

Reference No: 3/21/1566/RM
Proposal: Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas
Address: Land south of Leigh Road Wimborne Dorset BH21 2DA
Recommendation: GRANT
Case Officer: Naomi Shinkins
Ward Members: Cllr Dover, Cllr Roe
CIL Liable: N

Fee Paid:	£39971.00		
Publicity expiry date:	29 September 2022	Officer site visit date:	September 2021
Decision due date:	14 October 2022	Ext(s) of time:	14 October 2022
SoD Constitutional trigger:	Referred to Planning Committee by the Head of Service as requested by the Vice Chair		
Nominated officer agreement to delegated decision	Date agreed:	29/11/2022	

1.0 The application has been referred to committee by the nominated officer having gone through the Council's Scheme of Delegation Process.

2.0 Summary of recommendation:

2.1.1 GRANT subject to conditions

3.0 Reason for the recommendation:

- Principle of development was acceptable under application 3/18/3305/FUL.
- The proposal has an appropriate layout and design and would not have an adverse impact on the character and appearance of the area or the landscape.
- Proposal is acceptable in its scale, design, materials and visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity and the occupants of the proposed dwellings would enjoy an acceptable standard of amenity.

- The proposal would not have an adverse impact on road safety and the on-site parking provision is acceptable
- The proposal would provide appropriate mitigation for its impact on biodiversity and biodiversity enhancement would be provided .
- Other issues raised by consultees have been assessed and there are not any which would warrant refusal of the application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable – OUT approved under PA 3/18/3305/FUL
Scale, design, impact on character and appearance	Acceptable - the proposed development will be appropriate in scale and design in relation to the surrounding area
Impact on amenity	Acceptable - the proposed development will not have a significant adverse impact on neighbouring amenity.
Parking provision	Acceptable- sufficient on-site parking is provided.
Impact on biodiversity	Acceptable- There would be no adverse impact on biodiversity and biodiversity enhancements are proposed.
Impact on Trees	Acceptable - There would be no adverse impact on trees
Drainage	Acceptable – Proposed drainage is considered acceptable subject to condition

5.0 Description of Site and Surroundings

5.1 The Application Site is the last residential part of the (Christchurch and East Dorset Local Plan policy) WMC98 allocation to be built out following the grant of a hybrid permission in 2020 under PA 3/18/3305/FUL for

1) 174 dwellings in Outline with all matters reserved save for means of access and

2) the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure (in full)

- 5.2 The site essentially comprises the southernmost portions of the Local Plan Allocation Site WMC8 (South of Leigh Road New Neighbourhood and Sports Village, Wimborne).
- 5.3 The Application Site is located broadly between the B3073 (Leigh Road) to the north and the A31(T) (Wimborne By-Pass) to the south. To the south of the Application Site, beyond the A31, is the River Stour valley which includes open countryside and the settlements of Canford Magna and Oakley.
- 5.4 The northern site boundary adjoins the consented housing area (3/15/0789/COU). On the western site boundary there is a hedgerow and footpath between the site and an additional housing development currently which is now constructed (Application reference 3/15/0839/FUL). The southern site boundary is formed by the A31 and existing mature vegetation. The eastern boundary is open in the southern part, with open fields to the east, between Canford Bottom and the A31.
- 5.5 The Application Site lies within the broad flat valley of the River Stour. To the north the land rises to an approximately height of 65m AOD in the higher residential parts of Colehill and Wimborne Minster. To the west and to the east, within the river valley, the land is fairly level. South of the A31 the land has a gentle gradient to River Stour.
- 5.6 The application site is in the vicinity of the historic line of a Roman Road. There is a public footpath (E2/22) which crosses the western corner of the site and follows the southern site boundary crossing the A31 via the existing footbridge and continuing south, through the consented SANG, to join the long-distance Castleman Trailway.
- 5.7 The site does not lie within, or adjacent to, any statutory designated sites of nature conservation importance. Three Special Protection Areas (SPAs), one Special Area of Conservation (SAC) and three Ramsar sites lie within 10km of the site, including Dorset Heathlands SPA and Dorset Heaths SAC which both lie approximately 2.2km south-west of the site at their nearest point. These are designated for their heathland bird populations and heathland habitats respectively.
- 5.8 There are also seven Sites of Special Scientific Interest (SSSIs), one National Nature Reserve (NNR) and 12 Local Nature Reserves (LNRs) within 2km of the site, the closest of which is Leigh Common LNR which lies adjacent to the Common Site of Nature Conservation Interest (SNCI), a non-statutory site, overlaps the northern edge of the site and includes the grassland verge to the south of Leigh Road. Leigh Common SNCI is described as containing semi improved neutral grassland and an area of secondary woodland, although the portion that occurs within the site contained amenity grassland.

6.0 Proposal

- 6.1 This is a Reserved Matters application for the Appearance, Layout, Landscaping and Scale associated with the Outline consent 3/18/3305/FUL

for 174 residential dwellings and associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas.

6.3 A summary of the proposed development is as follows:

	Proposed
Site Area (ha)	0.4 ha
Use	C3 residential
Materials	Brick, render, slate effect, upvc
No. of Dwellings	174
Parking Spaces	319
No. of Storeys	2-3 Storeys

7.0 Relevant Planning History

3/15/0789/COU - Decision: GRA - Decision Date: 05/01/2018
Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.

3/18/2262/RM - Decision: GRA - Decision Date: 23/01/2019
Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm, Leigh Road, Wimborne, Dorset, BH21 2DA.

3/18/3305/FUL - Decision: GRA - Decision Date: 22/12/2020
A hybrid application comprising:
1) An outline application for the erection of 174 dwellings, with all matters reserved save for means of access.
2) A full planning application for the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure.

3/19/0820/CONDR - Decision: REF - Decision Date: 22/10/2019
Variation of condition 2 of application 3/18/2262/RM to substitute drawings originally approved for revised drawings that seek to amend the proposed house types for plots 29, 30, 31, 41, 42 and 43. The application also proposes to separate plots 29 and 30 so that plot 29 is now detached and plots 30 and 31 form a pair of semi-

detached properties. Plots 41 and 42 will also form a pair of semi-detached properties, so that plot 43 is now detached.

3/19/1577/NMA - Decision: REF - Decision Date: 22/10/2019
Non material amendment to P/A 3/18/2262/RM to substitute 11no. Ashurst House types with the Archford House types.

3/19/2132/NMA - Decision: REF - Decision Date: 25/10/2019
Non material amendment to P/A 3/18/2262/RM to amend the proposed house types for Plots 29, 30, 31, 41, 42 and 43

3/19/2186/NMA - Decision: WIT - Decision Date: 06/03/2020
A non-material amendment to application 3/18/2262/RM to substitute 11 no. Ashurst house types with the Archford house type.

3/19/2426/RM - Decision: GRA - Decision Date: 05/03/2020
Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings.

3/19/2494/NMA - Decision: WIT - Decision Date: 16/01/2020
Non-material amendment to change Condition 27 of PA 3/15/0839/FUL to include for the training pitch surface to be implemented to either a grass pitch or 3G turf standard.

3/20/0496/NMA - Decision: GRA - Decision Date: 17/06/2020
Non material amendment to 3/19/2426/RM to amend visitor parking bays material-tarmac instead of block paving

3/21/0338/CONDR - Decision: GRA - Decision Date: 20/05/2021
Application to Vary Condition 6 of Approved P/A 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.) To regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site

3/21/0840/FUL - Decision: GRA - Decision Date: 08/02/2022
Erect 66 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack Park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 9 units (description amended 21 Sept 2021 as per revised plans submitted)

P/VOC/2021/05473 - Decision: GRA - Decision Date: 08/07/2022
Vary condition 6 of PA 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads,

parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace) / condition 5 3/21/0338/CONDR of PA (Application to Vary Condition 6 of Approved P/A 3/15/0789/COU to regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site) to amend wording to temporary priority junction.

8.0 Constraints

Scheduled Monument (Roman Road) (List Entry Number: 1018028)
 Intermediate Pressure Gas Pipeline
 Foul Water Easements
 Environment Agency Fluvial Flood Zone 2
 Grade 3 Agricultural Land
 Leigh Common Site Nature Conservation Interest
 Groundwater Protection Zone
 South East Dorset Green Belt
 Heathland 5km zone
 Right of Way
 Airport Safeguarding
 Urban Area

9.0 Consultation Responses

The application was advertised by site notice around the site in September 2021. No responses from neighbours have been received.

The following consultees have also commented on the application (extensive comments are in summary only, full comments available online):

Wimborne Town Council

Initial design	No objection <ul style="list-style-type: none"> - No objection but question if Grampian conditions for previous applications have been met <i>[officer note: the grampian condition questioned does not relate to the reserved matters application for this phase]</i>
Revised design	No response

Colehill Parish Council

Initial design	No objection
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Revised design	No response
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Dorset Council Highways

Initial design	No response
Revised design	<p>Comments</p> <ul style="list-style-type: none"> - As proposed, the development meets the requirements of the Council's 'Adopted Highways' Policy and, therefore, would be considered for adoption subject to the comments made. - Changes to highway layout requested <p><i>[officer note: amended plans submitted in August 2022 in response to changes requested and set out under the 'Highways and parking' section of the report]</i></p>

Dorset Council Ranger

Initial design	<p>Comments</p> <p>An agreed long-term temporary diversion and then the final (new) footpath route through the developed site is required to be in place before commencement of works. The temporary diversion should allow access to continue along the southern boundary of the site throughout the construction of the development. This diversion must be maintained to an agreed standard with the Rights of Way Team prior to the diversion start date. The footpath must be constructed at the increased overall raised level of the developed site and not at the current level (which would leave the footpath susceptible to flooding) prior to the rest of the site being raised (a separate 14 day closure will be required for this work to commence). The works to construct the footpath should also include the removal from site of the concrete posts currently bordering the route.</p>
Revised design	<p>No objection</p> <ul style="list-style-type: none"> - Proposed diversion and new public right of way acceptable as indicated on plans

Dorset Council Trees

Initial design	No response
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Revised design	No response <i>[officer note – tree comments provided by the DC landscape officer]</i>
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Natural England

Initial design	Comments <ul style="list-style-type: none"> - Support comments made by NET team - Boundaries to be revised to allow for hedgehogs <i>[officer note – boundary plan with hedgehog highways has been submitted]</i>
Revised design	No response

Dorset Council NET Ecology

Initial design	No response
Revised design	Comments <ul style="list-style-type: none"> - LEMP required updating in line with approved BMEP - Condition regarding construction environmental management plan required - Condition regarding lighting required <i>[officer note – update LEMP submitted and agreed in October 2022. Conditions imposed]</i>

Dorset Council NET Open Space

Initial design	Comments <ul style="list-style-type: none"> - Amendments required to open space (see full comments) - Diversion of PRoW needs attention
Revised design	Comments <ul style="list-style-type: none"> - Amendments required to open space (see full comments) <i>[officer note: amended plans submitted in August 2022 in response to changes requested and set out under the ‘open space’ section of the report]</i>

Dorset Council Conservation

Initial design	No Objection <ul style="list-style-type: none"> - The proposals will result in no harm to the significance of designated heritage assets and so neither paragraph 201 nor 202 is considered to be engaged.
Revised design	No Objection <ul style="list-style-type: none"> - No further comment

Historic England

Initial design	No Objection
Revised design	No further comments

Dorset Council LFA

Initial design	Holding Objection <ul style="list-style-type: none"> - In the absence of sufficient supporting information, we (FRM) suggest that a precautionary approach be adopted and that a (Holding) Objection be imposed, pending the submission & approval of adequate documentation.
Revised design	No Objection <ul style="list-style-type: none"> - As relevant LLFA and statutory consultee for surface water management, we (FRM) have no technical grounds on which to recommend / maintain an objection in respect of the revised conceptual drainage strategy that has been outlined, subject to the subsequent submission & approval of a fully substantiated, detailed design & maintenance schedule in respect of relevant planning conditions.

Environment Agency

Initial design	Comments <ul style="list-style-type: none"> - Flood risk modelling updated where the proposed development is now within flood zone 2. - Finished floor levels of all proposed buildings and other flood sensitive areas of development are set whichever
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	<p>is the higher of: (i) at least 300mm above the existing surrounding ground level or (ii) 600mm above the 1 in 100 year flood level including the required climate change consideration.</p> <ul style="list-style-type: none"> - Clarification regarding proposed levels required.
Revised design	<ul style="list-style-type: none"> - No objection to proposed levels

Wessex Water

Initial design	<p>Comments</p> <ul style="list-style-type: none"> - Disagree with fly assessment provided - Foul drainage connection can be agreed - No surface water run-off will be accepted in foul sewer
Revised design	<p>Comments</p> <ul style="list-style-type: none"> - Still disagree with fly assessment provided <p><i>[officer note matters regarding flies and odour are considered under the 'future occupier amenity' section of this report]</i></p>

Dorset Council Environmental Health

Initial design	<p>Comments</p> <ul style="list-style-type: none"> - Noise - The covering letter dated July 2021 states a new Noise Impact Assessment has been submitted as part of the application. Please could this be forwarded to the team for review as this is not evident online (Ref: Noise Impact Assessment Prepared by 24 Acoustics- Dated July 2021) - Odour / Flies- Environmental Protection's previous comments relating to the likelihood of annoyance occurring from Flies emanating from the sewage treatment works. Should complaints be received the Council would have a duty to investigate, however it is likely that Best Practicable Means will continue to be evidenced at the works. If this is the case, then there would be no further action available for the council to take. - Lighting- Its assumed that the previous suggested condition will still be applicable
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	<ul style="list-style-type: none"> - CEMP - This is still a requirement - Contamination - Please ensure that the council's Contaminated Land consultant has reviewed this application. <p><i>[officer note: the above matters are dealt with under the earlier hybrid/Outline application as set out in this report]</i></p>
Revised design	<p>Comments</p> <ul style="list-style-type: none"> - Reviewed fly assessment comments provided by Wessex Water. - Some impact on amenity but unlikely to create a statutory nuisance. <p><i>[officer note matters regarding flies and odour are considered under the 'future occupier amenity' section of this report]</i></p>

Dorset Council Urban Design

Initial design	<p>Objection</p> <ul style="list-style-type: none"> - Proposed design unacceptable - Redesign required as discussed at meetings <p><i>[officer note: revised design submitted June 2022]</i></p>
Revised design	<p>Comments</p> <ul style="list-style-type: none"> - The proposals now incorporate a much improved layout with considered perimeter blocks and a reduction in the number of cul de sacs; the incorporation of a central green route helps to link the eastern and western POS and gives a stronger sense of legibility and pedestrian permeability to the scheme. - There is a clear distinction between the fronts and backs of properties and there is a variation in garden sizes offering larger plots for detached houses; all apartment buildings also have amenity space associated with them. - Parking arrangement results in a consistent building line that provides a more coherent street scene with units 1-7 having a more organic layout which helps to soften the edge of the development. - Footpath that links unit 1 with phase 1 shared drive is a benefit. - Balance of materials and boundary treatments look fine.

	<i>[officer note: comments made regarding layout are addressed in the 'layout' section of this report]</i>
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Dorset Council Landscape

Initial design	<p>Objection</p> <ul style="list-style-type: none"> - Propose design unacceptable - Redesign required as discussed at meetings <p><i>[officer note: revised design submitted June 2022]</i></p>
Revised design	<p>Comments</p> <ul style="list-style-type: none"> - Satisfied with the planting selection and layout with the exception of the close proximity of street trees in front of plot 22. I suggest the removal of the more southern Malus tree in front of plot 22 to allow light into the property. - Permeable paving is not used anywhere onsite to reduce run off as recommended within previous comments. - Tree planting in parking bays- Kerb details should enable surface water to runoff into tree pit. No tree pit in paving detail submitted - Self-compacting gravel and the sinuous line of the path in the central pedestrian streets appear unrelated and out of context to anywhere else on the plan. Even the POS. In addition to this I consider that the gravel material would wear and appear to lower the quality of the area after a short period of time. Similarly, the curved path would lead to worn grass areas where cyclist and pedestrians have cut a straight line through. A more robust hard wearing paving material and straight route that links to the rest of the proposal with strong tree planting should be considered. <p><i>[officer note: comments made regarding landscaping are addressed in the 'landscaping' section of this report]</i></p>

Dorset Waste Services

Initial design	No response
Revised design	<p>No objection</p> <ul style="list-style-type: none"> - Proposed waste collection strategy acceptable

No response was received from the following consultees:

- DC Minerals and Waste
- Airport Safe Guarding
- Crime Prevention Officer

10.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy 2014

East Dorset Local Plan 2002 (saved policies)

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan and saved policies of the East Dorset Local Plan (2002).

10.2 The following policies are of particular relevance in this case:

The Christchurch and East Dorset Core Strategy (2014) ("the Core Strategy")

KS1 - Presumption in favour of sustainable development

KS2- Settlement hierarchy

KS3 - Green Belt

KS11 - Transport and Development

KS12- Parking Provision

LN1- Size and Types of New Dwellings

LN2- Design, Layout and Density of New Housing Development

HE1- Valuing and Conserving our Historic Environment

HE2 - Design of new development

HE3 - Landscape Quality

ME1- Safeguarding biodiversity and geodiversity

ME2- Dorset Heathlands

ME6- Flood Management, Mitigation and Defence

WMC98 – South of Leigh Road New Neighbourhood and Sports Village, Wimborne

‘About 75 hectares of land is allocated for a New Neighbourhood to the south of Leigh Road, east of Wimborne Minster. This will include the following:

1. 350 new homes.

2. A Sports Village with a new home for Wimborne Minster Football and Rugby Clubs, 8 hectares of other active sports pitches, with changing facilities and an area for teenage activity.

3. *New allotments.*
4. *A local centre providing for day to day needs.*
5. *Land for a First School.*
6. *About 37 hectares as a country park to the north and south of the A31...*

10.3 Other Material Considerations

Neighbourhood Plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Supplementary Planning Documents/Guidance:

Dorset Heathlands Planning Framework 2020 - 2025 SPD (DHPF)

National Policy

The National Planning Policy Framework (NPPF) July 2021 and National Planning Practice Guidance (NPPG)

Paragraph 11d of the NPPF sets out the presumption in favour of sustainable development.

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

Most relevant NPPF sections include:

- Section 5 Delivering a sufficient supply of homes
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenge of climate change, flooding and coastal change

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 proposal would result in 174 dwellings being provided in a sustainable urban location which will be required to meet Part M regulations. No disadvantage to persons with protected characteristics is anticipated.

13.0 Financial benefits

What	Amount / value
Material Considerations	
None	N/A
Non Material Considerations	
Community Infrastructure Levy (CIL)	Zero rated as allocated site
Estimated annual council tax benefit	TBC
Estimated annual New Homes Bonus per residential unit (for first 4 years)	TBC

14.0 Climate Implications

- 14.1 The proposed will result in the redevelopment of a brownfield site within a sustainable urban location. While the development will be new build, given the relatively low number of dwellings, the proposal is not considered to have a significant impact on climate change. Renewable energy source and water efficiency requirements have been conditioned.

15.0 Planning Assessment

- 15.01 This is a Reserved Matters application in respect of appearance, layout scale and landscaping. The application follows the outline approval (under reference 3/18/3305/FUL) for residential development of 174 dwellings with associated roads, parking, turning and amenity areas: provision of public open space and landscaped areas.

The principle of residential development on this site has been established. The main planning considerations are:

- A. Scale and Site Layout:-
 - Building Scale
 - Character of the Area and Layout
 - Residential Tenure and Mix
 - Highways and Vehicular Parking
 - Servicing

- B. Appearance and Landscaping:-
 - Building Materials
 - Boundary Treatments
 - Landscaping and Trees
 - Open Space

- C. Other Material Considerations
 - Impact on Residential Amenity
 - Biodiversity
 - Heritage Assets
 - South East Dorset Green Belt
 - Drainage

- D. Other Matters

These and other considerations are set out below.

A. Scale and Site Layout

Building Scale

15.02 The proposed residential development ranges in scale between single-storey garages, 2-2.5 storey dwellings and 3 storey apartment blocks. The predominant scale of development is 2 storey houses with approx. ridge and eaves heights of 7-8m and 5m respectively. Houses with 2.5 storeys are generally located within the development and have ridge and eaves height of approx. 10-10.5 and 6m respectively. Apartment blocks with 3 storeys are located to the south of the development, fronting the A31. Ridge and eaves heights are 11m and 8m respectively.

15.03 Essentially, it is considered that the height of the proposed residential dwellings is suitable for the wider Leigh Road Allocation Site. The massing of the proposed residential dwellings are considered to be acceptable with no disproportionately large dwellings for the associated number of bedrooms that could potentially comprise an incongruous presence on the wider street scene. The proposed building scale is comparable and compatible with both existing residential dwellings adjacent to the Allocation Site and new dwellings

within other development parcels in the Allocation Site. While the proposed apartment are three storeys, they are only 1m higher to the ridge than 2.5 storey dwellings. Their location at the periphery of the site and adjacent to the A31 is considered acceptable and advantageous, where they provide some visual screening from the development to the A31.

15.04 The scale of proposed buildings is considered satisfactory and therefore the proposal accords with Local Plan Policy HE2.

Character of the Area and Layout

15.05 The development to the north is subdivided into five 'character areas'. Given the size of this proposed development and the need for connectivity to the existing development to the north, the design development in revised plans submitted has focused on creating a new east-west green corridor as well as a north-south green route. The detailed issues of building materials and landscaping across the site are considered later in the report.

15.06 Initial plans submitted raised strong concerns from an urban design perspective. As previously noted a revised design was submitted in June 2022.

15.07 The Council's Urban Design Officer is now of the view the proposals incorporate a much improved layout with considered perimeter blocks and a reduction in the number of cul de sacs; the incorporation of a central green route helps to link the eastern and western public open space and gives a stronger sense of legibility and pedestrian permeability to the scheme.

15.08 There is also a clear distinction between the fronts and backs of properties and there is a variation in garden sizes offering larger plots for detached houses; all apartment buildings also have amenity space associated with them. Parking arrangements result in a consistent building line that provides a more coherent street scene with units 1-7 having a more organic layout which helps to soften the edge of the development. Most dwellings have easy access to their back gardens enabling the convenient storage of refuse bins and mitigating against the issue of numerous bins cluttering public spaces and streets on a permanent basis.

15.09 Some additional requests as follows were requested by the Urban Design Officer:

UD Officer Request	Applicant Response	Officer Assessment
Cycle store at western development to be omitted due to vulnerable location	Relocated adjacent to bin store to front of apartment block	Acceptable – no longer in a vulnerable location
Expect unit 40 will be more likely to park in area near to front door, rather than their	No changes made	Acceptable - Designated parking for unit 40 has been provided, parking

designated parking space– will this impact on turning space for units 58-59		outside of designated areas is a management issue
Affordable housing is very centred on apartments – does this meet the identified need?	No changes made	Acceptable – The housing officer has raised no objection to apartments as part of the provision for affordable housing (see ‘tenure’ section below).

15.10 Based on the above, the proposed character of the area and layout comprise a suitable structural basis for the design of the housing area. Therefore, the proposed accords with the Design Codes approved under Condition 8, Local Plan policies HE2, DES11 and NPPF Paragraph 56.

Residential Tenure and Mix

15.11 The Section 106 Agreement attached to the Outline planning application (3/18/3305/FUL) requires a total of 49 Affordable Housing. It states: *‘Affordable Dwellings’ means 49 Dwellings (or in the event that the total number of Dwellings with the Development is less than 174 such number as equates to 28% of such lesser total to be provided as Affordable Housing including any associated parking space(s) and residential curtilage to be located in positions to be agreed and approved in writing with the Council 69% of the Affordable Dwellings shall be Affordable Rented Dwellings and 31% of the Affordable Dwellings shall be Intermediate Dwellings.’*

The affordable housing mix in the Section 106 Agreement is set out as:

Unit Type	Social, Affordable or Intermediate Rent	Affordable Home Ownership	Total (based on provision of 49 Affordable Dwellings – to be adjusted if Dwellings numbers are less than anticipated)
1 bed house	4	0	4
1 bed flat	16	0	16
2 bed house	0	7	7
2 bed flat	10	8	18
3 bed house	4	0	4
Total	34	15	49

15.12 174 dwellings in total will be provided and the proposal is to provide the following affordable housing contribution:

Unit Type	Social, Affordable or	Affordable Home Ownership	Total

	Intermediate Rent		
1 bed house	0	0	0
1 bed flat	20	0	20
2 bed house	0	7	7
2 bed flat	10	8	18
3 bed house	4	0	4
TOTAL	34	15	49

- 15.13 As can be seen from the above table the proposed is broadly in line with the requirements of the 106 agreement. The DC Housing Officer has commented on the number of 1 bed apartments in the initially submitted scheme, raising concerns that the housing need is for families. However the 106 agreement notes 20 x 1 bed dwellings are to be provided, which would not meet the need for families regardless. It also advises the proposed mix shall be set out as per the table above '*unless otherwise agreed in writing between the Owners and the Council*'. Given only four 1 bed dwellings were required and the overall number of 1 bed dwellings required has been met, this would not substantiate a reason for refusal based on the Housing Officers comments.
- 15.14 The distribution of affordable dwellings within the site is across the north and south of the site with a mix of houses and apartments. Essentially, it is considered that the proposal has an adequate distribution of affordable housing across the site. Proposed floor areas of affordable dwellings meet the requirements as set out in the Affordable Housing SPD. The design of affordable houses and apartments are considered to be tenure neutral where they are similar in design and the same materials used to open market houses and apartments.
- 15.15 With regards to open market housing, the provision required as set out in the Section 106 Agreement attached to the Outline planning application is:

Unit Type	Number of Dwellings
1 bed house	1
2 bed house	31
2 bed flat	21
3 bed house/ bungalow	56
4+ bed house	16
Total	125

15.16 The proposal is to provide the following open market dwellings:

Unit Type	Number of Dwellings
1 bed house	0
2 bed house	21
2 bed flat	24
3 bed house	59
4+ bed house	21
TOTAL	125

15.17 As can be seen from the above table the proposed has some deviations with the 106 agreement. However the 106 agreement notes the mix is subject to the Reserved Matters approval and up to date 'Strategic Housing Market Assessment'.

15.18 A similar mix was agreed for the development to the north as follows where it was considered to be suitably in line with requirements of the Strategic Housing Market Assessment which sets out a particular need for 2 and 3 three bedroom dwellings. As per PA 3/19/2426/RM, in this application the clear majority of market dwellings meet this identified need.

Unit Type	Proposed Number of Dwellings	Proposed Mix %	Approved PA 3/19/2426/RM Number of Dwellings	Approved PA 3/19/2426/RM Proposed Mix %
1 bed house	0	0	0	0
2 bed house	21	36	71	31
2 bed flat	24		0	
3 bed house	59	47	102	46
4 bed house	21	17	47	21
TOTAL	125	100	125	100

15.19 Also as per 3/19/2426/RM, taking the affordable housing provided and the suitable proportion of smaller/medium market houses into account, the provision of 21 larger (4 bed) houses is considered acceptable. Viability information has been provided by the applicant which advises there will be a deficit to be taken from the developers profit despite the increase in 4 bed houses.

15.20 Based on the above, the proposed Affordable Housing is considered to accord with Local Plan Policies HE2, LN1 and LN3 and the planning obligation for the consented outline application.

Highways and Parking

15.21 In general the Highways Team has advised as proposed, the development meets the requirements of the council's 'Adopted Highways' Policy and, therefore, would be considered for adoption subject to some comments raised.

15.22 In response to Highways comments, revised plans were submitted to address the majority of comments. Outstanding comments are as follows:

Highways Officer Request	Applicant Response	Officer Assessment
Road should be tapered to reduce the width rather than the current layout with priority signs at plots 127-132 and 157-162. If not the build outs should be removed as not required.	Build outs have been removed	Acceptable
Single trees in front of apartments to be moved to southern side to ensure continuity of pedestrian route	Trees cannot be moved due to easement on southern side. Also this is private courtyard areas located between the apartment blocks and not within any proposed footway.	Acceptable – this area is a shared surface area where the only access is required by vehicles parking at the apartment block. DC Highways have confirmed no highway safety concerns.
Block paving is acceptable but we will need to see carriageway construction detail to ensure it is appropriate regardless of it being private. Please provide the requested detail	Not required for the RM planning submission. If the Council require certainty over this matter, we are content for this to be conditioned.	Acceptable – where the condition has been imposed
Highways are concerned that the 6m includes the pedestrian route at plot 21. Although it is a shared	Footpath and shared surface amended in line with comments.	Acceptable – where plans are amended and condition has been imposed

<p>surface their preference is to have 6m reversing distance plus a 2m area for pedestrians to continue to use and a bull nose kerb is required.</p> <p>The proposed footpath and shared surface should be amended at the junction in the interest of highways safety.</p>		
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- 15.21 Private parking, where appropriate, is provided within the curtilage, both to the front and side of dwellings, in order to minimise the visual impact of the car and to de-congest the road network. As noted previously, parking arrangements result in a consistent building line that provides a more coherent street scene. Visitor parking is provided throughout the layout in locations adjacent to the highway.
- 15.22 The proposed development is providing a total of 319 spaces which breaks down into 18 visitor parking spaces and 301 allocated and unallocated spaces. There is also the provision of 23 garages which meet the DC requirements of parking spaces with minimum internal dimensions of 6x3m. Taking account of garages the parking figure increases to 342. The DC parking guidance requires a total of 253 spaces, including 96 unallocated and 27 visitor spaces. The proposal provides a significant over provision with 319 spaces excluding garages. The total of unallocated and visitor parking is slightly underprovided with 108 spaces but with a provision of 2 spaces per dwelling, and some with additional garages, this is considered acceptable.
- 15.23 It is considered appropriate in this instance for a suitable condition for the retention in perpetuity of parking spaces and garages, where proposed, for the express use of vehicular parking.
- 15.24 The proposed vehicular parking would be located either within the plot or on the street. There is no residential parking proposed in remote locations with poor surveillance. As such, the proposed design of the parking is considered suitable in terms of seeking to deter anti-social behaviour.
- 15.25 The proposed residential parking spaces have suitable dimensions in line with the requirements of the Dorset Parking Standards. The proposed residential parking spaces can also be accessed and egressed without undue impact on neighbouring properties.
- 15.26 As such, subject to suitable conditions, the proposed vehicular parking accords with Local Plan Policies HE2, KS12 and the detailed design advice

set out in the national Planning Practice Guidance.

Servicing

- 15.27 The Bin Storage Plan sets out that the proposal has been designed to ensure that there is appropriate provision for refuse storage and recycling for each dwelling. Refuse bins and containers are stored on-plot within rear gardens. All the dwellings have a gated access from the garden to the highway so that bins can be left out for collection. A number of waste collection points are set out adjacent to the highway. With regard to flats, communal enclosed refuse storage is provided in accessible areas. Cycle storage is provided in garages and/or rear garden sheds. Cycle storage is also provided for apartments in the form of secure storage units adjacent to bin storage.
- 15.28 Each dwelling would have scope to store bins in a location which would not have a deleterious impact on the local street scene. Cycles would be stored in the sheds the applicant will provide in each house or flatted plot.
- 15.29 Dorset Waste Services has been consulted on the proposed refuse collection strategy, and while pulling distances for 3 dwellings is slightly more than 30m as stated under the guidance, they have advised they agree with the proposed waste collection strategy.
- 15.30 As such, the proposed servicing accords with Local Plan Policies HE2 and KS12, and the detailed design advice set out in the national Planning Practice Guidance (PPG).

Layout Summary

- 15.31 The site layout sets out a new housing estate with a suitable street hierarchy, logically designed character and well-designed green routes. Buildings are appropriately orientated and spaced to provide suitable surveillance and enclosure. Residential blocks are appropriately scaled and provide secure fronts and backs. The built density is appropriate for an edge of-settlement residential-led Allocation Site. Affordable Housing is concentrated in several specific areas but nonetheless sufficiently distributed to avoid adverse impacts on social cohesion. The layout functions acceptably with regard to servicing.
- 15.32 As such, overall the proposed site layout is considered to be satisfactory and therefore the proposal accords with Local Plan Policies HE2, HE3, LN2, LN3, KS12, NPPF Paragraph 56 and the detailed design guidance in the PPG.

B. Appearance and Landscaping

- 15.33 The material plan submitted sets out a detailed explanation and summary of both the proposed building materials and boundary treatments.

Vernacular and Building Materials

15.34 The proposed materials plan sets out the following palette of materials similar to those approved to the north :

- Brick Types – Surrey Yellow Multi and Surrey Red Multi;
- Cream coloured render
- Roof/Hanging Tile Materials – Slate effect tile and Redland Duo Concrete Tile (rustic brown).

15.35 Whilst the elevational and roof materials palette is limited in scope, the housing site does have a high degree of visual coherence and is in keeping with the previously approved development to the north. The proposed vernacular is broadly traditional but there is considered to be sufficient variation in building orientation, materials and form to avoid an oppressive townscape.

15.36 The proposed fenestration is ubiquitous ‘white frame’ which is as agreed to the north. There is suitable variation in the form of the fenestration with the use of dormers, bay windows and feature gables.

15.37 Both the market and affordable dwellings have a broadly similar traditional vernacular approach which would not be easily distinguishable, which itself will assist with social cohesion on the site. As such, subject to suitable conditions, the proposed materials and vernacular are considered suitable and accord with Local Plan policies HE2 and LN2.

Boundary Treatments

15.38 Boundary treatments within the housing site include:

- Brick walls and piers
- 1.8m timber fencing

15.39 Brick boundaries are proposed generally in public facing areas and timber fencing between residential units. Proposed brick is considered acceptable for publicly visible boundaries. The proposed timber fencing is considered suitable for a residential site and compatible with domestic vernacular.

15.40 Natural England has requested provisions are made for hedgehogs in boundary fencing, which has been added to the proposed boundary drawing.

15.41 As such, subject to suitable conditions, the proposed boundary treatments are considered to be acceptable and therefore accord with Local Plan policy HE2.

Landscaping and Trees

15.42 Submitted plans set out that the proposed design incorporates a sequence of landscaped areas through the site, including the main green route north/south, the route east/west and the public open space. Open space is covered separately later in this report. As noted under ‘layout’, it is

considered that the structure of landscaped areas is suitable and will assist residents and visitors in navigating the site. The proposed landscaping can be secured through suitable conditions.

- 15.43 Tree planting and hard surface details have been submitted. The proposed hard surface materials include asphalt, block paving (dark grey, red and buff), buff coloured asphalt and self-binding gravel paths. The DC landscape officer has confirmed the proposed planting and landscaping is acceptable subject to tree pit details. Some additional comments on landscaping include:

Landscape Officer Request	Applicant Response	Officer Assessment
Permeable paving is not used anywhere onsite to reduce run off as recommended within previous comments.	The ground conditions are not suited to the use of infiltration techniques which is why permeable paving has been omitted here.	Acceptable – would not substantiate a reason for refusal
Tree planting in parking bays- Kerb details should enable surface water to runoff into tree pit. No tree pit in paving detail submitted	Will accept condition	Acceptable – condition imposed
Self-compacting gravel and the sinuous line of the path in the central pedestrian streets appear unrelated and out of context to anywhere else on the plan. Even the POS. In addition to this I consider that the gravel material would wear and appear to lower the quality of the area after a short period of time. Similarly, the curved path would lead to worn grass areas where cyclist and pedestrians have cut a straight line through. A more robust hard wearing paving material and straight route that links to the rest of the proposal with strong tree planting	Curved route retained where no Urban Design objection. Buff coloured asphalt now proposed.	Acceptable – curved route would not substantiate a reason for refusal.

should be considered. – can you please provide a different material.		
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15.44 Few trees exist on the site within the proposed residential area. Existing trees to be retained and their protection are secured by condition on the Outline application. Based on the above, subject to suitable conditions, the proposed hard and soft landscaping is considered to be acceptable and therefore the proposal accords with Local Plan policies HE2, HE3 and DES6.

Open Space

15.45 Public open space (POS) is provided to the south west of the proposed development. POS comprises the re-routed public right of way and sustainable urban drainage system (SUDS).

15.46 The Dorset NET team have been consulted and asked for a number of changes including the provision of bollards, grass-crete for access to the pumping station, earth mounds to be removed and shallower SUDS to allow for better integration. The revised plans submitted are in line with these comments and is considered acceptable in relation to open space provision and the details of the SUDS are covered by drainage conditions from the Outline application, which are yet to be discharged.

C. Other Material Considerations

Impact on Residential Amenity

15.47 Local Plan Policy HE2 (Design of New Development) sets out that within Christchurch and East Dorset development will be permitted if it is compatible with or improves its surroundings in terms of, inter alia, amenity.

15.48 Separation distances between dwellings are considered to be suitable. This has been achieved in part through suitably scaled residential blocks with rear gardens that back onto each other. The site is generally flat and as such there are no significant changes in levels which give rise to any significant concerns.

15.49 Wessex Water have noted to protect residents amenity it is necessary to maintain an appropriate buffer zone around the sewage treatment works and detailed application for residential property on this site should ensure that properties are not sited closer than the outline phasing master plan indicated. Officers can confirm that none of the proposed houses encroach into the 145m buffer zone with regard to the Wessex Water sewage treatment works located south-west of the Application site.

15.50 The application has a Sewage Fly Nuisance Assessment (SFNA) included in the supporting documentation. Wessex Water (WW) have raised concerns regarding fly issues as a result of the nearby water treatment works and have questioned the report detailing this matter. The same concern was raised by

WW when Outline permission was granted. The Environmental Health Officer (EHO) has been consulted and advised that whilst flies originating from the Wimborne Sewage Treatment Works (WSTW) are likely to have some impact on amenity, given the separation distance it is unlikely to be a statutory nuisance. At Outline permission the officer noted the proximity of potential fly swarms originating from the WSTW to is at least 145m from the WSTW site boundary and approximately 180m from the filter beds within the WSTW. It was considered that the detailed landscaping for the western open space has potential for new planting which could assist in mitigating the impact of flies. Landscaping plans have been submitted that show significant planting to the western boundary as anticipated at Outline permission.

The Environmental Health Officer also advised that they are not aware of complaints to date from other newly developed areas in the immediate area of the WSTW. Should complaints be received the council would have a duty to investigate. Further to this para 188 of the NPPF notes:

The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

The control of flies from an existing off site, existing water treatment works relies on separate legislation. An informative note is recommended to draw this potential issue to the applicants attention.

- 15.51 In terms of future occupiers, a noise impact assessment (NIA) has been submitted given the proximity to the A31. The EH Officer has been consulted and agrees with the findings of the submitted NIA. The EH Officer has requested the provisions for acoustically rated glazing to bedrooms and specialist passive acoustically rated wall vents set out in table 2 of section 5.4 of the report is secured by conditioned. This was secured condition on the Outline application however given the changes to plot numbers and the revised report the condition is also imposed on this application.
- 15.52 Therefore, the residential development raises no significant concerns with regard to the impact on the amenity of either future occupiers within the site, future occupiers of adjacent consented residential developments or existing neighbouring residents and is considered to comply with Policy HE2.

Biodiversity

- 15.53 Local Plan Policy ME1 (Safeguarding Biodiversity and Geodiversity) sets out that the Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks including designated sites (as set out). Where

development is considered likely to impact upon particular sites, habitats or species as set out in the Dorset Biodiversity Protocol, it will need to be demonstrated that the development will not result in adverse impacts.

15.54 The Dorset NET team have been consulted and have advised that some amendments are required in line with the approved Biodiversity Mitigation Enhancement Plan (BMEP). A revised LEMP has been received in line with the BMEP.

15.55 The revised LEMP sets out mitigation for protected species in line with the BMEP as follows:

- 40 swift boxes added to houses
- 40 bat boxes/tubes added to houses
- 6 bat boxes added to trees
- hedgehog highways provided throughout residential gardens
- retained hedgerows to the south
- wildflower grass included in public open space
- lighting strategy to include dark corridors

A pre-occupation condition will be imposed to secure the above measures. The NET team also requested a CEMP and lighting condition which have also been imposed.

15.56 Therefore, subject to suitable conditions, the proposal accords with Local Plan Policy ME1.

Heritage Assets

15.57 Local Plan policy HE1 (Valuing and Conserving our Historic Environment) sets out that heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.

15.58 HE advised that the new development on the allocated site as a whole will have a degree of harmful impact on the setting and significance of the nearby scheduled Roman Road but considers that this can be mitigated and offset by measures for protecting and maintaining the historic line of the Roman Road as an open feature in the development and by improving public awareness and appreciation of its presence.

15.59 Condition 11 was imposed on the previously approved RM application to the north: *'No residential dwelling hereby permitted shall be occupied until the details of the content, design and location of two public interpretation display boards should be submitted to the local authority for its approval. Reason: To secure public benefits in connection with the new development that will sustain, enhance and better reveal the significance of the Leigh Road heritage asset and thereby make a positive contribution to local character and*

distinctiveness, having regard to the relevant policies in the NPPF paragraphs 192 and 200).'

15.60 This condition has been discharged and HE has commented to note they have no objection to this RM application and the DC Archaeologist should be consulted. The DC Archaeologist has been consulted and advised required archaeology works were carried out in 2018 and there is no objection to the proposed.

15.61 Therefore, subject to suitable conditions, the proposal accords with Local Plan Policy HE1 and NPPF Paragraphs 192 and 200.

Green Belt

15.62 The proposal is in line with the outline consent and does not include any built development within the South East Dorset Green Belt.

Drainage

15.63 The application site is now within a revised flood zone 2 area, as revised by the Environment Agency (EA) in 2021. Planning permission has been granted for residential development under the approved Outline application in 2020, therefore a sequential test is not required. However the EA require the following in terms of floor levels:

whichever is the higher of: (i) at least 300mm above the existing surrounding ground level or (ii) 600mm above the 1 in 100 year flood level including the required climate change consideration.

15.64 The EA have been consulted on the proposed levels strategy and raised some queries initially. Additional information has been submitted and the EA have advised they have no objection to the proposed levels in principle.

15.65 The DC Lead Flood Authority have been consulted and have raised no objection to the proposed development. It is noted drainage details are secured by condition under the approved Outline application and are yet to be discharged.

D. Other Matters

Public Right of Way

15.66 A Public Right of Way (PRoW) condition has been applied to RM applications to the north – *'No residential dwelling hereby permitted shall be first occupied until the existing Public Right of Way is diverted and suitably resurfaced and has been approved in writing by the Local Planning Authority. Reason: To ensure public right of access is maintained.'*

15.67 The Dorset Council Ranger for the area has advised the following:

An agreed long-term temporary diversion and then the final (new) footpath route through the developed site is required to be in place before commencement of works. The temporary diversion should allow access to continue along the southern boundary of the site throughout the construction of the development. This diversion must be maintained to an agreed standard with the Rights of Way Team prior to the diversion start date. The footpath must be constructed at the increased overall raised level of the developed site and not at the current level (which would leave the footpath susceptible to flooding) prior to the rest of the site being raised (a separate 14 day closure will be required for this work to commence). The works to construct the footpath should also include the removal from site of the concrete posts currently bordering the route.

- 15.68 The condition has been applied to this application but it is considered necessary for it to be a pre-commencement condition given the PRow runs through the application site and will be affected by construction. This application does not allow the diversion of any footpaths and an informative has been added as such.

Additional Environmental Health Comments

- 15.69 The EH Officer responded to the initial design submitted and made comments in relation lighting, construction management and contaminated land. These matters are all dealt with by condition under the original Outline planning application, which have yet to be discharged. This application is for the approval of reserved matters in relation to appearance, layout, scale and landscaping only and does not discharge these conditions.

CONCLUSION

- 15.70 It is considered this RM application suitably accords with relevant Local Plan Policies and National Planning Guidance as set out in this report and is considered acceptable in respect of appearance, layout scale and landscaping.
- 15.71 The proposed market and affordable housing mix is in line with the requirements of the Planning Obligation for the Outline consent. Subject to suitable conditions there would be no significant impact on biodiversity, heritage assets and local general amenity.
- 15.72 The proposed housing is considered to be appropriately designed and will assist in delivering sustainable residential development. The proposed design would be visually compatible with other consented development parcels in the Leigh Road Allocation Site and its wider setting on the eastern fringe of Wimborne Minster. The proposal would not, subject to conditions, give rise to significant amenity impacts on existing local residents or future site occupiers.

15.73 Therefore, subject to suitable conditions, the proposal accords with Local Plan Core Strategy policies WCM8, KS1, KS11, KS12, HE1, HE2, HE3, LN1, LN2, LN3 and ME1, East Dorset Local Plan (2002) policies DES6 and DES11 and so with the Local Plan as a whole.

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

15.75 The proposal is therefore considered to be sustainable development for the purposes of NPPF paragraph 11. The recommendation is for approval of the application with conditions.

Written agreement to the pre-commencement condition(s) was received from the applicant by email on 21.10.2022.

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15.0 RECOMMENDATION – Grant, subject to the following:

Conditions:

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

Site Location Plan	100 P1
Proposed Site Layout 1-500	102 P18
Proposed Materials Plan	103 P17
Proposed Boundary Treatment Plan	104 P16
Proposed Affordable Layout Plan	105 P14
Proposed Shared Driveways Plan	106 P13
Proposed Storey Height Plan	107 P13
Proposed Bin & Cycle Storage Plan	108 P13
Proposed Site Layout- Coloured Version	109 P16
Landscape Masterplan	2250-TFC-XX-00-DR-L-1001 Rev 12 2250-TFC-XX-00-DR-L-2001 Rev 07 2250-TFC-XX-00-DR-L-2002 Rev 07 2250-TFC-XX-00-DR-L-2003 Rev 09
Hard Landscape Proposals	2250-TFC-XX-00-DR-L-2004 Rev 08 2250-TFC-XX-00-DR-L-2005 Rev 07 2250-TFC-XX-00-DR-L-2006 Rev 08 2250-TFC-XX-00-DR-L-3001 Rev 07 2250-TFC-XX-00-DR-L-3002 Rev 07 2250-TFC-XX-00-DR-L-3003 Rev 10
Detailed Planting Proposals	2250-TFC-XX-00-DR-L-3004 Rev 08 2250-TFC-XX-00-DR-L-3005 Rev 07 2250-TFC-XX-00-DR-L-3006 Rev 08
Soft Landscape Specification and Schedule	2250-TFC-XX-00-DR-L-3007 Rev 08
Refuse Vehicle Tracking Analysis	BSO-E4927-2-001N
Fire Tender Tracking Analysis	BSO-E4927-2-002J
Site Layout Review	BSO-E4927-2-003J
Levels Strategy	BSO-E4927-2-005J
Exceedance Flows	BSO-E4927-2-008H
Drainage Strategy	BSO-E4927-2-010H
EA Node Location Plan	BSO-E4927-2-013H
Private Vehicle Tracking Analysis	BSO-E4927-2-014B
House type Booklet	Prepared by IDP- Dated September 2022
Noise Impact Assessment	Prepared by 24 Acoustics- Dated June 2022.
Transport Statement	Prepared by I-Transport- Dated October 2022
Landscape and Ecological Management Strategy and Management Plan	Prepared by EAD Ecology- Dated October 2022

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and

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off-road parking spaces for residential vehicular parking hereby approved shall be retained and at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, 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. Prior to the commencement of development a Footpath Diversion Strategy setting out a plan for the implementation of any agreed diversion including details and duration of any planned temporary diversions or closures, shall be submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved Strategy.

Reason: To ensure the continued availability of rights of way for use by members of the public

4. The first floor bathroom window for plot 65, shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking and this shall be retained for the lifetime of the development.

Reason: In the interests of Local General Amenity

5. Acoustically rated glazing to bedrooms and specialist passive acoustically rated wall vents must be installed in the apartment blocks fronting the A31 (plots 115-174). Residential development must therefore be strictly constructed in accordance with the submitted Noise Impact Assessment (24 Acoustics Technical Report: R9501-1 Rev 2 14th June 2022).

Reason: To safeguard the amenities of the occupiers of residential properties.

7. The development hereby permitted shall be undertaken in accordance with the submitted landscaping plans set out in condition 1. Full details of structural tree pits shall be submitted and agreed in writing with the Local Planning Authority prior to the commencement of any ground works. The development shall be carried out in accordance with the approved details.

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

8. The proposed development shall be built in accordance with the information provided in the Landscape and Ecological Management Strategy [LEMS} (EAD Ecology , October 2022).

Thereafter the mitigation measures set out in the LEMS shall be permanently maintained and retained in accordance with the LEMS, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

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9. All works relating to site levels and finished floor levels shall be undertaken strictly in accordance with the details as set out in drawings BSO/E4927/2/005 J.

Reason: To ensure details of the proposal having regard to the existing site levels, flood risk mitigation and those adjacent hereto.

10. Prior to the commencement of highways works a block paving detail and bullnose kerb detail at plots 85 and 86 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: in the interest of highway safety and management.

11. Prior to development above damp proof course (DPC) a review of the proposed public-realm lighting scheme will be undertaken prior to the erection or installation of any lighting and shall be submitted to and approved in writing by the Local Planning Authority.

The lighting scheme shall:

- demonstrate impacts from lighting will be minimised during pre-construction, construction and operational phases
- show how the current best practice guidance for bats (BCT/ILP 2018) has been implemented
- include details such as: dark corridors, artificial lighting associated with public realm lighting, car headlights associated with traffic movements through the development and internal and external lighting associated with the residential development.

The development will be carried out in accordance with the approved Strategy.

Reason: In the interests of Protected Species and to ensure that potential adverse effects on bats are minimised.

12. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include the following:

- relevant protected species mitigation measures and accord with the BS42020: 2013 Biodiversity: Code of Practice for Planning and Development –
- Risk assessment of potentially damaging construction activities.
- Identification of “biodiversity protection zones”.
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.

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- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with the approved CEMP.

Reason: To mitigate for impacts on biodiversity.

Informatives

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 22/12/2020 under Application 3/18/3305/FUL and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.
3. The proposed development is in the proximity of the Wimborne Sewage Treatment Works and Wessex Water has raised concerns regarding fly nuisance. No residential unit can be within 145m of the boundary of the plant. Should complaints be received regarding fly nuisance the Council will have a duty to investigate.

Background Documents:

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.