

Application Number:	3/19/2077/RM		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land North of Ringwood Road, Alderholt, SP6 3HZ		
Proposal:	Reserved matters application pursuant to Outline Planning permission (Allowed at Appeal under application 3/16/1446/OUT) for the approval of the "appearance", "landscaping", "layout" (including internal access road, parking and turning areas) and "scale" for the development of Land North of Ringwood Road for 45 homes, landscaping and associated ancillary works		
Applicant name:	Pennyfarthing Homes		
Case Officer:	Naomi Shinkins		
Ward Member(s):	Cllr Tooke		
Publicity expiry date:	08 Mar 2021	Officer site visit date:	Various 2019, 2020 and 2023
Decision due date:	14 July 2023	Ext(s) of time:	14 July 2023

1.0 The application has been referred to committee by the nominated officer in accordance with 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 the original Outline application 3/16/1446/OUT allowed at Appeal.
- The proposal has an appropriate layout and design and would not have an adverse impact on the character and appearance of the area.
- The proposal is acceptable in its scale, design, materials and visual impact.
- The proposal is not considered to cause 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 3/16/1446/OUT (allowed at Appeal)
Housing Mix	Acceptable –housing mix as per approved application P/MPO/2023/02469
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 Dorset Heathlands	Acceptable- Sufficient mitigation is provided
Impact on River Avon SAC	Acceptable- Sufficient mitigation is provided
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 Site History

- 5.1 The site is a 3.2ha, irregular-shaped area of land located to the south of Alderholt. The site comprises open land, some of which was formerly in use as a horticultural nursery.
- 5.2 The site’s north-western boundaries lie adjacent to residential properties located off Ringwood Road, Broomfield Drive, and Fern Close. The north-eastern boundary adjoins land forming part of the Alderholt Recreation Ground. The south-eastern boundary lies adjacent to Alderholt Nursery, whilst the south-western boundary runs alongside Ringwood Road. Residential properties are located on the opposite side of Ringwood Road.
- 5.3 The site is located beyond the development limits of Alderholt and is located within 5km of protected heathland.
- 5.4 Relevant planning history for the site includes:

- Outline permission was granted at appeal in 2018 for the following development under planning application (PA) 3/16/1446/OUT :

Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 45 dwellings (net 44) (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points.

- As a result of heathland mitigation concerns, application 3/20/1732/FUL as follows has been submitted and secured by legal agreement. The application was approved in January 2023:

Use of High Wood as a Suitable Alternative Natural Greenspace (SANG)

- An application to reduce the affordable housing contribution from 50% to 15%, P/MPO/2023/02469, was determined by the Eastern Planning committee in February 2023 with a resolution to grant subject to the securing a legal agreement:

Modify a Planning Obligation (dated 10 October 2017) for planning permission 3/16/1446/OUT (“Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points”) to: reduce affordable housing provision from 50% to 15% (as 7 Affordable Rent homes); secure a Viability Review; secure a Biodiversity Compensation Payment; and secure the provision of Suitable Alternative Natural Greenspace (SANG). (Description amended 10 Feb 2023).

6.0 Proposal

- 6.1 This is a Reserved Matters application in respect of appearance, layout scale and landscaping. The application follows the outline approval (3/16/1446/OUT) at appeal for residential development of 45 dwellings with associated roads, parking, turning, landscaping and amenity areas.
- 6.4 The proposed development is for 45 new dwellings (44 net gain), public open space, local equipped area for play (LEAP) and associated infrastructure (roads, parking and pumping station). A summary of the proposed development is as follows:

	Proposed
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Site Area (ha)	3.2 ha
Use	C3 residential
Materials	Brick, render, boarded cladding, slate effect, upvc
No. of Dwellings	45
Parking Spaces	116
No. of Storeys	1-2 Storeys

7.0 Relevant Planning History

3/16/1446/OUT - Decision: REF - Decision Date: 11/11/2016

Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points.

3/16/1446/OUT A – Allowed at Appeal – Decision Date: 06/11/2017

Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points.

3/19/0674/OUT - Decision: REF - Decision Date: 02/09/2021

Demolish existing dwelling and Nursery building and erect 21 houses.

3/20/1732/FUL - Decision: GRA - Decision Date: 24/01/2023

Use of High Wood as a Suitable Alternative Natural Greenspace (SANG)

P/MPO/2022/02469 – Decision – Resolution to Grant at committee 22 Feb 2023 (subject to legal agreement)

Modify a Planning Obligation (dated 10 October 2017) for planning permission 3/16/1446/OUT (“Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points”) to: reduce affordable housing provision from 50% to 15% (as 7 Affordable Rent homes); secure a Viability Review; secure a

Biodiversity Compensation Payment; and secure the provision of Suitable Alternative Natural Greenspace (SANG). (Description amended 10 Feb 2023).

8.0 Constraints

IMPO - Heathland 5 km zone - Distance: 0

IMPO - Location: Alderholt, Policy: A1(SP), LN2 - Distance: 0

IMPO - Description: Alderholt Recreation Ground, Ringwood Road - Distance: 0

WW - Risk: Medium Risk of Foul Sewer Inundation - Distance: 0

WW - Risk: High Risk of Foul Sewer Inundation - Distance: 0

IMPO - Minerals Safeguarding Area - Distance: 0

TPO - Distance: 0

9.0 Consultation Responses

9.1 The application was advertised by site notice and neighbour letter in October 2019. Objections were received from 12 neighbours as follows (summary only, full comments available online):

- Concerns regarding highways safety and access
- Roads unsuitable for volume of traffic
- Inappropriate location
- Inappropriate quantum of development
- Insufficient detail provided with the application and does not correspond to conditions
- Concerns regarding water run-off and flood risk
- Noise and nuisance from pumping station
- LEAP in an unsuitable location
- Objection to the proposed footpath
- Concerns regarding construction
- No local infrastructure for the proposed development
- Drainage pond needs to be fenced
- Inappropriately designed house types

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

Alderholt Parish Council – Comments:

- Query regarding the inclusion of 29A Broomfield Drive (officer note – existing dwelling retained with no changes – included for pedestrian access only)

- Variety of styles and mixed material palette are welcomed
- Remove PD rights to discourage extensions impacting on the openness of the site
- LEAP could be located adjacent to two storey houses rather than bungalows
- Fencing required to pond adjacent to LEAP
- Footpath not required to Amada Harris Recreation ground as permission for access is not granted
- Parking concerns re visitor car parking
- Query regarding pedestrian access via Broomfield Drive
- Questions re construction matters
- Queries re solar panels, waste collection, cycle storage
- Concerns traffic assessment information is flawed
- Support comments made by EDEP.

[Officer note: comments made by the PC are addressed separately at the end of this report]

DC Highways – No objection subject to condition

- Amended plans addressed previous concerns raised.

Local Lead Flood Authority – No objection subject to condition

- Drainage proposals are in line with approved drainage at Outline and are deliverable

Environment Agency – No objection

- No objection and no further comments

Wessex Water – Comments

- No buildings within 3m of existing sewer
- Adoptable pumping station is acceptable
- No objection to surface water drainage

DC Natural Environment Team – No objection

- Approved biodiversity mitigation plan submitted
- Compensation payment for loss of hedging to be secured by legal agreement

Dorset Wildlife Trust - Comments

- Approved biodiversity plan required
- Agree with concerns raised by NE regarding impact on Heathland
- Support comments raised by EDEP

East Dorset Environment Partnership - Comments

- Agree with concerns raised by NE regarding impact on Heathland
- Concerns regarding planting of 'Amelanchier Lamarkii'.
- Concerns regarding landscape maintenance

DC Housing Officer – No objection

- Proposed affordable housing will help housing need
- Proposed mix approved under P/MPO/2023/00273 reviewed and agreed.

Natural England - Comments

- Phosphate budget to be updated to show 9.31kg of phosphorous

Dorset Waste Services – No objection

- No objection to revised plans

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:

KS1 - Presumption in favour of sustainable development

KS2- Settlement hierarchy

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

10.3 Other Material Considerations

Neighbourhood Plans

Alderholt 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 45 dwellings being provided 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	
Biodiversity compensation payment	£16,445.50
Non Material Considerations	
Community Infrastructure Levy (CIL)	£248,375.40
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 a new development on a greenfield site. 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 sources in the form of air source heat pumps and solar panels will be provided.

15.0 Planning Assessment

15.1 Environmental Impact Assessment

15.1.1 The site was screened for an Environmental Impact Assessment (EIA) when being considered for Outline application and re-screened for this reserved matters application. No EIA was deemed necessary given the size of the development and as the effects of the development. In combination with the effects arising from other adopted development sites in the Local Plan, it is considered unlikely to be significant in terms of the requirements of Regulation 5 of the Town and Country Planning (EIA) Regulations 2011.

15.2 Principle of Development

15.2.1 The principle of residential development on this site has been established under the outline application allowed at appeal.

15.2.2 It is also noted East Dorset's Housing Land Supply figures have recently been published and show a less than 5 years housing land supply within the Christchurch and East Dorset Local plan area – 4.77 for Christchurch and East Dorset and 4.15 for the Eastern area. As a result, in accordance with National Planning Policy Framework (NPPF) footnote 7, it is judged that the East Dorset housing policies are out of date and a presumption in favour of sustainable development would apply. The proposed would provide a housing contribution towards the current shortfall.

15.3 Planning Considerations

15.3.1 The main planning considerations are:

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

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

- Other Material Considerations
 - Impact on Residential Amenity
 - Biodiversity
 - Drainage

- Other Matters

These and other considerations are set out below.

15.4 Scale and Site Layout

Density

- 15.4.1 Outline application 3/16/1446 /OUT was allowed at appeal in 2017 and the appeal decision limits by condition the number of dwellings on site to 45, which results in 14 dwelling per hectare (dph). The proposed density can easily be accommodated on site and is considered appropriate for an edge of settlement development adjacent to open countryside.

Building Scale

- 15.4.2 The proposed residential development ranges in scale between single-storey bungalows and garages, 1.5-2 storey dwellings and a 2 storey apartment block. The predominant scale of development is 2 storey to the front of the site and single storey to the rear of the site. Single storey ridge and eaves heights are 2.5m and 5m respectively. 2 storey eaves and ridge heights are approx. 5m and 7m respectively.
- 15.4.3 It is considered that the height of the proposed residential dwellings is suitable for the wider area. The massing of the dwellings are considered to be acceptable, with no disproportionately large dwellings for the associated number of bedrooms. The proposed building scale is comparable and compatible with both existing residential dwellings adjacent to the site frontage and the positioning of single storey dwellings to the rear is welcomed, where it is adjacent to more open land.
- 15.4.5 The scale and disposition of proposed dwellings is considered satisfactory and accords with Local Plan Policy HE2.

Character of the Area and Layout

- 15.4.6 The proposed is for a traditional style architecture that relates to the vernacular of both the immediate area of Alderholt and the wider neighbouring New Forest district.
- 15.4.7 Proposed character areas / hierarchy has been described as follows:
- **Main Street** - *Properties parallel to the street to create a well-lined entrance and main route. Regular built form. Setbacks to allow for small front gardens. Varying plot width creates variety and retains a sense of enclosure. Predominantly on-plot parking and detached garages. Blend of hard and soft landscape treatment, with tree planting in front gardens. Consistent boundary treatment to properties.*
 - **Secondary Street** - *as for the Main Street with properties parallel to the street, slightly narrower carriageway (4.8m) with scope for less regular built form and varied building line. Tree planting.*
 - **Green Edges** - *Dwellings front onto and address open space, boundaries and the surrounding landscape. A positive address of these*

areas with some larger, wider plots and mix of forms that will generate a more informal, looser feel in response to the green outlook. More informal and softer landscape. On-plot parking, with some off-plot and opportunity for small parking court. More informal boundary treatments - open, hedges, rural fencing.

- 15.4.8 Officers are of the view the proposals incorporate a layout with considered routes and hierarchy with an acceptable relationship to existing neighbouring properties and each other. There is a strong sense of legibility with the proposed central route and additional dwellings to arterial routes and the destination of the public open space / play space to the rear of the site.
- 15.4.9 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; and the apartment building also has amenity space associated with it. Parking arrangements result in a consistent building line that provides a more coherent street scene. All 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.
- 15.4.10 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

- 15.4.11 A Section 106 Agreement attached to Outline planning application (reference 3/16/1446/OUT) required the provision of 50% affordable housing, which equates to a total of 22 dwellings. However, in February 2023, an application to modify the affordable housing provision to 15% (7 units) (PA - P/MPO/2022/02469) was considered by the Eastern Planning committee. Reasons for reducing the affordable housing contribution included increased build costs; additional costs in relation to new building regulation requirements; and additional costs in relation to the required heathland and phosphate mitigation. The application was given a resolution to grant, subject to the completion of a S106 legal agreement.
- 15.4.12 As approved under PA P/MPO/2022/02469 the proposed open market mix is as follows:

Proposed	%	2015 SHMA requirement %
1 beds - 0	0 %	8.3 %
2 beds - 13	34 %	48.7 %
3 beds – 20	52 %	43 %
4 beds - 5	14 %	0 %
Total - 38		

While there are discrepancies between the open market mix and 2015 SHMA requirements, these are considered acceptable where the majority provision is 3 bedroom dwellings and there is a need for 3 bed houses. The provision of some 4 bedroom dwellings are also considered acceptable where the housing SPD advises:

Within the spectrum of locally identified need and demand, developments must be designed to take available opportunities to incorporate a diversity of size (bedrooms) and type (form) of housing to meet the need as identified.

The Dorset Council Housing Officer has raised no objection to the proposed open market mix.

The 15% affordable housing provision is in the form of 2 x 2 bedroom apartments and 5 x 1 bedroom flats. The viability appraisal for PA P/MPO/2022/02469 identified this house type and size to be financially viable.

15.4.13 As set out in PA P/MPO/2022/02469, it is acknowledged 2 and 3 bed affordable houses will no longer be provided as result of the reduced affordable housing provision. Given the small number of affordable dwellings to be delivered as part of this scheme (7) and taking into account the management requirements for affordable housing, it is considered appropriate and acceptable in this instance that the affordable housing provision be in the form of flats accommodated within one individual block. This block of flats is consistent with the original affordable housing provision proposed under the original Outline application. All flats within the block will be Affordable Rented dwellings.

15.4.14 Again, as set out and approved under P/MPO/2022/02469, the DC Housing Officer has been consulted and advises that the proposed mix is acceptable based on management requirements for registered providers. The Housing Team also confirm that there is a need for 1 and 2 bed Affordable Rented dwellings in the area.

15.4.15 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 (as amended by application P/MPO/2022/02469) .

Highways and Parking

15.4.16 In general the DC Highways Team advises that the proposed development meets the requirements of the Council's 'Adopted Highways' Policy and raises no objection to the proposed.

15.4.17 Private parking, where appropriate, is to be provided within residential curtilages and to the side of dwellings, in order to minimise the visual impact of the car and to de-congest the road network. As noted previously, the proposed 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.

- 15.4.18 The proposed development will provide a total of 116 spaces, comprising 14 visitor parking spaces and 102 allocated spaces. Some of the allocated spaces are to be in the form of garaging. The proposed garages accord with space standard guidelines for parking spaces (3x6m).
- 15.4.19 The DC parking guidance requires a total of 85 spaces, including 11 unallocated and 9 visitor spaces. The proposal provides a significant over provision with 116 spaces. No unallocated spaces are provided, however, visitor parking is over provided by 5 spaces. With a provision of 1-3 spaces per dwelling and over provision of visitor parking, the lack of unallocated parking is considered acceptable.
- 15.4.20 As no unallocated spaces are identified, 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.
- 15.4.21 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.
- 15.4.22 The proposed residential parking spaces have suitable dimensions in line with requirements of the Dorset Parking Standards. The proposed residential parking spaces can also be accessed and egressed without undue impact on neighbouring properties. Construction traffic matters are required by condition 9 of the appeal decision and has yet to be discharged.
- 15.4.23 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

- 15.4.24 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 and are within 30m of properties, as per Dorset Council guidance. 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.

15.4.25 Each dwelling would have scope to store bins in a location which would not have deleterious impact on the local street scene. Cycles would be stored in the sheds the applicant will provide in each house or flatted plot.

15.4.26 Dorset Waste Services has been consulted on the proposed refuse collection strategy and have advised they agree with the proposed waste collection strategy and raised no objection.

15.4.27 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

15.4.28 The site layout sets out a new housing estate with a suitable street hierarchy, logically designed character and well-designed green and open spaces. 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 (14 dph) is appropriate for an edge of-settlement residential-led site. Affordable Housing is concentrated in a specific area, which is acceptable given the size of the development and number of affordable dwellings. The layout functions acceptably with regard to servicing.

15.4.29 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.

15.5 Appearance and Landscaping

15.5.1 The material plan submitted sets out a detailed explanation and summary of both the proposed building materials.

Vernacular and Building Materials

15.5.2 The proposed materials plan sets out the following palette of materials as follows:

- Brick Types – wienerburger Kansas multi, old saxon blen, AAB blechingley, AAB hamble blend, wienerberger Dakota, forterra oakthorpe red multi
- White render
- Weather boarding – Hardie Plank Monterey Taupe
- Tile hanging – burnet red and alezane
- Roof/Hanging Tile Materials – Clay tile slate colour and burnt red colour.

15.5.3 Proposed materials are considered acceptable and there is sufficient variation in relation to its size. A neighbour concern has been raised that the proposed house types are in appropriate. Officers consider the proposed vernacular is broadly in keeping with the surrounding area with its traditional design. There is considered to be sufficient variation in building design, orientation and materials to create a varied and acceptable street scape.

15.5.4 Both the market and affordable dwellings have a broadly similar traditional vernacular approach, 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

15.5.5 Boundary treatments within the housing site include:

- Brick walls and piers
- 1.8m timber fencing

15.5.6 Brick boundaries are proposed generally in public facing areas and timber fencing between residential units. The 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.

15.5.7 Boundary treatments to public open space include 1.2m vertical bar railing and cleft chestnut post and rail fence. These proposed boundaries have been agreed with the Natural Environment Team (NET) who review open space requirements.

15.5.8 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

15.5.9 Submitted plans set out that the proposed design incorporates landscaped areas through the site, including periphery space to the south east boundary, space adjacent to the apartment blocks and space to the north where the place space is located. Open space is covered next in this report. As noted under 'layout', it is considered that the structure of landscaped areas is suitably located and provides sufficient open space for the development. The proposed landscaping can be secured through suitable conditions.

15.5.10 Tree planting and hard surface details have been submitted. The proposed hard surface materials include asphalt, block paving and self-binding gravel paths. These materials are considered acceptable in a residential context.

15.5.11 Existing trees and hedging are to the site boundary and are retained where possible. Existing trees to be retained and their protection are secured by

condition on the Outline application. Some hedging is to be removed to allow for access and this is assessed later in this report under 'Biodiversity'.

- 15.5.12 Some concerns have been raised by the East Dorset Environment Partnership (EDEP) in relation to non-native invasive planting and landscape maintenance. Changes have been made to the proposed landscaping which addresses the majority of concerns raised. Residual comments remain in relation to landscape the loss of hedgerow, one non-native species and maintenance. The extent of hedgerow removed for the access is the minimum required and a compensation payment has been agreed with the NET Team. No concerns were raised by the NET Team in relation to maintenance of the landscaping and it is considered to meet planning requirements. The use of a non-native species would not warrant refusal.
- 15.5.13 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

- 15.5.14 Public open space (POS) is provided throughout the proposed development as noted above. It is appropriately located to the centre, south east and to the north. The central POS is conveniently located adjacent to the apartment block. Play space has been provided within the POS to the north and has been appropriately designed and detailed as per submitted drawings.
- 15.5.15 The lower density of development ensures more than sufficient open space is provided on site for the quantum of proposed development.
- 15.5.16 POS will be privately managed, including play spaces. The Dorset NET team have been consulted and raised some concerns regarding residual open space adjacent to plots 3 and 29a, fencing to the substation and access gates to the play space. Revised plans have been submitted which address all of these concerns and the NET team have no objection to the proposed.
- 15.5.17 Third party concerns have been raised that the LEAP is in an unsuitable location. The NET team have raised no concerns in relation to the location of the play space. The location is considered to be a safe area towards the rear of the development with less traffic movements. It also adds to the design of the layout where development is less dense and of lower scale to the rear of the site, addressing the surrounding open countryside context.
- 15.5.18 Third party concerns have been raised that the attenuation pond should be fenced. Again the NET team have reviewed the proposed POS and have not raised concerns regarding fencing to the attenuation pond area. The NET team have advised attenuation ponds are normally shallow in nature so they can be incorporated into the open space as a landscape feature and often don't require fencing. As public open space will be privately managed, a risk assessment for the attenuation pond will need to be carried out by the management company, which will inform if fencing is required or not.

15.5.19 Based on the above, the proposed POS is considered to be acceptable and therefore the proposal accords with Local Plan policies HE4.

15.6 Other Material Considerations

Impact on Residential Amenity

- 15.6.1 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.
- 15.6.2 With 14 dwellings per hectare approved at Outline, 45 dwellings can easily be accommodated on site with appropriate separation distances between dwellings. Suitable separation distances to neighbouring existing dwellings are also achieved with substantial rear gardens adjacent to relevant boundaries.
- 15.6.3 Concerns have been raised the proposed pumping station will impact negatively on neighbouring amenity. Pumping stations are not uncommon in residential developments and the proposed pumping station is located to the south east. It is some 18m from the apartment block and it is 20m from the closest existing neighbour and is separated by Ringwood Road. It is a requirement of Wessex Water adoptable standards that a pumping station is located at a minimum distance of 15m from a habitable dwelling. The proposed pumping station meets the Wessex Water requirements and they have raised no objection to the proposed.
- 15.6.4 Therefore, the residential development raises no significant concerns with regard to the impact on the amenity of either future occupiers within the site or existing neighbouring residents and is considered to comply with Policy HE2.

Biodiversity

- 15.6.5 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.
- 15.6.6 A biodiversity mitigation enhancement plan (BMEP) has been submitted. The Dorset NET team have been consulted and have raised concerns regarding a loss of hedging within the site, which was not proposed when Outline permission was granted. A compensation payment is required for the loss of the hedging and will be secured by legal agreement.

15.6.7 The BMEP also sets out mitigation as follows:

- 12 sparrow terraces and 11 swift boxes added to houses above 2.5m
- 23 bat boxes/tubes added to houses
- bee bricks to all houses
- hedgehog highways provided throughout residential gardens
- retained hedgerows where possible
- additional native planting on site
- retained and enhanced pond
- reptile refugia across the site

15.6.8 The above mitigation measures have been endorsed by the NET team. A pre-occupation condition will be imposed to secure the above measures.

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

15.7 Dorset Heathlands SPA

15.7.1 The application site is within the vicinity (within 5 km and beyond 400m) of Cranborne Common SSSI which is notified as a Site of Special Scientific Interest (SSSIs) for the special interest of its heathland habitats and associated plant and animal species. Cranborne Common is also part of the Dorset Heathlands Special Protection Area (SPA) and Dorset Heaths Special Area of Conservation (SAC) and Ramsar.

15.7.2 The proposal for a net increase in 44 residential units, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.

15.7.3 The appropriate assessment (separate document to this report) has concluded that the likely significant effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the supporting policy documents, and that the proposal is wholly compliant with the necessary measures to prevent adverse effects on site integrity detailed within the Dorset Heathlands Planning Framework SPD.

15.7.8 The mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM).

15.7.9 As noted in the planning history, as a result of heathland mitigation concerns, application 3/20/1732/FUL for a SANG/HIP at Highwood, was approved in under delegated powers in January 2023 and secured by legal

agreement. Delivery of the SANG prior to occupancy is secured via the associated legal agreements.

- 15.7.10 With the mitigation secured prior to occupancy the development will not result in an adverse effect on the integrity of the designated site and so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted.
- 15.7.11 Natural England was consulted under regulation 61(3) and has raised no objection. Based on the above the proposed is considered acceptable in relation to impact on Dorset Heathlands.

15.8 Avon Valley SAC

- 15.8.1 The site lies within the River Avon catchment where, in the absence of mitigation, additional wastewater and urban run-off would contribute to nutrient loading. This would result in adverse impacts on riparian habitats and the River Avon SAC.
- 15.8.2 A Nutrient Assessment has been submitted which sets out the strategy for avoidance of impacts on the Avon Valley SAC with the purchase of phosphate credits from the Bickton Fish Farm cessation in the New Forest District. Dorset Council has entered into a Section 33 agreement with the provider of phosphate credits to facilitate the use of credits in the Dorset Council area.
- 15.8.3 An Appropriate Assessment has been carried out which concludes that these measures would prevent adverse impacts in principle. Natural England has been consulted and advised 9.31kg of credits are required to mitigate against impact on the Avon Valley SAC. In line with the Section 33 agreement, the applicant has provided a 'Notice of Purchase' for 9.31 kg of credits and this will be secured by legal agreement in the form of a Deed of Variation.
- 15.8.9 Based on the above the proposed is considered acceptable in relation to impact on the Avon Valley SAC.

15.9 Drainage

- 15.9.1 The Environment Agency's (EA) Flood Map for Planning indicates that the site of the proposal is within Flood Zone 1 (with a low probability of fluvial flooding - less than a 1 in 1000 chance of flooding in each year).
- 15.9.2 The EA's Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site is not affected by surface water flooding in the 1 in 1000-yr event. The predominant flood risk is very low.
- 15.9.3 Regardless of prevailing risk, any development has the potential to exacerbate or create flood risk, if runoff is not appropriately considered and managed as evidenced by a substantiated SW strategy. Ordinarily therefore, and in keeping with the requirements of the National Planning Policy Framework

(NPPF), all major development proposals must take due consideration of SW water management and should offer a drainage strategy that does not create or exacerbate off site worsening and should mitigate flood risk to the site.

15.9.4 Surface water drainage is as proposed at outline and considered deliverable. Foul water drainage is disposed of via an adoptable pumping station on site. Details of surface and foul water drainage are secured under conditions 6 and 7 of the outline application and have yet to be discharged.

15.9.5 The Environment Agency, Wessex Water and the Lead Flood Authority have all been consulted and have raised no objection.

15.9.6 Based on the above, subject to the discharge of conditions from the outline application, the proposed drainage is considered to be acceptable and therefore the proposal accords with Local Plan policy ME6.

15.10 Parish Council Comments

15.10.1 Comments were made by the Parish Council and Officers consider these to be addressed as follows:

PC Comment	Officer Response
Request to remove PD rights to discourage extensions impacting the openness of the site	The proposed development is low density and it is not considered necessary to remove PD rights for future extensions
LEAP could be located adjacent to two storey houses rather than bungalows	The proposed LEAP is considered to be suitably located within the site
Fencing required to pond adjacent to LEAP	The POS have been reviewed by the NET Team and fencing is not required
Footpath not required to Amanda Harris Recreation Ground as permission for access is not granted	Noted – the proposed footpath does not provide access rights
Queries re solar panels, waste collection, cycle storage	Solar panels have been provided as per the required condition; waste and cycle storage meet Dorset Council requirements (see conditions below).
Concerns traffic assessment information is flawed	The Highways Team have reviewed the application and raised no objection to the proposed.

15.11 Conditions

15.11.1 It is proposed to discharge the following conditions from PA 3/16/1446/OUT as part of this reserved matters application:

Condition	Officer Response
5 – Levels	The following information is sufficient to discharge the condition: <ul style="list-style-type: none"> - Existing Site Plan 18011-ZZ-2006-PL - Site Sections 18011-ZZ-5001-PL-A - Hard Landscaping Plans DD350L02-5 E
8 – Cycle Storage	The following information is sufficient to discharge the condition: <ul style="list-style-type: none"> - Masterplan Parking - 22145-OGA-BSL-ZZ-XX-DR-A-2004-PL-D - Cycle Store - 18011-SH-2503-PL
10 - LEAP Details	The following information is sufficient to discharge the condition: <ul style="list-style-type: none"> - LEAP Details - DD350L06-D
11 - Renewable Energy Details	The following information is sufficient to discharge the condition: <ul style="list-style-type: none"> - Award Energy March 2023 V1.1 - PV Layout – PEN-OAK500A
14 - Refuse Strategy	The following information is sufficient to discharge the condition: <ul style="list-style-type: none"> - Flats Bin Store - 18011-FB-2505-PL - Refuse Strategy - 22145-OGA-BSL-ZZ-XX-DR-A-2021-PL-B

15.12 Conclusion

15.12.1 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.

15.12.2 The proposed market and affordable housing mix is in line with the requirements of the Planning Obligation as varied by PA

P/MPO/2022/02469. Subject to suitable conditions there would be no significant impact on biodiversity and local general amenity.

- 15.12.3 The proposed housing is considered to be appropriately designed and will assist in delivering sustainable residential development, adding to the currently insufficient 5 year housing land supply. The proposed design would be visually compatible with the surrounding area. The proposal would not give rise to significant amenity impacts on existing local residents or future site occupiers.
- 15.12.4 Therefore, subject to suitable conditions, the proposal accords with Local Plan Core Strategy policies 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.
- 15.12.5 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.
- 15.12.6 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.

RECOMMENDATION

A) Grant permission subject to the following conditions and completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to amend planning obligations as follows:

- secure Bickton Fish Farm phosphate mitigation credits

OR

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Conditions:

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

Location Plan	18011-ZZ-2005-PL
Existing Site Plan	18011-ZZ-2006-PL
Proposed Site Plan	22145-OGA-BSL-ZZ-XX-DR-A-2001-PL-G
Master Plan – Accommodation	22145-OGA-BSL-ZZ-XX-DR-A-2003-PL-D
Master Plan - Parking	22145-OGA-BSL-ZZ-XX-DR-A-2004-PL-D
Master Plan - Facing & Roofing Materials	22145-OGA-BSL-ZZ-XX-DR-A-2009-PL-E
Master Plan - Building Heights	22145-OGA-BSL-ZZ-XX-DR-A-2008-PL-D
Master Plan - Refuse Strategy	22145-OGA-BSL-ZZ-XX-DR-A-2021-PL-B
Cherry Bay Plans	22145-OGA-BSL-CB-XX-DR-A-3001-PL
Cherry Plans	22145-OGA-BSL-CH-XX-DR-A-3001-PL
Birch Plans	22145-OGA-BSL-BI-XX-DR-A-3001-PL
Chestnut Plans	22145-OGA-BSL-CN-XX-DR-A-3001-PL
Northerbury Plans	22145-OGA-BSL-NR-XX-DR-A-3001-PL
Bolderbury Plans	22145-OGA-BSL-BD-XX-DR-A-3001-PL
Ashbury Bay Plans	22145-OGA-BSL-AH-XX-DR-A-3001-PL-A
Anderbury Plans	22145-OGA-BSL-AN-XX-DR-A-3001-PL-A
Foxbury Plans	22145-OGA-BSL-FX-XX-DR-A-3001-PL
Denbury Plans	22145-OGA-BSL-DN-XX-DR-A-3001-PL-B
Harwood Plans	22145-OGA-BSL-HW-XX-DR-A-3001-PL-A
Fernwood Plans	22145-OGA-BSL-FW-XX-DR-A-3001-PL-A
Fernbury Plans	22145-OGA-BSL-FB-XX-DR-A-3001-PL-A
Knightswood Plans	22145-OGA-BSL-KN-XX-DR-A-3001-PL
Cherry Bay Elevations	22145-OGA-BSL-CB-XX-DR-A-4001-PL-B
Cherry Elevations	22145-OGA-BSL-CH-XX-DR-A-4001-PL-B
Birch Elevations	22145-OGA-BSL-BI-XX-DR-A-4001-PL-B
Chestnut Elevations	22145-OGA-BSL-CN-XX-DR-A-4001-PL-B
Northerbury Elevations	22145-OGA-BSL-NR-XX-DR-A-4001-PL-B
Bolderbury Elevations	22145-OGA-BSL-BD-XX-DR-A-4001-PL-B
Ashbury Bay Elevations	22145-OGA-BSL-AH-XX-DR-A-4001-PL-B
Anderbury Elevations	22145-OGA-BSL-AN-XX-DR-A-4001-PL-B
Foxbury Elevations	22145-OGA-BSL-FX-XX-DR-A-4001-PL-B
Denbury Elevations	22145-OGA-BSL-DN-XX-DR-A-4001-PL-C
Harwood Elevations	22145-OGA-BSL-HW-XX-DR-A-4001-PL-C
Fernwood Elevations	22145-OGA-BSL-FW-XX-DR-A-4001-PL-C
Fernbury Elevations	22145-OGA-BSL-FB-XX-DR-A-4001-PL-C
Knightswood Elevations	22145-OGA-BSL-KN-XX-DR-A-4001-PL-B
Flats - Elevation (1of2)	22145-OGA-BSL-FL-XX-DR-A-4001-PL-B

Flats - Elevation (2of2)	22145-OGA-BSL-FL-XX-DR-A-4002-PL-B
Flat - Ground Floor Plans	18011-FL-3001-PL-B
Flat - First Floor Plans	18011-FL-3002-PL-B
Flat - Roof Floor Plans	18011-FL-3003-PL-B
Single Garage Floor Plans and Elevations	18011-SG-2501-PL-A
Double Garage Floor Plans and Elevations	18011-DG-2504-PL
Cycle Store	18011-SH-2503-PL
Flats Bin Store	18011-FB-2505-PL
Landscape General Arrangement Plan	DD350L01-E
Hard Landscape Plan - 1 of 4	DD350L02-E
Hard Landscape Plan - 2 of 4	DD350L03-E
Hard Landscape Plan - 3 of 4	DD350L04-E
Hard Landscape Plan - 4 of 4	DD350L05-E
Local Equipped Area for Play Design Plan	DD350L06-D
Typical Tree Pit Details & Planting Bed Matrix	DD350D01-C
Landscape Management Plan	DD350R01-D
Detailed Planting Plan - 1 of 4	DD350L08-C
Detailed Planting Plan - 2 of 4	DD350L09-B
Detailed Planting Plan - 3 of 4	DD350L10-B
Detailed Planting Plan - 4 of 4	DD350L11-B

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) (England) Order 2015 (as amended), or any order revoking, re-enacting, or modifying that Order, the garaging and parking spaces hereby approved shall be retained and kept available for vehicular parking.

Reason: To secure appropriate parking provision in the interests of highway safety.

3. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 11.03.2021 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

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 to the area adjacent to the flatted block.

4. This application is subject to the following legal agreements :

- PA 3/16/1146/OUT S106 Agreement between VARIOUS INDIVIDUALS, GLADMAN DEVELOPMENTS and LLYODS PLC (10 October 2017)
- PA 3/16/1146/OUT Deed of Variation between PENNYFARTHING HOMES LIMITED, UNITED TRUST BANK LIMITED and DORSET COUNCIL (to be completed – date TBC)
- Highwood SANG PA 3/20/1732/FUL S106 Agreement between PENNYFARTHING HOMES LIMITED, BEACH SPRING LTD and DORSET COUNCIL (20 Jan 2023)
- Highwood SANG PA 3/20/1732/FUL Deed of Variation between PENNYFARTHING HOMES LIMITED, BEACH SPRING LTD and DORSET COUNCIL (12 April 2023)

- Bickton Fish Farm Phosphate Mitigation Section 33 Agreement between DORSET COUNCIL, HENRY PETER COOTE SYKES and PO4 LIMITED (to be completed – date TBC)
- Notice of Purchase for phosphate credits at Bickton Fish Farm (to be completed – date TBC)

