite them being set in clusters (terraced) he found they would have the same architectural style as the rest of the development and would form an integral part of the overall development.

The proposed appearance of the affordable housing in this scheme are considered to be of a high quality and would display the same architectural style of the open market dwellings. It is considered that the issues previously raised with regard to AH in terms of integration/'pepper-potting' and design have been adequately addressed.

Affordable Housing Provision and Housing Mix

The outline consent secured 'at least' 40% affordable housing on the site and 40% equates to 10.4 dwellings. However, this scheme only proposes to deliver 10 AH. Therefore, financial contribution is being sought for the remainder. The applicant is willing to make this contribution but it is not clear in the S106 how this is to be done.

It is likely that the S106 will have to be modified to capture this. The Committee will be updated orally on this matter.

The affordable dwellings would have a tenure split of 70/30 affordable rent/shared ownership. These would be provided in the form of 7no. 2-bed and 3no. 3-bedroom properties. The open market dwellings consist of 11no. 3-bed and 5no. 4-bedroom properties. This mix of housing is considered to be consistent with the Bournemouth/Poole Housing Market 2011 Strategic Housing Market Assessment Update, and with Policy 8 of the North Dorset Local Plan.

Impact on AONB

The development is located outside of the Dorset AONB. Because it is outside of the AONB the provisions of paragraph 177 of the Framework are not applicable.

In the context of this site it is debatable whether it makes up part of its setting as there is fair amount of development between the site and the boundary of the AONB. Be that what it may, paragraph 176 states that scale and extent of development within the setting of an AONB “should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

In so far as these reserved matters are able to be judged in this light, this would be a residential development of a scale and appearance appropriate to the character of the area. While the proposed layout creates a discernible open space, the proposed landscaping would retain important trees and hedging and provide more of the same. Therefore, it can be demonstrated that the layout would sensitively locate the development on-site and the scale, landscaping, and appearance have been designed to avoid or minimise any perceived adverse impacts on the Dorset AONB.

As noted above, previously the AONB officer considered that the development would not be so significantly or unduly harmful to the special qualities of the AONB to constitute reasonable grounds for refusal, and as such, the development would comply with Policy 4 of the Local Plan.

Trees

Your Tree Officer has considered the details of this application and raised no objections. It was noted that if ‘extra heavy’ trees were to be used at the outset then details of tree pits would need to be provided. As such a condition has been added to address this request.

The wall surrounding the rear gardens of units 13-16 is a poor design feature and could possibly affect the root of an important mature tree. As mentioned above, this enclosure should be amended and a condition is attached to agree these details.

Heritage

The proposed development would not affect the setting of the Child Okeford Conservation Area nor any listed buildings.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed development is some 300m from the COCA with intervening development. There would be no intervisibility between the proposed dwellings and the COCA. It is considered that the proposed layout, scale, appearance, and landscaping would have no direct impact on the historical interest, character or appearance of the COCA.

Having been on-site and considered the view of it from the nearby scheduled ancient monuments on Hambledon Hill and Hod Hill, it is considered that in the context of this site these detailed matters would not have an adverse impact on their importance. The proposal would accord with Policy 5 of the North Dorset Local Plan.

Impact on Residential Amenity

The nearest affected residential properties are those which adjoin the site along its eastern boundary. These are Wynchards on the corner of Haywards Lane and no 5 at the eastern end of Allen Close.

In order to reduce the impact on no 5 Allen Close, plot 13 is set off the boundary with an hedge and walkway between. There are no windows proposed on the side elevation on plot 13. As such there would be no seriously detrimental harm to their amenity.

With regard to Wynchards, the proposed siting of the dwelling on plot 1 is slightly to the south of its rear elevation. It would be set off the shared boundary to allow for hedging with a distance of about 6m between the buildings. It is considered that this would result in the loss of some early morning sunlight but could not be equated to a seriously detrimental harm to their amenity as they would still receive a great deal of sunlight throughout the day and the impact on ambient light would be negligible.

There will be an inevitable change to the nature of the site, with increased vehicular movement and domestic noise and activity. However, this is unlikely to adversely impact adjacent neighbours to the extent that would warrant the refusal of this application. It is considered that the proposal accords with Policy 25 of the Local Plan.

Flooding and Drainage

The flooding risk for the site and proposed drainage has been assessed and approved under the outline consent. DC Flood Risk Management Team have no objection to this reserved matters scheme given that conditions for detailed drainage design have already been attached to the outline consent.

Biodiversity

Impact on the biodiversity of the whole site was a principle matter considered at the outline. In this regard an Ecological Impact Assessment and certified Biodiversity Mitigation Plan offer a number of site wide mitigation measures which will continue to apply to the site. It is considered this would continue to satisfactorily mitigate the impact of the development and result in a bio-diversity net gain on site.

15.0 Conclusions

The principle of residential development on the site has been established under the outline consent which permitted 26 dwellings with access only approved.

The layout, scale, appearance and landscaping of the site have evolved positively through discussions between the officer and the applicant. The appearance of the proposed dwellings draws on the better features of Child Okeford and the scale is reflective of the surrounding development. The layout retains important trees and hedging and would not result in the serious loss of amenity. While the proposed landscaping would reinforce the silvan qualities of the site and area.

The proposed development is found to be acceptable and accords with relevant policies of The Development Plan, NPPF, and Planning Practice Guidance.

16.0 Recommendation

Approve the reserved matters of 'Appearance', 'Layout', 'Scale' and 'Landscaping', subject to the following conditions:

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

Site Location Plan & Block Plan P001
Proposed Site Plan, P003 Rev O
Proposed Refuse & Cycle Plan, P004 Rev D
Proposed Boundary Treatment Plan, P005 Rev D
Proposed Hard Landscape Plan, P006 Rev D
Proposed Floor Plans:

Units 1 - 3	P101
Units 4	P102 Rev A
Unit 5, 6, 25 & 26	P103
Unit 7 & 8	P104
Unit 9, 10 & 24	P105
Unit 11	P106
Unit 12 & 22	P107
Unit 13-16	P108 A
Unit 17-20	P109
Unit 21	P110
Unit 23	P111

Proposed Elevations

Units 1 - 3	P201
Units 4	P202
Unit 5, 6, 25 & 26	P203
Unit 7 & 8	P204
Unit 9, 10 & 24	P205
Unit 11	P206 Rev A
Unit 12 & 22	P207

Unit 13-16	P208 Rev A
Unit 17-20	P209
Unit 21	P210 Rev A
Unit 23	P211

Cs-658.01 Rev D Planting Plan 1 of 2
Cs-658.02 Rev C Planting Plan 2 of 2

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

2. Notwithstanding the details on the approved drawing P005 Rev D Boundary Treatment, prior to occupation of any dwelling hereby approved details of boundary treatments to plot 4, and plots 13-16 shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatments for those plots shall accord with the agreed details.

Reason: to secure good design and protect the trees and landscaping of the site.

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

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

4. Prior to above damp course level, a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The development's landscaping shall be managed in accordance with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance

5. All hard and soft landscape works shall be carried out in accordance with the approved drawing numbered: Cs-658.01 Rev D Planting Plan 1 of 2, Cs-658.02 Rev C Planting Plan 2 of 2, and P006 Rev D Hard Landscape Plan. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. Prior to completion of damp proof course of any dwelling hereby approved, details of any and all tree pits to be used as proposed within the submitted

Landscape Specification and Management document shall be submitted and agreed in writing by the local planning authority. All trees to be planted must be planted in tree pits which comply with the agreed details.

Reason: to ensure the longevity of the landscaping hereby approved.

7. In the event that contamination is found, at any time prior to completion of the development hereby approved, that was not previously identified, it must be reported in writing immediately (within 24 hours) to the Local Planning Authority. An investigation, risk assessment, and remediation scheme shall be submitted within seven days, and agreed in writing by the Local Planning Authority. Any remediation measures identified in the remediation scheme shall be carried out in accordance with the approved scheme and once completed a verification report shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: to ensure health and safety of existing and future residents is not compromised.

8. Prior to the commencement of any works on-site, a construction method statement shall be submitted to and agreed in writing by the local planning authority. The statement shall address as a minimum, protection of nearby receptors from dust arising from construction and vehicle movements, and storage of waste materials prior to removal from site. construction method statement should also include operating times of construction and other mitigation measures to reduce noise during the build. The development shall be carried out in accordance with the approved construction method statement.

Reason: to ensure neighbour amenities are not seriously compromised by the construction work.

9. No works on-site shall take place outside the hours of

Monday – Friday	0700 – 1900
Saturday	0800 – 1300

Reason: to ensure neighbour amenities are not seriously compromised by the construction work

10. Prior to the first occupation and or use of any dwelling hereby approved, full details of the Electrical Vehicle Charging points shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Thereafter the development shall be completed in accordance with the agreed details.

Reason: to reduce greenhouse gas emissions by ensuring that adequate provision is made to enable occupiers of the development to charge plug-in and ultra-low emission vehicles in accordance with Policy 3 of the adopted North Dorset Local Plan Part 1.