

<b>Application Number:</b>	P/RES/2022/08041		
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>		
<b>Site address:</b>	Land East of New Road West Parley		
<b>Proposal:</b>	Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref.  3/17/3609/OUT for Phase 2 comprising 148 dwellings (Use Class C3) with public open space and landscaping. Vehicular access off Christchurch Road and Church Lane as approved in the outline planning permission.		
<b>Applicant name:</b>	Bellway Homes Ltd Wessex		
<b>Case Officer:</b>	Ursula Fay		
<b>Ward Member(s):</b>	Cllr Parry		
<b>Publicity expiry date:</b>	7 April 2023	<b>Officer site visit date:</b>	
<b>Decision due date:</b>	5 May 2023	<b>Ext(s) of time:</b>	5 May 2023

**1.0** The application is referred to Committee at the request of the nominated officer.

**Summary of recommendation:**

Approval of Reserved Matters

**2.0 Reason for the recommendation:**

- The site benefits from an outline consent which has established the principle of sustainable development in accordance with Para 14 of the National Planning Policy Framework (NPPF)
- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

**3.0 Key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	Principle previously established through Outline consent.

Environmental Impact Assessment	Site previously screened with no EIA found to be necessary. No significant change has taken place.
Housing Mix	Mix proposed in accordance with S106 agreed at Outline. Mix, distribution and tenure-blindness acceptable.
Layout, Design and Appearance <i>Including:</i> <i>Context</i> <i>Streets &amp; Movement</i> <i>Landscape</i> <i>Built Form and Identity</i>	Proposal generally in accordance with agreed Design Code. Proposal would result in an attractive and sustainable development.
Trees	Opportunities have been taken to incorporate trees.
Residential Amenity	Development does not result in unacceptable amenity for either existing or proposed dwellings, subject to a condition restricting permitted development rights for plot 384.
Energy	Details of the location of agreed renewable energy measures to be secured by condition.
Drainage	Adequately demonstrated that a sustainable drainage system can be accommodated within the proposed layout.

#### 4.0 Description of Site

- 4.1 The site comprises 20.2ha of greenfield land and is located to the south-east of the intersection of Christchurch Road (A347) and New Road (B3073), in the Parley Cross area, the centre of the village of West Parley. It is relatively level with a slight north west to south east gradient.
- 4.2 The site is on land allocated within the Christchurch and East Dorset Adopted Core Strategy (April 2014) under Policy FWP6. The majority of the site lies in the urban area of Ferndown and West Parley and part of the land to the south is located within the Green Belt.
- 4.3 The Christchurch Road and New Road connect the site East – West and North – South to the surrounding area. These roads meet at the Parley Crossroads, which is located to the north-west of the site. To the west of the crossroads are existing shops and services forming a small local centre. To the north of Christchurch Road is the West Parley Sports and Social Centre.
- 4.4 The site has a Public Right of Way (PRoW) that crosses the site east-west connecting Church Lane to New Road. This provides connections via PRoW to the west travelling through a consented SANG (subject of a separate application but to be delivered in conjunction with this development) to Christchurch Road.
- 4.6 The northern boundary is partly defined by Christchurch Road, vegetation associated with the curtilage of properties and an adjacent parcel of undeveloped land. The

eastern boundary is predominantly delineated by the vegetation of rear gardens of properties along Church Lane and small parcels of undeveloped land. The southern boundary is bounded by agricultural fields to the south and the property boundaries of houses along New Road to the south west. New Road itself forms the western boundary.

- 4.7 Many of the existing boundary treatments are formed by hedgerows and woodland edges. The site is relatively unconstrained by trees however there are a group of significant quality trees along the western edge at Parley Cross (which are protected) and a central southern landmark tree. Protected trees are also located along the south west boundary.
- 4.8 Surrounding development includes three detached two-storey properties in large plots to the north of the site, fronting onto Christchurch Road. To the east of these fronting on to Christchurch Road is the Parley Place care home, currently under construction.
- 4.9 To the west of the site, on the opposite side of New Road, existing residential development is predominantly bungalows on medium sized plots, set back from New Road behind a service street. To the south of these, as moving south along New Road, the density decreases and the development pattern becomes a mixture of bungalows and two-storey dwellings in large plots accessed directly from New Road.
- 4.10 Church Lane has a more rural character. Where adjoining the site boundary the majority of existing residential development along much of this lane comprises bungalows in large plots. To the south of these, also adjoining the site, are Brambles Farm and Farmhouse, the farmhouse being a Grade II listed building. The character at this point and onwards moves to more sporadic development in small clusters of dwellings and farm buildings. Towards the end of Church Lane (140m south of the site) is the West Parley Conservation Area, situated within which are the Grade II listed All Saints Church and Old Rectory.

## **5.0 Description of Development**

### *Outline*

- 5.1 Outline consent has been granted for a mixed-use development including up to 386 dwellings, up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of foodstore (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, play areas, landscaping and associated works. All matters were reserved with the exception of access and the associated link road. The link road provides an alternative route between Christchurch Road and New Road, bypassing the crossroads, and is now under construction.
- 5.2 A Land Use and Building Heights parameter plan was conditioned as part of the outline consent (Outline condition 2) and sets the parameters for how development across the site is expected. This shows a mixed-use commercial area, with public square, located immediately to the south-east of the Parley Crossroads and bounded by the link road to the east. This will form an extension to the existing local centre. To the east of the link road sits the area identified for the food store, reserved matters for which have been granted under a separate consent (P/RES/2022/03505).

- 5.3 South and east of the commercial areas land is identified for residential development, both to the east and west of the link road. Height parameters provide for landmark buildings up to 3.5 storeys, key buildings up to 3 storeys and the remainder up to 2.5 storeys. The majority of the residential land is accessed via the link road, with a small parcel to the south of the PRow accessed via a separate access from New Road.
- 5.4 A Sustainable Alternative Natural Greenspace (SANG) incorporating SuDS and allotments wraps around to the east and south of this residential area. The parameter plans shown three Green Links into/through the residential development from the SANG. The SANG area sits between the residential area and properties on Church Lane, with the exception of a small residential parcel to be accessed directly from Church Lane, this parcel is limited in height to 1-1.5 storeys. An area to the south of the site is identified for allotment provision, to be accessed via the existing gravel track at the site's southern boundary.

#### *Phasing Plan*

- 5.5 The approved Phasing Plan splits the residential development into three phases – Phase 1 is situated to the south of the PRow and comprises that development accessed directly from New Road. Phase 2 includes land directly to the north of phase 1, along with residential land to the west of the link road. Phase 3 includes land to the south east of the food store, and to the east of Phase 2, along with the small residential parcel access directly from Church Lane.

#### *Design Code*

- 5.6 A Design Code and Masterplan for the site has been agreed, this provides further details on matters such as character areas, street hierarchy, density, building typologies, key buildings, the approach to car parking, landscape, planting and treatment of the public realm. The Design Code is an approved document, and the application is accompanied by a Compliance Statement setting out how the proposal has met the Design Code criteria.

#### *Reserved Matters – Residential Phase 1, SANG and Allotments*

- 5.7 Reserved matters approval has been granted for the layout, scale, appearance and landscaping of residential phase 1, along with public open space, the SANG and allotments. Phase 1 included a total of 238 dwellings.
- 5.8 In line with the agreed Legal Agreement for the site, 56 affordable units were proposed within Phase 1.

#### *Reserved Matters – Residential Phase 2*

- 5.9 This reserved matters application seeks approval of layout, scale, appearance and landscaping for residential phase 2, along with public open space. This includes a total of 148 dwellings.

- 5.10 A range of dwelling types are proposed including flats, townhouses, detached, semi-detached and terraced houses. A range of sizes are also proposed ranging from 1 – 4 bedrooms.
- 5.11 In line with the agreed Legal Agreement for the site, 17 affordable units are proposed within Phase 2.

## 6.0 Relevant Planning History

<b>RELEVANT PLANNING HISTORY – THIS SITE</b>			
App No	Proposal	Decision	Date
3/17/3609/OUT as amended by 3/21/0618/NMA, 3/21/1024/NMA and P/NMA/2022/01544	Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of foodstore (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.	Granted	18/02/2021
P/RES/2022/03505	Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping. Vehicular access off Christchurch Road and New Road as approved in the outline planning permission.	Granted	02/11/2022
P/RES/2021/03989	Reserved matters application in respect of the foodstore development phase of Outline Planning Permission 3/17/3609/OUT relating to details of access, appearance, landscaping, layout, and scale.	Granted	20/05/2022

<b>RELEVANT PLANNING HISTORY – ADJACENT SITE</b>				
App No	Location	Proposal	Decision	Date
3/17/3610/COU	Land East of Church Lane	Change of use of land to a suitable alternative natural greenspace (SANG) and associated works.	Granted	18/02/2021

3/19/0821/FUL	Land South of Christchurch Road	Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space.	Granted	01/08/2019
3/20/0430/CONDR as amended by P/NMA/2022/03534	Land South of Christchurch Road	Vary condition 2 (approved plans) of PA 3/19/0821/FUL (Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space) to reduce the number of beds from 80 to 68, reduce the size of the proposed building and amend elevations, landscaping and parking as required	Granted	03/07/2020

## 7.0 List of Constraints

- Within West Parley settlement boundary
- Green Belt (covers southern extremity of site)
- Heathland 400m Consultation Area
- Heathland 5km Consultation Area
- Rights of Way - Footpath E56/7 crosses site
- Airport Safeguarding zone
- Risk of Surface water flooding varies across site 1 in 30 – 1 in 1000
- Tree Preservation Orders – WP/52, Group Ref: T1; WP/55, Group Ref: W1; WP/18, Group Ref: A1
- Brambles Farmhouse Listed Grade II located adjacent to the site (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

## 8.0 Consultations

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

### Natural England

- Confirmed no comments to make

### Bournemouth Airport

- No objection - the proposal does not appear to conflict with safeguarding criteria
- Standard advice notes on airport safeguarding criteria provided

### **Wessex Water**

- Surface water network has capacity to accommodate proposed additional flows. No objection to this connection.
- Applicant must submit a foul drainage strategy showing appropriate points of connection to the foul sewer network to enable the planning of any required sewer improvements
- Existing sewers must be protected during and after construction

### **DC - Natural Environment Team**

- No objection
- Suggest separation and privacy for plot 134 could be improved

### **Dorset and Wilts Fire and Rescue**

- Development would need to be designed and built to meet current Building Regulations requirements

### **DC - Policy - Urban Design**

Deferred to case officer.

### **DC - Trees ( East & Purbeck)**

- The only tree which is of merit is the Oak standing on the rear boundary of 292 Christchurch Road, Fortunately due to the current layout , this tree predominantly effects an area of open space adj. to plot 371. I'm fairly confident the proposed units in this area are sufficiently catered for in terms of tree dominance.

### **DC - Landscape**

Comments on initial submission:

- Issues relating to tree planting, lighting and services
- Insufficient tree soil volumes for trees in hard surfaced parking courtyard areas / between brick boundary walls and pavements
- Brindle keyblok paving may appear incongruous suggest another colour more appropriate
- Apparent non-compliance with design code parking parameters regarding landscape
- Insufficient landscaping/amenity in some parking courtyards

- Opportunities should be taken to introduce larger tree species within green links

Comments on amended plans:

- Additional planting is a small improvement
- Applicant has improved tree pit details and demonstrated that thought has gone into the approach to tree pit volumes
- Some potential mature canopy spread conflicts remain
- Conflicts with lighting columns mostly resolved
- Landscape design is similar to that of Phase 1
- Proposals could have been more attractive and of higher quality if trees had been a forethought and not an afterthought
- Appreciate comments must be weighed in the planning balance
- Little if any scope for further improvement of the scheme within the current layout/quantum of development and so little if any grounds for the continued objection to the discharge of landscape as a reserved matter

**DC - Highways**

- This Phase 2 proposal provides an estate road layout that, whilst not meeting with the Highway Authority's requirements for adoption (with regard to proposed carriageway widths), is acceptable in terms of design and safety for all road users.
- Parking numbers and location meet with the Authority's guidance
- Swept path analysis proves that a refuse vehicle can satisfactorily service this development phase.
- Cycle parking has been catered for, as has the provision of EV charging points
- No objection subject to the conditions placed on the outline

**DC - Street Lighting Team (East)**

- Any of roads being proposed for adoption as public highway must be lit
- Adoptable roads and footpaths should be kept to within the built area to reduce outward light pollution
- Lighting for footpaths will also be required if these are to be adopted



- Some areas have arrangements for off street parking / tree planting which will not allow for street lighting
- Planted and mature tree canopy size should be shown for each tree location
- Use of vertical traffic calming features will require permanent all-night street lighting to comply with the Road Hump Regulations

#### **DC - Dorset Waste Partnership**

- Development does not comply with DC Guidance for Developers

#### **DC - Rights of Way Officer**

No comments received.

#### **DC - Housing Enabling Team**

- Mix in accordance with S106
- No objection

#### **DC - Flood Risk Management**

- The reserved matters surface water drainage layout is acceptable to us (FRM) as a concept
- Therefore no objection
- Detailed review of surface water drainage strategy will take place for the discharge of conditions 22 & 23 of outline consent and the submitted Drainage Strategy should not become an approved document

#### **DC – Community Infrastructure Levy (CIL)**

- No comments to make

#### **West Parley Parish Council**

- Concern regarding density and scale of development
- Concern over lack of variety in design
- Insufficient parking
- Object to removal of children's playground provision
- Support comments of the Ramblers Association requesting that additional footpaths are dedicated as public rights of way
- Supports the views of the Dorset NET team regarding additional fencing and planting around plot 384

- Additional planting throughout the site would soften the appearance and mass of dwellings
- Support the Landscape Officer's comments regarding tree planting, lighting and services and the apparent non-compliance with the Design Code.
- Support the views of the Street Lighting Team. Concerns some areas of the estate will not allow a system of street lighting to be achieved
- Concern regarding road humps
- Support the Waste Team and their Guidance for Developers
- Request protected trees be retained and appropriate fencing and hand excavation be undertaken in accordance with the Tree Officer's opinion
- Concern that affordable housing provision is subject to a review on commencement of the 193<sup>rd</sup> dwelling. Site could have offered 50% affordable homes to address the needs in the initial Core Strategy
- Request case officer attaches a condition that all construction related vehicles must park on site and not on the public highway, verges or in privately owned car parks

### **Representations received**

#### **Non-Statutory Consultees**

##### **Ramblers Association**

- Welcome the sensitive treatment of the existing RoW (E56/7) and the provision of additional paths over the SANG
- Would like additional paths to be dedicated as public rights of way

##### **East Dorset Environmental Partnership (EDEP)**

###### *Comments on initial submission:*

- Clarity required over species proposed
- Little consideration of the need for shade and cooling in the selection of trees
- Welcome high proportion of native species
- Some plants are species known to be invasive locally and should be replaced with more appropriate species

###### *Comments on amended plans:*

- Welcome changes that have been made however appropriate management of shrubs required. Some invasive species remain on the planting list.

*[Officer Note: plant species of concern have since been replaced with alternatives]*

### **Representations received**

#### **All other representations**

Total - Objections	Total - Support	Total - Comment	Total – All Comments
1	0	1	2

### Issues Raised

- Concerns regarding impacts on surface water folding and drainage in Church Lane
- Impacts of the development on highways and traffic flows
- Impacts on road safety
- Concerns regarding relocation of bus stops
- Concern regarding cumulative impacts of development in West Parley
- Comments regarding archology and investigations that may be required

## **9.0 Duties**

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

## **10.0 Relevant Policies**

### Development Plan

10.1 The relevant policies from the Local Plan for the proposal are;

- KS1 Presumption in favour of sustainable development
- KS2 Settlement Hierarchy
- KS3 Green Belt
- KS4 Housing Provision in Christchurch and East Dorset
- KS8 Future Retail Provision
- KS9 Transport Strategy and Prime Transport Corridors
- KS10 Strategic Transport Improvements
- KS11 Transport and Development
- KS12 Parking Provision
- HE1 Valuing and Conserving our Historic Environment
- HE2 Design of new development
- HE3 Landscape Quality
- HE4 Open Space Provision

- LN1 The Size and Type of New Dwellings
- LN2 Design, Layout and Density of New Housing Development
- LN3 Provision of Affordable Housing
- ME1 Safeguarding biodiversity and geodiversity
- ME2 Protection of the Dorset Heathlands
- ME3 Sustainable development standards for new development
- ME4 Renewable energy provision for residential and non-residential developments
- ME6 Flood Management, Mitigation and Defence
- ME7 Protection of Groundwater
- FWP6 East of New Road New Neighbourhood, West Parley
- FWP5 West Parley Village Centre Enhancement Scheme

10.2 The Local Plan has retained certain 'saved policies' from the East Dorset Local Plan 2002 (the previous development plan for the district) and the relevant saved policies from this document are;

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

#### Other material planning considerations

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

10.4 Of particular relevance to the proposal in respect of the NPPF are Section 5: Delivering a wide choice of high quality homes; Section 8: Promoting healthy and safe communities; Section 9: Promoting sustainable transport; Section 12: Achieving well-designed places; Section 13: protecting Green Belt land; Section 14: Meeting the challenge of climate change, flooding and coastal change; Section 15: Conserving and enhancing the natural environment and Section 16: Conserving and enhancing the historic environment.

#### Supplementary Planning Documents

- Affordable Housing SPD
- West Parley Conservation Area Appraisal

#### Community Infrastructure Levy (CIL)

10.5 As a New Neighbourhood making on-site SANG provision, the site is zero rated for Community Infrastructure Levy (CIL) charges. This is due to the need to avoid double counting of contributions required to mitigate the impact of residential development on protected European Heathlands where significant sites are required to provide SANGs, where heathland mitigation is also part of the monies collected via CIL.

## 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.

Considerations included within this application:

- As part of the Outline application a financial contribution has been secured towards increased capacity at a local doctor’s surgery
- The applicant submitted a note in support of Phase 1 setting out how the roads and pedestrian infrastructure within the development has been designed in accordance with guidance contained within the Department for Transport Inclusive Mobility (2021). This approach has been continued in Phase 2.
- This includes the provision of dropped kerbs and raised crossings to provide level access at all road crossings; the design and provision of footways which provide clear minimum widths, without obstructions, and gentle gradients along these footways and footpaths
- A step-free design approach has been taken across the pedestrian infrastructure
- Within shared surface footways arrangements to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated through the inclusion of a delineated footway with a 0.25m upstand
- The residential dwellings and associated drives with parking spaces are designed in accordance with Part M of the Building Regulations

## 13.0 Financial benefits

For information, the outline application secured the following financial benefits.

What	Amount / value
Affordable housing	19% (73 dwellings), to be reviewed at 50% occupation
Funding towards education	£5,880 per eligible dwelling (two or more bedrooms)
Funding towards off-site highways works at the Longham mini-roundabouts (B3073 / Ringwood Road) and Ringwood Road./ New Road / Victoria Road signals junctions	£156,234
Funding towards a new consulting / nurses room at a nearby doctor's surgery	£24,000
Funding towards the Parish Council's Community Project at the West Parley Sports and Social Club	£130,000
Sustainable Alternative Natural Greenspace (SANG)	On-site SANG (SANG A) – 6.23ha Church Lane SANG (SANG B) – 15.8ha On-going management and maintenance of the SANG through a Management Company or through transfer to a suitable organisation
SANG Step In Maintenance Contribution	£20,000
SAMM Contribution	Flats (@ £179 per flat) & houses (@ £263 per house)
Play Area	Local Equipped Area for Play (LEAP) (to be included within SANG)
Allotments	0.23ha

In addition, the following benefits were secured under the Phase 1 reserved matters application would provide the following benefits.

What	Amount / value
<b>Material considerations</b>	
Play areas	1 x Local Area for Play (LAP) 1 x Local Equipped Area for Play (LEAP) 1 x scooter track
Allotments	0.23ha, divided into 14 allotments with tool sheds, water stands, and raised beds for people with restricted mobility.
SANG	On-site SANG (SANG A) – 6.23ha

This Phase 2 reserved matters application would not provide any further benefits and is £0 rated for CIL.

<b>Non-material considerations</b>	
CIL	Zero-rated (£0)

## **14.0 Environmental Implications**

The site benefits from Outline consent. A condition placed on the outline application (Outline condition 24) requires the development to achieve at least 10% of the total regulated energy used in the dwellings in each phase from renewable sources. An Energy Strategy Statement was submitted and approved on 27 April 2021 regarding this condition.

## **15.0 Planning Assessment**

### **The principle of development**

- 15.1 The principle of development has been established through the granting of outline consent for a mixed use development at Land East of New Road (3/17/3609/OUT). Under this application all matters were reserved excepting access, and the new link road which will provide a new connection between New Road and Christchurch Road.
- 15.2 This application seeks approval of reserved matters relating to layout, scale, appearance and landscaping for Residential Phase 2 in accordance with the agreed parameter plans, Phasing Strategy and Design Code.
- 15.3 Parameters plans conditioned under the outline consent (Outline condition 2) set expectations regarding the distribution of uses across the site, along with building heights. This informed the approved Phasing Plan which provides for the foodstore and local centre/commercial uses, the SANG, and two phases of residential development.
- 15.4 A Design Code was approved by condition (Outline condition 5) refining the agreed parameter plans and setting further expectations regarding the design of built form and landscaping on the site.

### **Environmental Impact Assessment**

- 15.5 The site was screened for Environmental Impact Assessment (EIA) when being considered for allocation as a New Neighbourhood site and re-screened with an EIA Screening Opinion issued to the developer on the 30/04/2018. No EIA was deemed necessary as the effects of the development, in combination with the effects arising from other adopted development sites in the Local Plan, are considered unlikely to be significant in terms of the requirements of Regulation 5 of the Town and Country Planning (EIA) Regulations 2011. There has been no significant change to the environmental circumstances, and an EIA is not required.

### **Housing Mix**

- 15.6 Policy LN12 of the Christchurch and East Dorset Local Plan requires the size and type of new market and affordable dwellings to reflect local housing needs. The proposal includes a mix of housing types comprising 1, 2, 3 and 4-bedroom dwellings, including flats and houses, as set out below.

*Market Mix*

<b>Bedrooms</b>	<b>No. Units</b>	<b>% Units</b>
1 bed flat	0	0%
2 bed flat	16	12.2%
2 bed house	16	12.2%
3 bed house	76	58%
4 bed house	23	17.6%
<b>TOTAL</b>	<b>131</b>	<b>100%</b>

*Affordable Mix*

<b>Bedrooms</b>	<b>No. Units</b>	<b>% Units</b>
1 bed flat	3	17.6%
2 bed flat	11	64.7%
2 bed house	0	0%
3 bed house	3	17.6%
4 bed house	0	0%
<b>TOTAL</b>	<b>17</b>	<b>100%</b>

*Affordable Tenure*

<b>Bedrooms</b>	<b>Affordable rent</b>	<b>Shared ownership</b>
1 bed flat	2	1
2 bed flat	4	7
2 bed house	0	0
3 bed house	2	1
4 bed house	0	0
<b>TOTAL</b>	<b>8</b>	<b>9</b>

- 15.7 The affordable mix on site is in accordance with that agreed through Legal Agreement at the Outline stage.
- 15.8 Of the 148 dwellings proposed on Phase 1, 17 are affordable which equates to 11.5% of the Phase 1 dwellings. A viability review at the half way point of construction will determine whether the site can viably delivery any additional affordable dwellings.
- 15.9 The affordable dwellings are provided in clusters of no more than 15, with adequate distribution of these across the site. The detailing and materials of the affordable properties is in-line with that proposed for market housing, which will result in a tenure-blind development.

**Layout, Design and Appearance**

- 15.10 Policy HE2 of the Christchurch and East Dorset Local Plan requires that the design of development is of a high quality, reflecting and enhancing areas of recognised local distinctiveness. Paragraphs 124-132 of the NPPF require that planning decision support development that makes efficient use of land, using design codes to help ensure that land is used efficiently while creating beautiful and sustainable



places at an appropriate density. Paragraph 126-136 of the NPPF are also relevant, further setting out the benefits of high quality design and the use of design codes.

- 15.11 A Design Code and masterplan have been approved for the site to satisfy Condition 5 of the outline consent (3/17/3609/OUT). The Code sets out the design principles for the development and is intended to secure a high quality development.
- 15.12 The Code has been structured in line with the ‘characteristics of well designed places’ as defined in the National Design Guide.



- 15.13 The applicant has submitted a Design & Access Statement and Code Compliance Document (rev. B December 2022) which explains how the proposal conforms to the principles and requirements of the approved Design Code.

Context

- 15.14 The Design Code includes a contextual analysis of surrounding development and the landscape context in the local area. Elements identified within the existing context were developed into design cues for the proposals. These included:

<i>Building Types</i>	Wide range of building types to create a mixed and thriving community
<i>Roof Forms/Building Heights</i>	Mix of gable ended and hipped roofs 1-3½ storeys in height Steeper pitched roofs with plain tile finish Shallower pitch roofs with slate finish
<i>Fenestration</i>	White framed windows with a vertical emphasis
<i>Materials</i>	Predominantly red or orange brickwork

	Render used for landmark/ key buildings
<i>Details and Features</i>	Open porches Bay windows Roof dormers
<i>Boundaries</i>	Hedges and small areas of front amenity used to delineate public and private realms Street trees Larger trees and landscape towards edges of development
<i>Landscape</i>	Street trees Boundary evergreen hedges Decorative climbers Cottage planting Grass verges with path connections

15.15 These cues fed into subsequent sections of the Code.

### Streets & Movement

- 15.16 The new Link Road and access points into the site were consented in full at outline stage. This included access points to serve the residential development from the new link road, from a separate secondary access point to the south from New Road and from a separate access at Church Lane. The separate access points were not to be linked for vehicular traffic within the site, and the submitted layout meets this requirement.
- 15.17 The internal vehicular network provides for a street hierarchy away from the link road to include secondary streets, tertiary streets and shared drives. Pedestrian and cycle movements are more extensive than for vehicles to provide a permeable layout which places prioritises non-motorised users.
- 15.18 The Design Code includes detailed criteria for each street type, key elements of which are summarised below.
- 15.19 The primary avenue / link road has been consented in full, and will provide shared footway/cycleways with verges and street trees on either side of this street. The Design Code provides illustrates the consented details and identifies 2-4m defensive space to be provided between the road and buildings either side.
- 15.20 Secondary streets will be the widest within the site and are to include 5m and 3m wide verges. This will provide sufficient space to accommodate street trees along with street lighting and service corridors. Front gardens in this area will provide small defensible spaces.
- 15.21 Tertiary streets will be narrower than secondary streets and are to provide shared surfaces comprised of brindle pavements with delineated footways in contrasting blocks with a low height kerb. This is intended to ensure that the shared surfaces provide clear priority to pedestrians in these areas and to ensure that the footways meet inclusive mobility requirements. Smaller front garden areas will be provided

within the site, with larger front gardens where dwellings adjoin open space. Trees will be accommodated within parking areas.

- 15.22 Shared drives will be the narrowest street type. These were not expected to be suitable for refuse vehicle traffic however following comments from the Dorset Waste Team there has been some deviation from this approach to allow for through-routes in line with the DC Waste Guidance.
- 15.23 Shared drives will provide shared spaces with a low kerb to meet inclusive mobility requirements. These streets will typically be provided at the edges of the site, with large front gardens, and grass verges which extend into the wider parkland.
- 15.24 For all street types within the site visitor parking will be provided in small pockets of frontage or parallel parking.
- 15.25 Hard landscaping includes pavements within the shared surface tertiary streets and shared drives, following comments from landscape pavements are now in a charcoal colour. This is in accordance with the Design Code.

### Landscape

- 15.26 Within the residential development, each character area within the Code is defined through predominant species of trees, hedgerows and shrubs. Soft landscaping is varied by Character Area in accordance with the Design Code. The approach to Landscaping is very similar to that within approved Phase 1. The Council's Landscape Officer has advised that the approach could not be improved without altering the strategy regarding layout / quantum of development.
- 15.27 The open space within this phase includes a green link providing an open space / route from the link road/food store through to the SANG. This space will include parkland species trees. As part of the overall open space strategy for the site this link will promote and encourage access towards the SANG.
- 15.28 The SANG layout was approved as part of Phase 1 however in order to incorporate through-routes along the SANG boundary, some adjustments to the boundary between the SANG and Phase 2 are proposed. The adjustments are minor and Natural England do not object. The approach is considered acceptable.

### Built Form and Identity

#### *Density*

- 15.29 The design code sets parameters for the density strategy across the site through the proposed densities plan. This places high density (45-60dph) development adjacent to the link road and local centre phase, tapering through medium density (35-45dph) to low density (20-35dph) at the southern and eastern edges of the site. A small area of very low density housing will be provided adjacent to Church Lane. This density strategy places high density housing at those areas closest to commercial

uses and services, which is expected to bolster the viability of the existing local centre and proposed commercial uses on this site.

- 15.30 The submitted plans respond well to the density strategy, with densities of 60dph across the high density areas, 46dph across in the medium density area, 33dph in the low density area and 17dph in the very low density area.

#### *Scale*

- 15.31 The parameter plan approved under the outline application did not demarcate differing scales across the main residential area. Parameters allowed for landmark buildings up to 3.5 storeys, key buildings up to 3 storey and the remainder up to 2.5 storeys.
- 15.32 This approach has been further developed through the Design Code, with development along the link road generally 2.5 storey houses and 3 storey apartments with occasional 3.5 storey key buildings. Development adjacent to the food store also falls within this area.
- 15.33 Development across the remainder of the residential parcel is expected to be generally 2 storey, with occasional 2.5 storeys in key locations, as defined within the Code. Development of the three units adjacent to Church Lane is limited to 1.5 storeys.
- 15.34 The submitted proposals reflect the parameters of the outline consent and the subsequent Code, with the height of buildings increasing from the edges to the centre of the site. The proposed flatted blocks J and K are 3 storey, with eaves heights of 7.95m and a maximum height of 12.96m. Block H adjacent to the link road is a part 2.5 / part 3.5 storey block with an eaves height of 7.35/8.25m and a maximum height of 11.42/15.21m respectively. The blocks are in line with those consented as part of Phase 1.

#### *Character Areas*

- 15.35 The Design Code sets parameters for three character areas within the residential development – Primary Avenue / New Road edge, Green Streets / Lanes and Parkland / Green Links edge. Further details on the expectations within each phase and an assessment against the application is set out below.

##### *Primary Avenue / New Road Edge –*

*‘An area that has the most urban character defining the existing and link road edges with street trees a key component.’*

- 15.36 Key expectations within this area include:

Wide tree-lined avenue along link road, narrow streets at rear	met
Denser streets of urban character. Predominantly 2 ½ storey terraced houses with 3-3.5 storey apartment buildings	met

Regular building line with almost continuous frontage and occasional setbacks. Generally formal composition of building typologies	met.
Predominance of gable ends	met for houses. Gable ends avoided on flatted blocks to reduce building mass.
Parking within plots with service road and in rear courtyards. Landscaped verges and parallel parking bays to New Road edge.	met
Metal railings to front garden boundary	met
Glazed open porches	met
Occasional brick plinths on key buildings	met
Predominantly yellow brickwork and render – occasional key buildings with full render or grey brickwork	met
Grey window frames	met
Grey tiled roofs	met

*Green Streets / Lanes –*

*‘The heart of the residential development with the most varied characteristics linking to the other character zones.’*

15.37 Key expectations within this area include:

Village character with hedges and grass verge frontages	Green Street character is achieved along the secondary street running north-south through this area. Character is less strong within tertiary streets although there are some areas with small incidental greenspaces. Overall the response to this criteria is considered adequate.
Irregular building line with regular spacings between buildings. Formal composition of building typologies.	Irregular boundary line along ‘green street’, with more formal composition in Green Lanes.
Predominantly 2 storey semi-detached and detached houses with occasional short terrace and small apartment buildings	met
Predominantly gable ended roofs with occasional hipped roofs	met
Windows to provide rhythm through regular building heights and spacings	Irregular rhythm and heights within Green Lanes.

	More informal rhythm and heights within Green Street.
Defined front gardens	Green Street includes hedgerow boundaries. Boundaries and less defined in the Green Lanes with a mixture of hedge and shrub planting.
More informal tree planting	More tree planting along Green Street, more informal tree planting within Green Lanes
Parking varies with mix of on-plot, frontage parking and occasional rear courts. Minimal parking on Green Streets	met
Glazed open porches	met
Mix of yellow or red brickwork	met
Occasional key buildings with full render or grey brickwork	met
Mix of grey or green window frames	met
Mix of reddish brown plain tiles and grey tiled roofs	met

*Parkland / Green Links Edge -*

*'An area of looser landscape led development deriving its character from the transition to Church Lane and the open urban fringe beyond.'*

15.38 Key expectations within this area include:

Village character streets and lanes, with grass verges and more informal tree planting	Character is defined through parkland to one side and hedgerow and shrub planting to the other. Post and rail fencing has been added to reference a more rural character.
Predominantly 2 storey detached buildings	met
More irregular building typologies with varying gaps between buildings	met
Occasional examples of staggered and angled building alignment to the street	met
Predominantly hipped roofs	met
Varying front garden depths	met
On-plot garages and drive spaces	met
Glazed open porches	met
Bay windows	Bay windows are included in some key positions

	however are not a prominent feature within this character area.
Predominantly red brickwork and render panels	met
Occasional key buildings with full render or grey brickwork	met
Green window frames	met
Reddy brown plain tiles	met

### *Key Places and Buildings*

- 15.39 The Design Code identified accent building locations to assist with legibility and create architectural foci. Heights, architectural detailing and materiality of key buildings is expected to differentiate them from more general street elevations around them.
- 15.40 Six key places have been identified within the Code, with two located within this phase.

<p>D - Shared surface square This small square terminates the Green Street (secondary route) at its northern end, creating an intimate shared surface area enclosed by apartments, small terraces and semi-detached houses.</p>	<p>An enclosed area has been created, which includes parking but provides more generous spacings and landscaping than the parking courts. The space is addressed by block K and the terraced/semi-detached housing. Overall, it is considered the space is successful.</p>
<p>E - Church Lane dwellings These three dwellings are accessed separately from the rest of the development and create an entrance to the development from the east. The houses are limited to 1-1½ storeys to be more in keeping with the character of the properties along Church Lane. Pedestrian and cycle links across the new open space provide more direct routes to the main part of the development, Parley Cross, foodstore and neighbourhood centre.</p>	<p>The three dwellings proposed include one 1-storey and two 1.5-storey bungalows. The bungalows and plot arrangements reflect the character of Church Lane. Pedestrian links are provided across the SANG with landscaping softening the footpath as it travels past the bungalows.</p>

### Design and Layout Conclusion

- 15.41 The applicant has worked proactively with the Council both to create the Design Code and to develop and amend the detailed design and layout, in line with good practice as set out in paragraph 132 of the NPPF. The proposals are generally in accordance with the agreed Code and it is considered they will create an attractive and sustainable development.

### **Trees**

- 15.42 Paragraph 131 of the NPPF requires new streets to be tree-lined, with opportunities taken to incorporate trees into development and solutions found to ensure trees are compatible with highways standards.
- 15.43 Opportunities to incorporate trees have been taken across the site both within open space and within the residential character areas as set out above. This includes trees within verges, adjacent to streets, within parking courts and within front gardens. Following comments from Council's landscape and tree specialists structured tree pits have been proposed to support the growth and longevity of trees where soil volumes and natural irrigation are more constrained.
- 15.44 In accordance with Condition 16 of the outline consent, details of trees to be retained and protection measures have been submitted as part of this application. These details retain trees to the north of the site, backing onto dwellings along Christchurch Road, at the Church Lane entrance, and the central 'feature' oak tree. This approach is considered acceptable.

### **Residential amenity**

- 15.45 Policy HE2 of the Core Strategy states that new development should be compatible with or improve its surroundings in relation to nearby properties and general disturbance to amenity. The nearest neighbours to this phase are existing properties 292-298 Christchurch Road, and properties to the west of Church Lane backing on to the site.

#### **Christchurch Road**

- 15.46 Plots 367-371 back onto existing dwellings 292-298 Christchurch Road. These dwellings have a garden depth of 10m. Flats in Block K would be located 37m from the boundary. The rear gardens of the existing dwellings are approx. 35m so the relationships would be well within acceptable parameters.

#### **East of Church Lane**

- 15.47 Dwellings to the east of Church Lane back onto the site adjacent to the SANG area. Distances between the rear elevations of dwellings on Church Lane and the Phase 2 dwellings facing towards the SANG are approx. 75-100m. Distances between the proposed dwellings and garden boundaries are at least 40m. These relationships would be well within accepted parameters.
- 15.48 Along Church Lane, the three relationship between Plot 384 and no. 26 would be acceptable. Although the distance between the end gable of 386 and the boundary of 26 is only 5m, this is a gable end with no upperfloor windows proposed, and the scale and bulk would be acceptable. However, given the relationship a condition is proposed restricting permitted development rights for this plot.



- 15.49 The relationship between plot 386 and no. 20 Church Road is also considered acceptable. There is an oblique view from the dormer windows on 386 and the rear garden of 20 at a distance of 16m. This relationship is considered acceptable in planning terms.

#### Proposed properties

- 15.50 The amenity for the proposed properties is good. The dwellings meet the national minimum space standards, as required by Policy LN1.
- 15.51 Back-to back distances within perimeter blocks will provide adequate privacy to occupants. Flats are all dual aspect with resulting benefits in terms of light and ventilation. Many flats include balconies and blocks include landscaping and shared external amenity areas.
- 15.52 Gardens provided for proposed houses are adequate. Flats Over Garages (FOGs) include Juliette balconies and areas of external amenity space. While some of these areas are small they still provide valuable outdoor space for these units.
- 15.53 Outlook for the proposed dwellings is good with the principal outlook of dwellings either facing the street or landscaped parking courts.
- 15.54 The proposed dwellings will benefit from access to amenities provided on the site such as open space, play areas and allotments which would provide active recreational opportunities.

#### Levels

- 15.55 In accordance with Condition 23, details of finished ground and floor levels have been submitted as part of this application, and are considered acceptable.

#### Energy PV details

- 15.56 Condition 24 of the Outline consent required 10% of the development's energy requirements to be delivered through renewable energy. The agreed Energy Strategy submitted under Condition 24 of the outline consent provides that this requirement will be met through solar PV panels to 200 dwellings. The details and location of these has not been provided as part of this reserved matters application, as the applicant wishes to carry out a detailed review of the most suitable locations once the detailed layout is agreed. Consequently, a condition is proposed to allow for submission of this information post-consent (Condition 3).

#### Heritage

- 15.57 Brambles Farmhouse is a Grade II listed building situated approx. 60m from this phase.
- 15.58 Development is acceptable provided it accords with Policies HE1 to 3 of the Christchurch and East Dorset Core Strategy 2014 as well as sections 12 'Achieving

Well Designed Places' and 16 'Conserving and enhancing the historic environment' of the NPPF. Impacts on the setting of these heritage assets were considered at Outline stage with no harm identified.

- 15.59 The open character of land around Brambles Farmhouse is considered to make a positive contribution to its setting. Following the proposed development land to the west of the farmhouse would be utilised as part of the proposed SANG and so this open character would be retained. Consequently, no harm has been identified in relation to this asset as a result of the proposed development.

### **Drainage**

- 15.60 A SuDS and Drainage Strategy has been submitted to demonstrate that an appropriate drainage system can be accommodated within the proposed layout. The strategy includes a 'dry' SuDS system that can hold water after peak events and gradually release it. This is in accordance with the drainage approach agreed at the Outline stage. This approach was found acceptable under the Outline consent and there has been no material change to circumstances since this consent was granted.
- 15.61 Wessex Water have previously confirmed they are responsible for ensuring there is adequate foul drainage capacity to support the development.
- 15.62 The SuDS and Drainage Strategy is sufficient to demonstrate that a suitable surface water drainage scheme can be designed for the proposed layout. Full details of surface water drainage will be submitted for discharge as conditioned under the Outline consent (Outline conditions 21 & 22).

### **Bournemouth Airport**

- 15.63 Bournemouth Airport have confirmed they have no objection to this proposal. Conditions remain as placed on the Outline consent in response to the representations received from the Airport at that time, requiring the submission of a Construction Environmental Management Plan (CEMP), lighting strategy and surface water drainage strategy (Outline conditions 13, 20, 21 & 22).

### **Parking**

- 15.64 The Residential Parking Standards Calculator suggests a parking requirement of 236 allocated spaces, 59 unallocated spaces and 24 visitor spaces to serve the residential development, totalling 319 spaces. The proposal includes a total of 307 parking space, with 237 allocated and 70 unallocated spaces. This is considered acceptable and sufficiently within expected parameters. There is no objection from Highways to the parking strategy.
- 15.65 The scheme includes parking courts serving the flatted blocks within which parking spaces are unallocated. Locations of EV chargers are identified to serve all dwellings types including flats. This is an acceptable approach in accordance with the Residential Parking Standards.

### **Refuse collection**

- 15.66 Following comments from the Council's waste team the layout has been amended to reduce the number of vehicular cul-de-sacs within the development, which would require waste vehicles to reverse and turn around.
- 15.67 It is considered that although some instances where refuse vehicles would need to reverse short distances remain, on balance the layout is an appropriate response to the site and its constraints. Swept path analysis has demonstrated that a refuse vehicle can safely navigate the site to the satisfaction of the Highways Authority.

### **Other comments**

- 15.68 Concern regarding the quantum and targeting of contributions provided to support local infrastructure have been considered at the Outline stage. Appropriate conditions placed on the Outline consent, and obligations secured through S106, address these matters.

## **16.0 Conclusion and planning balance**

- 16.1 The principle of development on this site, together with access and the link road design, was agreed with the outline planning permission. The reserved matters application accurately reflects and builds upon the outline approval.
- 16.2 The proposal provides housing, including affordable housing, that will make a significant contribution towards meeting local housing needs. The design and layout proposed is the result of an iterative design process, and will provide an attractive landscape led development with good standards of amenity for future occupants.
- 16.3 The resulting impacts on the amenity of neighbouring properties will be acceptable in planning terms.
- 16.4 Having had regard to the representations of objection and support and the advice of the various consulted parties, it is considered that on balance the benefits of the scheme significantly outweigh the impacts. Overall, within the parameters set by the outline consent, the proposal represents sustainable development.

## **17.0 Recommendation**

### **APPROVAL of Reserved Matters:**

Subject to the following conditions:

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

Proposed Site Layout Plan 22124-P101-T  
Site Layout SANG Line Plan 22124-P104  
Site Survey Plan 22124-S102-A  
Coloured Site Layout 22124/C101D  
Coloured Street Scenes AA-CC 22124/C102B

Coloured Street Scenes DD-FF 22124/C103B

Site Layout Parking Plan 22124-P105-H

Proposed Boundary Treatments 22124-P106-J

Site Layout Building Materials Plan 22124-P107-K

Mix and Tenure Plan 22124-P108-H

Building Heights 22124-P109-H

Plots 239-240- & 269-270 Proposed Plans and Elevations 22124-P110-B – Plots 239-240, 272-273

Plots 241-244 Proposed Plans and Elevations 22124-P111-C – Plots 241-244

Plots 245-247 Proposed Plans and Elevations 22124-P112-B – Plots 245-247

Plots 248 & 273 Proposed Plans and Elevations 22124-P113-B – Plot 248

Plots 260-262 Proposed Plans 22124-P114-C – Plots 263-268

Plots 263 & 266 Proposed Plans and Elevations 22124-P115-C – Plots 263-268

Plots 264-265, 267-268 & 271-272 Proposed Plans and Elevations 22124-P116-B – Plots 270-271, 274-275

Plots 274 Proposed Plans and Elevations 22124-P117-A – Plot 277

Plots 276, 277, 278 & 280 Proposed Plans and Elevations 22124-P118-C – Plots 279,284,346, 347

Plots 281, 289, 292, 307, 323 & 342 Proposed Plans and Elevations 22124-P119-C – Plots 283, 292, 295, 310, 326, 345

Plots 281, 287 & 334 Proposed Plans and Elevations 22124-P120-B – Plots 291, 337

Plots 283, 287, 300, 335 & 352 Proposed Plans and Elevations 22124-P121-C – Plots 286,290, 303, 338, 353

Plots 283, 304, 308 & 345 Proposed Plans and Elevations 22124-P122-B – Plots 287,308, 311, 348

Plots 285-286, 339-340, 353-354 & 355-356 Proposed Plans and Elevations 22124-P123-B – Plots 288, 289, 342-343, 356-357, 358-359

Plots 290, 292, 305, 306, 307 & 323 Proposed Plans and Elevations 22124-P124- A – Plots 278, 282, 293, 294, 296, 309

Plots 293, 322, 341 & 357 Proposed Plans and Elevations 22124-P125-B – Plots 297, 325, 344, 360

Plots 362-364 Proposed Plans and Elevations 22124-P126-B – Plots 365-367

Plots 301-302, 316-317 & 350-351 Proposed Plans and Elevations 22124-P127-B – Plots 304-305, 333-334, 353-354

Plots 303-304 Proposed Plans and Elevations 22124-P129-B – Plots 306-307

Plots 309-310 Proposed Plans and Elevations 22124-P130-A – Plots 312-313

Plots 311 & 361 Proposed Plans and Elevations 22124-P131-C – Plots 285, 314, 364

Plots 312-313, 332-333, 343-344 & 346-347 Proposed Plans and Elevations 22124-P132-A – Plots 280-281, 315-316, 335-336, 349-350

Plots 314-315 & 328-329 Proposed Plans and Elevations 22124-P133-B – Plots 317-318, 331-332

Plots 318-321 Proposed Plans and Elevations 22124-P134-B – Plots 321-324

Plots 325-327 & 358-360 Proposed Plans and Elevations 22124-P135-A – Plots 328-330, 361-363  
Plots 336-338 Proposed Plans and Elevations 22124-P136-A – Plots 339-341  
Plot 348 Proposed Plans and Elevations 22124-P137-A – Plot 351  
Plot 349 Proposed Plans and Elevations 22124-P138-A – Plot 352  
Plots 294-296 Proposed Plans and Elevations 22124-P139-A – Plots 298-300  
Plots 365-366 Proposed Plans and Elevations 22124-P140-B – Plots 301-302  
Plot 324 Proposed Plans and Elevations 22124-P141-B – Plots 319-320  
Apartment Block H – Plots 249-259 Proposed Plans – Sheet 1 of 2 22124-P142-C –  
Apartment Block H - Plots 249-262 Proposed Plans Sheet 1 of 3  
Apartment Block H – Plots 249-259 Proposed Plans – Sheet 2 of 22124-P143-C -  
Apartment Block H – Plots 249-262 Proposed Plans Sheet 2 of 3  
Apartment Block H – Plots 249-259 Proposed Elevations 22124-P144-C – Apartment  
Block H - Plots 249-262 Proposed Plans Sheet 3 of 3  
Apartment Block J – Plots 367-383 Proposed Plans – Sheet 1 of 2 22124-P145-D –  
Apartment Block H Plots 249-262 Proposed Elevations Sheet 1 of 2  
Apartment Block J – Plots 367-383 Proposed Plans – Sheet 2 of 2 22124-P146-D –  
Apartment Block H Plots 249-262 Proposed Elevations Sheet 2 of 2  
Apartment Block J – Plots 367-383 Proposed Elevations 22124-P147-B – Apartment  
Block J Plots 372-377 Proposed Plans  
Plot 384 Proposed Plans and Elevations 22124-P148-B Apartment Block J Plots  
372-377 Proposed Elevations  
Plot 385 Proposed Plans and Elevations 22124-P149-B Apartment Block K Plots  
378-383 Proposed Plans  
Plot 386 Proposed Plans and Elevations 22124-P150-B Apartment Block K Plots  
378-383 Proposed Elevations  
Plots 298-299 Proposed Plans and Elevations 22124-P151-D – Plot 385  
Plots 330-331 Proposed Plans and Elevations 22124-P152-A – Plot 327  
Plots 269, 276 Proposed Plans and Elevations 22124-P128B  
Adopted Road Plan 22124-S103  
Plot 384 Proposed Plans and Elevations 22124-P153-D  
Plot 386 Proposed Plans and Elevations 22124-P154-D  
Plots 370-371 Proposed Plans and Elevations 22124-P155-B  
Plots 368-369 Proposed Plans and Elevations 22124-P156-A  
Ancillary Buildings Proposed Plans and Elevations Sheet 2 of 2 22124-P191-C  
Ancillary Buildings Proposed Plans and Elevations 22124-P190-C Sheet 1 of 2  
Landscape Masterplan BELL24087 10C  
Landscape Proposals Sheet 1 of 6 BELL24087 11-E  
Landscape Proposals Sheet 2 of 6 BELL24087 11-E  
Landscape Proposals Sheet 3 of 6 BELL24087 11-E  
Landscape Proposals Sheet 4 of 6 BELL24087 11-E  
Landscape Proposals Sheet 5 of 6 BELL24087 11-E  
Landscape Proposals Sheet 6 of 6 BELL24087 11-E  
Tree volume analysis-Sheet 1 BELL24087\_13 A

Tree volume analysis-Sheet 2 BELL24087\_12 A  
Hard Landscape Proposals Sheet 1 of 6 BELL24087 12-B  
Hard Landscape Proposals Sheet 2 of 6 BELL24087 12-B  
Hard Landscape Proposals Sheet 3 of 6 BELL24087 12-C  
Hard Landscape Proposals Sheet 4 of 6 BELL24087 12-B  
Hard Landscape Proposals Sheet 5 of 6 BELL24087 12-B  
Hard Landscape Proposals Sheet 6 of 6 BELL24087 12-B  
Fire Tender Swept Path Analysis Sheet 1 of 2 BHW/E4955/030 B  
Fire Tender Swept Path Analysis Sheet 2 of 2 BHW/E4955/031 B  
Standard Refuse Vehicle Swept Path Analysis Sheet 1 of 2 BHW/E4955/032 B  
Standard Refuse Vehicle Swept Path Analysis Sheet 2 of 2 BHW/E4955/033 B  
Highway Layout Review Sheet 1 of 2 BHW/E4955/034 B  
Highway Layout Review Sheet 1 of 2 BHW/E4955/035 B  
Impermeable Areas Sheet 1 of 2 BHW/E4955/036 B  
Impermeable Areas Sheet 2 of 2 BHW/E4955/037 B  
Levels Strategy Sheet 1 of 2 BHW/E4955/040 B  
Levels Strategy Sheet 2 of 2 BHW/E4955/041 B

2. Prior to the commencement of any development hereby approved, above damp course level, and pursuant to the Energy Strategy Statement (Briary Energy (March 2021), full details of the Photo Voltaic panels and their positioning shall be submitted and approved in writing by the Local Planning Authority. All works are to be carried out in accordance with the approved details.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved on plot 384, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of neighbouring properties.

**Informatives:**

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

2. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

3. Informative: It is recommended that areas providing for the drying of washing within the rear amenity courtyards of flatted blocks.