

Eastern Area Planning Committee
5th July 2023
Decision List

Application Reference: P/OUT/2023/01166

Application Site: Land to the south of Ringwood Road Alderholt

Proposal: Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)

Recommendation: **REFUSE** permission for the reasons set out at the end of this report.

Decision: Refuse permission for the reasons set out below

1. The proposal would have adverse impacts on the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), New Forest SPA/SAC and River Avon SAC and it has not been demonstrated that appropriate mitigation can or will be provided, contrary to Policy ME2 of the adopted Christchurch and East Dorset Local Plan – part 1 2014, the Dorset Heathlands Planning Framework 2020-2025 SPD, and paragraphs 180-182 of the National Planning Policy Framework (NPPF). This forms a clear reason for refusal of the proposal in accordance with NPPF para 11 d) i.

2. The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.

3. The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.

4. The proposed development fails to make an appropriate contribution to affordable housing, contrary to Policy LN3 of the adopted Christchurch and East Dorset Local Plan – Part 1, 2014. *The submitted viability assessment relies upon inputs and*

assumptions which have not been accepted by the Local Planning Authority and statutory consultees, and has not been subject to independent scrutiny. As such, it has not been demonstrated that a policy-compliant level of affordable housing cannot be viably accommodated on the site, contrary to policy LN3 of the Christchurch and East Dorset Local Plan – Part 1, 2014.

5. The proposal includes uses defined in Annex 2 of the NPPF as 'main town centre uses' expected to total 2,958sqm and include 1,259sqm of retail. The application is not accompanied by a sequential test or retail impact assessment, contrary to Policy KS7 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 87 and 90 of the NPPF.

6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.

7. The submitted Transport Assessment fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated. It has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe. Contrary to Policy KS11 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraph 111 of the NPPF.

8. The proposal, by bringing additional traffic and recreational activity into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), would result in environmental impacts and a loss of tranquillity the extent of which has not been adequately identified and mitigated within the application. Contrary to Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 174 and 176 of the NPPF.

9. Insufficient information has been provided regarding surface water management from the development. It has not been demonstrated that the proposed surface water drainage scheme can be viably achieved on the site. Contrary to Policy ME6 of the adopted Christchurch and East Dorset Local Plan – part 1, 2014, and paragraphs 167 and 169 of the National Planning Policy Framework.

Application Reference: 3/19/2077/RM

Application Site: 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

Recommendation: GRANT subject to conditions

Decision: A) Delegate authority to the Service Manager for Development Management and Enforcement to grant permission subject to receipt of amended plans removing the proposed footpath link to the adjacent recreation ground, and 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:

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|------------------------------------------|------------------------------------|
| 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 |

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| 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 |

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|------------------------------------------------|------------|
| 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 (3 July 2023)

- Notice of Purchase for phosphate credits at Bickton Fish Farm (to be completed – date 3 July 2023)

5. The Construction Management Plan required by Condition 9 of PA 3/16/1446/OUT shall include the following details:

- Hours of construction - 08:00 and 18:00 weekdays, 08:00 to 13:00 on Saturdays and no work on Sundays or Public Holidays*
- No bonfires on site at any time*

Application Reference: P/FUL/2022/07181

Application Site: Purbeck Mineral and Mining Museum Norden BH20 5DW

Proposal: Removal of substandard storage units and provision of welfare cabin

Recommendation: GRANT subject to conditions

Decision: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
12820/01 Existing Site Plan
12820/02 B Proposed Cabin and Site Plan
Services Plan

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

3. The external materials to be used for the walls and roofs shall be similar in colour and texture to the materials within the submitted Application Form (dated 14/11/2022) and as shown on approved drawing 12820/02 revision B (Proposed Cabin and Site Plan). For clarity, the colour of the external faces of the proposed colour will be RAL 6007 which is a dark green colour.

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

4. The detailed biodiversity mitigation, compensation and enhancement/net gain strategies set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 12/01/2023 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. In addition to these measures, Heras

fencing for tree root protection must be in place for the duration of the construction works. 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.

5. The building hereby approved shall be used only as a welfare building for volunteers working at the museum and for no other purpose. It shall not be used to provide overnight accommodation.

Reason: To avoid harm that might arise from unfettered ancillary use upon Habitats Sites - Poole Harbour and Dorset Heathland.

Informative Notes:

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