

Application Number:	P/RES/2022/04960		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham		
Proposal:	Erection of 108 dwellings and associated infrastructure including informal and formal public open space pursuant, (reserved matters application to determine access, appearance, landscaping, layout and scale) following the grant of outline planning permission 2/2018/0036/OUT.		
Applicant name:	Redrow Homes Ltd		
Case Officer:	Ross Cahalane		
Ward Member(s):	Cllr Val Potheary, Cllr Belinda Ridout, Cllr David Walsh		
Publicity expiry date:	1 October 2022	Officer site visit date:	24 October 2023
Decision due date:	16 November 2022	Ext(s) of time:	05/04/2023

1.0 Referred to committee in view of the strategic nature of the site.

2.0 Summary of recommendation:

Grant conditional planning permission subject to the completion of a Section 106 legal agreement signed within six months of a Committee resolution to grant. If the S106 is not signed within that time period, then the application shall be refused unless otherwise agreed in writing by the Head of Planning.

3.0 Reason for the recommendation:

- The principle of residential development on this site has already been established
- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The proposal is acceptable in its design, scale, layout and landscaping
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
-------	------------

Principle of development	The principle of development was agreed through the grant of Outline planning permission (2/2018/0036/OUT) and a Local Plan allocation supported by the Gillingham Neighbourhood Plan.
Layout	The layout provides a positive townscape with the principal street and an acceptable transition towards Cole Street Lane and the countryside beyond. It also provides sufficient natural surveillance and pedestrian linkages throughout.
Scale	The proposal is of acceptable scale. Some taller 2.5 storey buildings are now provided along the principal street, complying with the Outline parameters and providing a more formal character in this area.
Appearance	The materials palette and mix is considered acceptable, providing variation while avoiding a discordant appearance. Some dwellings along the principal street and countryside edge now have chimney features or side windows, to add some distinction to these key quality areas.
Landscaping	The revised scheme now provides a sufficient amount of street trees for the site's context, along with sufficient provision of open space along the development edges.
Affordable Housing	3 units are proposed for Affordable Rent and 4 for Shared Ownership within the current proposal, to be managed by a Registered Provider. This would comprise 6% of the current proposed 108 units, but in combination with the 20% Affordable provision approved under P/RES/2023/02376 to the north, would provide 10% provision across this overall first phase.
Highway safety and parking	The Highway Authority has raised no objections on highway safety, policy or capacity grounds, subject to compliance with the Outline conditions.
Residential amenity	It is not considered that the proposal would lead to adverse impact on the residential amenity of surrounding neighbours.
Flood risk and drainage	The proposed dwellings remain outside of the flood risk zones. The Outline Conditions 16 and 17 governing Ordinary Watercourse crossings, High-Level Drainage Strategy & Flood Risk Assessment have now been discharged under separate application.
Environmental Impact Assessment (EIA)	The outline planning application included an Environmental Statement (ES). It is considered that there would be no material change to the findings of the ES.
Other matters	Other key planning issues are controlled by the conditional and s106 legal requirements of the Outline permission.

5.0 Description of Site

- 5.1 The application site comprises an area of approximately 6.5 hectares, which is wholly within the Gillingham Southern Extension Strategic Site Allocation as set out in the North Dorset Local Plan (Policy 21). Gillingham is located to the north of the North Dorset District Boundary. It is recognised as one of the main towns in North Dorset and serves a wide catchment of surrounding villages and settlements.
- 5.2 The application site is specifically identified as part of 'Land to the South of Ham' under Policy 21 and is located to the southeast of Gillingham town, to the immediate south of Ham and the St Mary the Virgin Primary School. It comprises an area of open fields, divided by a series of mature trees and hedgerows. There are no existing buildings within the site.
- 5.3 The application site slopes down gradually from the spine road in all directions to the southern site boundaries with Cole Street Lane. In the southern parcels of the site, the site also slopes down from the eastern boundary to the west, with the spine road drainage basin having already been constructed at the low (western) point of the site.
- 5.4 The wider Outline approved site has access from both New Road (B3092) to the west and Shaftesbury Road (B3081) to the east, via the Principal Street which has been granted separate planning permission (2/2020/0379/FUL) and is at the final stages of full completion.
- 5.5 The proposal is submitted as part of the first phase of the Ham Farm development, which benefits from Outline planning permission (2/2018/0036/OUT) for up to 961 dwellings and a new local centre (please see Section 7 planning history below). Within this first phase, 34 dwellings and public open space have recently been granted Reserved Matters approval in November 2023 (P/RES/2023/02376), immediately north of the Principal Street and the current proposal site.
- 5.6 Open fields and public footpaths lie to the north towards St Mary's School and the existing Gillingham townscape, where 280 dwellings are proposed under P/RES/2022/07898 which would form the proposed Phase 2 of the Outline scheme. To the west, a further 151 dwellings are proposed (P/RES/2023/05868) which would form Phase 3.
- 5.7 To the south of the site is Cole Street Lane, with open fields beyond. The River Lodden runs along the north-western boundary of the Ham Farm site. The land on the other side of the river also forms part of the Gillingham Southern Extension Strategic Site Allocation (SSA), part of which is currently being developed (Lodden Lakes Phase 1 – 90 dwellings). Further permission has been granted (Phase 2 – 115 dwellings) further south nearer to the Ham Farm site.
- 5.8 The other part of the SSA lies to the northeast of the current proposal site, at the other side of Shaftesbury Road (Land at Park Farm/ Kingsmead Business Park). This site benefits from Outline planning permission for 634 dwellings, a primary school and sports pitches.

6.0 Description of Development

- 6.1 This application seeks approval of reserved matters for appearance, landscaping, layout and scale in relation to outline approval 2/2018/0036/OUT for 961 dwellings, a mixed use local centre, new and enhanced pedestrian/cycle routes, and open spaces. This submission is within Phase 1 of the Outline approved site.

- 6.2 The initial proposal was for 139 dwellings but following consultee feedback and negotiation, the red line was amended to only include the land south of the Principal Street. A separate Reserved Matters application for 34 dwellings north of the Principal Street was then submitted (P/RES/2023/02376). The Officer recommendation was agreed upon by Members at November 2023 Committee.
- 6.3 The current application in question proposes a southern parcel of 108 dwellings, comprising:
- Market Housing*
- 23x 3-bed houses (nine semi-detached and 14 semi-detached)
 - 61x 4-bed houses (ten semi-detached and 51 semi-detached)
 - 16x 5-bed detached houses
- Affordable Housing*
- 2x 1-bed maisonettes
 - 4x 2-bed houses
 - 2x 3-bed houses
- 6.4 The proposed 108 dwellings would be mainly two storey and detached in form, but would provide 20 different house types. 20 of the dwellings would be semi-detached – ten of which would be 2.5 storey in form with the provision of front dormers facing the principal street. Three 2.5 storey detached dwellings are also provided along the southern and western edges facing the open space. The proposed Affordable Housing would comprise a row of four 2-bed 2-storey terraced Shared Ownership dwellings, along with another two-storey building comprising two 3-bed dwellings and two 1-bed maisonette units.
- 6.5 Parking spaces are generally located on-plot either in front or to the side of the dwellings, many of which also feature detached or integral garages. 21 visitor spaces are provided throughout the site.
- 6.6 Off the southern side of the principal street, the proposed development will be served by three vehicular access points and three pedestrian/cycle accesses. The vehicular access size and locations are as already set out by the approvals which detailed the spine road. Two pedestrian/cycle access points, linking into the existing Public Rights of Way network, are proposed from Cole Street Lane along the south of the site.
- 6.7 Landscaping is provided throughout the site, including areas of informal public open space along the eastern and southern boundaries. The recently approved 34 dwelling development immediately north of the principal street includes the following public open space as required by the Outline permission:
- A Locally Equipped Area for Play (LEAP) of 0.12ha, impact absorbing surface beneath and around playing equipment, seating and litter bin surrounded by fencing with pedestrian gate(s) and a buffer zone (including planting), and;
 - An informal kickabout open space area of approx. 0.2ha in the northwest corner of the application site.
- 6.8 Additional informal public open space is proposed in the form of a north-south green corridor bisecting the development site, linking northwards across the Principal Street towards the abovementioned LEAP and informal kickabout area. This route includes natural play features comprising boulders, tree trunks and stepping logs.

- 6.9 The proposal also includes two surface water attenuation ponds - one to the south of the residential parcels within the informal open space and outside the flood zone, and one to the north-west of the residential parcel, on the northern side of the Principal Street.
- 6.10 This Reserved Matters application is supported by the following documents:
- Planning Statement
 - Design and Access Statement including Design Compliance Statement
 - Stage 1 and 2 Arboricultural Impact Assessment Report
 - Strategic Landscape Masterplan
 - Landscape Ecological Management Plan (LEMP)
 - Drainage Statement
 - Transport Statement
 - Sustainability Statement
 - Biodiversity Mitigation and Enhancement Strategy
 - Biodiversity Construction Environment Management Plan
 - Biodiversity Net Gain Assessment
 - Site Wide Ecological Mitigation Strategy

Submission of condition details

- 6.11 The Reserved Matters application also includes details submitted to seek discharge of the following conditions that are relevant to this phase of development:

- **Condition 7** – Palette of materials;

The submission of reserved matters for appearance for each development phase (or a parcel or parcels therein) shall reflect a palette of materials referenced in the Design & Access Statement, Design Coding Section 8.16 (Material Palettes).

- **Condition 8** – Updated Arboricultural Impact Assessment;

The reserved matters for each phase (or a parcel or parcels therein) of the development shall include an updated Arboricultural Impact Assessment for that area. This document shall include details of how the existing trees are to be protected and managed before, during and after development. The development shall thereafter be carried out in accordance with the approved assessment.

- **Condition 10** – Landscape Management Plan

The reserved matters for each phase of the development (or a parcel or parcels therein) shall include a landscape management plan. This shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

- **Condition 23** - Landscape and Ecological Management Plan

Prior to the commencement of any development comprised in a phase (or a parcel or parcels therein) a landscape and ecological management plan (LEMP) relating to the relevant phase shall be submitted to, and be approved in writing by, the Local Planning

Authority. The content of the LEMP shall include the following;

a) Strategic landscaping proposals to deliver the mitigation identified in Chapter 6 (Landscape and Visual) of the WYG Environmental Statement submitted in support of this application, and specifically;

· Clarifying the length and quality of hedgerow to be removed and the amount and location of onsite replanting to be undertaken.

b) Proposals to deliver the biodiversity mitigation identified in Chapter 7 (Ecology) of the WYG Environmental Statement submitted in support of this application, and specifically;

· A method statement for the maintenance and enhancement of the Great Crested Newt population.

· Details of otter holts to be provided along the river Lodden corridor

Unless approved otherwise in writing by the local planning authority, development of the site shall proceed in accordance with the approved LEMP.

- Condition 32 - Construction Environment Management Plan (CEMP)

Prior to the commencement of each phase of the development (or a parcel or parcels therein), a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the local planning authority. The CEMP shall detail the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. The CEMP shall include details of the following:

a) details of the layout of the site including generators, pumps, silos, site office, staff car parks and storage;

b) storage of plant, materials and waste;

c) the erection and maintenance or security hoarding;

d) details of a scheme for the prevention of disturbance/nuisance caused by noise, vibration, dust and dirt to sensitive properties during construction;

e) a scheme for recycling/disposing of waste resulting from construction works;

f) the operation of plant and machinery associated with engineering operations;

g) site security;

h) fuel, oil and chemicals storage, bunding, delivery and use;

i) how both minor and major spillage will be dealt with; containment of silt/soil contaminated run-off;

j) disposal of contaminated drainage, including water pumped from excavations;

k) site induction for workforce highlighting pollution prevention and awareness;

l) a scheme to dispose of surface water run-off during the construction phase;

m) construction operating hours;

n) details of intrusive construction practices and methods such as piling and the subsequent control measures that will be implemented;

o) the type of plant to be used;

p) details of construction methods

q) construction vehicle details (number, size, type and frequency of movement)

r) a programme of construction works and anticipated deliveries

s) timings of deliveries so as to avoid, where possible, peak traffic periods

t) a framework for managing abnormal loads

u) contractors' arrangement plan showing; compound, storage, parking, turning, surfacing and drainage

v) wheel cleaning facilities

w) vehicle cleaning facilities

x) Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase

y) a scheme of appropriate signing of vehicle route to the site

z) a route plan for all contractors and suppliers to be advised on

aa) temporary traffic management measures where necessary

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

6.12 The above condition details are considered at Appendix 1 at the end of this report.

Section 106 requirements

6.13 The Outline planning permission is also subject to a completed S.106 Agreement (dated 3rd September 2021) which contains the following planning obligations that must be delivered:

– Minimum 10% affordable housing in the first phase with a 25% provision of affordable homes across the whole development: tenure split - Affordable Rent to Intermediate Units – 50:50

– Public Open Space: Allotments; 2 x Local Areas of Play (LAP); 2 x Local Equipped Areas of Play (LEAP); Incidental Public Open Space; Informal Open Space; 1 x Neighbourhood Area of Play (NEAP); Pavilion no less than 133m² GEA or pavilion financial contribution triggered at 70% occupation of a Phase or Part of a Phase

– Financial contributions towards infrastructure:

- Gillingham Library
- Riversmeet Leisure Centre Community Hall
- Primary and secondary education
- New clinical rooms at Gillingham Medical Centre
- Household Recycling Facilities

- Transport infrastructure:

- improvements to the B3081 Shaftesbury Road / B3092 New Road junction including Old Manse
- improvements to the mini roundabout at the B3081 Le Neubourg Way / Newbury (High Street) junction
- Off-site pedestrian/cycle link improvements (Newbury - High Street - Hardings Lane - Gillingham School)

- Principal Street and Principal Street Footway contributions

- Bus Service and Bus Stop Community Transport contributions

- Gillingham Rail Station improvements, including cycle parking

- Enmore Green link road contribution

- Residential Travel Plan including travel voucher

- SCOOT installation (Split Cycle Offset Optimisation Technique) at the following junctions:

- B3081 Le Neubourg Way / Station Road
- B3081 Le Neubourg Way / Newbury (High Street)
- B3081 Shaftesbury Road / B3092 New Road

- B3081 Shaftesbury Road / King John Road
- B3081 Le Neubourg Way / B3081 Wyke Road

Proposed Deed of Variation

6.14 An amendment to the S.106 Agreement has been submitted to simplify the affordable housing requirements to ensure the delivery of a policy compliant 25% quantum across the site as whole, and to amend the approved Phasing Plan. This removes the requirement for a viability assessment for each phase of development, to be replaced with a requirement for a site wide policy compliant 25% affordable housing provision. This will provide far greater certainty to the Council that affordable housing will be delivered across the site, and without the need for viability appraisals. The case officer considers that this proposed amended s106 would not lead to a reduction in community benefits and in all other respects, is considered acceptable.

Amended plans

6.15 Amendments to the proposed layout were received following issues raised by various consultees. These amendments are referred to in the planning assessment below.

7.0 Relevant Planning History

Ham Farm site

7.1 2/2014/1315/SCOEIA - Request for scoping opinion relating to proposed mixed-use sustainable urban extension regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (S.I. 2011/1824) ("THE REGULATIONS")

Response Date: 12 December 2014

7.2 2/2018/0036/OUT - Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise up to 961 dwellings. Up to 2,642 sq. m. in a new local centre providing retail, community, health and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure (Outline application to determine access only).

Decision: Granted Decision Date: 09/09/2021

7.3 2/2020/0077/SCREIA - Request for EIA Screening Opinion under Section 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to construct 1.3km long link road between the B3092 New Road, and the B3081 Shaftesbury Road, Gillingham.

Decision: Not EIA Development Decision Date: 05/02/2020

7.4 2/2020/0379/FUL - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham.

Decision: Granted Decision Date: 18/11/2020

7.5 P/FUL/2020/00282 - Form a temporary access for the construction of the Gillingham Principal Street.

Decision: Granted Decision Date: 13/04/2021

7.6 P/FUL/2021/00063 - Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street.

Decision: Granted Decision Date: 09/09/2021

7.7 P/VOC/2021/01567 - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound).

Decision: Granted Decision Date: 29/06/2021

7.8 P/NMA/2022/04874 - Non-material amendment to Outline Planning Permission No. 2/2018/0036/OUT to vary Condition No. 4 by substituting the approved plans with amended plans to allow the alignment with the Principal Street (approved under Planning Permission No. 2/2020/0379/FUL) and the approved SuDS infrastructure, and to amend the parameters to be in line with the Reserved Matters submissions.

Decision: Granted Decision Date: 02/11/2023

7.9 P/MPO/2022/05586 - Modification of S106 Agreement dated 3 September 2021, on Planning Permission 2/2018/0036/OUT - up to 961 dwellings, to remove the requirement for a viability assessment for each phase of development and instead commit to a site wide policy-compliant 25% affordable housing provision, in accordance with a site wide plan and amendment to approved Phasing Plan.

Decision: Pending

7.10 P/ADV/2022/05420 - Display 2no. non-illuminated totem signs

Decision: Granted Decision Date: 08/12/2022

7.11 P/ADV/2022/07358 – Erect 2 No. totem signs.

Decision: Granted Decision Date: 12/01/2023

7.12 P/FUL/2022/07873 - Installation of a Sewage Pumping Station (SPS)

Decision: Pending

[East of Junction between B3092 and Cole Street Lane]

7.13 P/RES/2022/07898 - Erection of 280 dwellings and associated parking, landscaping and infrastructure (reserved matters application to determine appearance, landscaping, layout and scale) following grant of outline planning permission 2/2018/0036/OUT).

Decision: Pending

[Ham Farm "Phase 2" Reserved Matters application]

7.14 P/NMA/2023/01566 - Non material amendment - To amend the approved access plan to include a 3m cycleway replacing a 2m footway and the addition of a maintenance bay to outline consent 2/2018/0036/OUT (Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise of up to 961 dwellings, up to 2,642 sq.m in a new local centre providing retail, community, health, and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure.)

Decision: Granted Decision Date: 18/05/2023

7.15 P/RES/2023/00628 - Construct loop road and associated drainage to facilitate future reserved matters applications in line with grant of Outline Planning Permission No. 2/2018/0036/OUT.

Decision: Pending

7.16 P/RES/2023/02376 - Erect 34 No. dwellings (including show homes / sales area) and associated infrastructure including formal and informal public open space, following the grant of Outline Planning Permission No. 2/2018/0036/OUT. (Reserved Matters application to determine access, appearance, landscaping, layout and scale).

Decision: Granted Decision Date: 23/11/2023

7.17 P/RES/2023/05868 – Erection of 151 dwellings and associated infrastructure - including informal and formal public open space. (Reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of Outline planning permission 2/2018/0036/OUT)

Decision: Pending

Other parts of the Gillingham Strategic Site Allocation

Land at Park Farm/Kingsmead Business Park

7.18 2/2018/0077/OUT - Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated/infrastructure. (Outline application to determine access only).

Decision: Granted Decision Date: 22/11/2021

7.19 P/RES/2023/06629 - Erect 316 No. dwellings with associated open space, access, sustainable urban drainage, and infrastructure. (Phase 1 Reserved Matters application to determine appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. 2/2018/0077/OUT).

Decision: Pending

Lodden Lakes Phase 1

7.20 2/2014/0968/OUT- Develop the land by erection of up to 90 No. dwellings with public open space and create access from Addison Close, (outline application to determine access).

Decision: Granted Decision Date: 11/05/2015

7.21 2/2018/0483/REM - Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT).

Decision: Granted Decision Date: 27/02/2019

Lodden Lakes Phase 2

7.22 P/OUT/2020/00495 - Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access)

Decision: Granted Decision Date: 06/01/2022

7.23 P/RES/2022/00263 - Develop land by the erection of up to 115 no. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access) (reserved matters application to determine appearance, landscaping, layout & scale following the grant of outline planning permission P/OUT/2020/00495)

Decision: Granted Decision Date: 14/07/2022

7.24 P/VOC/2022/06094 - Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access). (With variation of Condition Nos. 4 & 17 of Planning Permission No. P/OUT/2020/00495 to amend the access junction and visibility splays).

Decision: Granted Decision Date: 06/02/2023

7.25 P/VOC/2023/01213 - Develop land by the erection of up to 115 no. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space

(variation of condition 2 of planning permission P/RES/2022/00263 to amend layout plans with revised access arrangements, house type elevations & apartment building).

Decision: Granted Decision Date: 11/05/2023

7.26 A Screening Opinion request (P/ESC/2022/06824) was submitted by Wessex Water for upgrade works across all parts of the Gillingham Strategic Site Allocation. The works comprise the proposed installation of 2 No. lengths of water main, 2 No. lengths of sewage rising main, and a Sewage Pumping Station that is subject of application P/FUL/2022/0798 (see 7.12 above). The Local Planning Authority hereby issued a screening opinion on 18th November 2022 that an Environmental Impact Assessment was not required.

8.0 List of Constraints

Within Settlement Boundary

Gillingham Strategic Site Allocation

Agricultural Land Grade: 3/4 and Low likelihood of Best and Most Versatile (BMV) agricultural land

Public Rights of Way - Route Code: N64/35 (Footpath)

Public Rights of Way - Route Code: N64/78 (Footpath)

Public Rights of Way - Route Code: N62/1 (Footpath)

Public Rights of Way - Route Code: N64/33 (Footpath)

Public Rights of Way - Route Code: N64/34 (Footpath)

TPO/2022/0063

EA - Risk of Surface Water Flooding

9.0 Consultations

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

Consultees

9.1 **Historic England:** No comments to make.

9.2 **Natural England:** No comments to make.

9.3 **Wessex Water:** Comments:

- Applicant will need to make temporary arrangements for provision of wastewater and potable water services for any required connections prior to April 2024.

- Unclear where the exact points of connection are for the foul water sewers and how the strategy fits with the wider site. Will require this confirmation to ensure the overall site wide strategy can be realised

- Surface water scheme shows a piped scheme attenuated by below ground tanks and ponds, discharging to land drainage. Recommend property water butts to accommodate initial rainfall and encourage the use of rainwater for garden watering rather than potable supply.

- Applicant has indicated that Wessex Water (WW) will adopt elements of the surface water network. WW is unable to adopt any surface water components without also adopting the foul water network. Confirmation of whether networks are to be adopted by Wessex Water or another Sewerage Undertaker must be confirmed.

[Officer comment: Foul water details have since been submitted to seek discharge of Outline condition 12. The strategy submitted at Outline stage did not include use of water butts and neither was this secured by planning condition.]

9.4 **Dorset Council – Senior Conservation Officer:** No objection.

9.5 **DC - Environmental Health:** No objection, subject to condition

9.6 **DC – Flood Risk Management Team:** No objection, subject to conditions

9.7 **DC – Highway Authority:** No objection, subject to the same conditions previously imposed upon the Outline approval

9.8 **DC - Housing Enabling Team:** Comments:

- It is preferable that affordable homes are tenure neutral and of the same high quality as market housing to ensure a balanced community.

- Will make a useful contribution towards the affordable need in the Dorset Council area.

- Provides a sufficient number of flats, but it is important that the wider affordable development is not too heavily weighted towards the provision of flats as a method to deliver the policy compliant element of the overall scheme.

[Case Officer Comment: The Affordable Housing layout and amount has been amended, as set out in Section 16 below. Additional Affordable Housing is also proposed in Phases 2 and 3, as also discussed below.]

9.9 **DC – Landscape:** Unable to support *[See Section 15 planning assessment below]*

9.10 **DC – Natural Environment Team:** Comments:

- The Biodiversity Net Gain (BNG) Assessment and Metric documents clearly demonstrate a gain in habitat units of 42.68% and a gain in watercourse units of 28.44%

- The gain in hedgerow units is less substantial, at 0.26%, but each habitat will experience a gain which is sufficient to demonstrate that a measurable biodiversity gain is secured. I.e. the gain for these habitats is greater than 0%

- Baseline and habitat creation habitat types and condition assessments appear to be reasonable and appropriate for the site, and therefore don't have any particular concerns

about the BNG Assessment at this time, but will reserve final comment for when the details of future phases are submitted

- The Construction environment Management Plan (CEMP) now includes a plan showing the Biodiversity Protection Zones - this now shows the whole site and extends the dark corridors as requested

- Regarding lighting, the BMES contains a plan showing the proposed S38 streetlighting. A lux contour plan has not been submitted, however it appears more than likely that the defined dark corridor around both existing and proposed habitats will experience unacceptable light spill. This creates a conflict with the proposed mitigation within the BMES and CEMP, which is in line with mitigation identified in Chapter 7 of the Environmental Statement, secured by condition 23 of the outline application.

- To resolve this, recommend that lighting columns adjacent to existing and proposed habitats? are removed, or the applicant may wish to submit a lux contour plan if they feel that the light spill is within acceptable parameters i.e. less than 1lux within the dark corridor.

- The BMES for this phase contains sufficient detail around the post-construction monitoring for bats

[Officer comment: It is considered necessary and reasonable to impose a pre-commencement planning condition (No. 5) requiring submission of lighting details for the whole development, to ensure that biodiversity is sufficiently protected.]

9.11 **DC – Senior Ranger:** No objection

9.12 **DC – Street Lighting Team:** Comments:

- Any of the new estate being proposed for adoption as public highway must be lit, for areas where most roads are already lit.

- Roads and footpaths, adoptable as public highway and hence requiring street lighting, on the periphery or outside of the estate should be avoided or minimised where possible. Instead, adoptable roads and footpaths should be kept to within the built area, using the blocking effect of the houses to reduce outward light pollution, the overall visibility of the estate from a distance at night and also its impact upon bats and other species.

- Some areas of the estate have arrangements for off street parking and/or tree planting that will not allow any locations for a system of street lighting to be achieved, which will conflict with the adoption of its roads as public highway.

- The use/absence of generic tree symbols on the highway layout drawings makes the evaluation of their impact on highway lighting difficult. Instead the as planted & mature tree canopy size should both be shown for each tree location and to the same drawing scale.

- The shared surface areas (roads without any pavements) provide no safe locations for street lighting to be installed. Safety legislation requires a minimum separation of vehicles from highway electrical apparatus which, for lighting columns, is taken as 800mm from a full height kerb. These necessary kerbed and raised islands around each light will reduce the useable width of the highway significantly and conflict with pedestrians and vehicle movements.

- The use of a vertical traffic calming features will require permanent all-night street lighting, to comply with the Road Hump Regulations, rather than part night street lighting which would otherwise apply to the estate if horizontal or other measures were employed.

[Case Officer Comment: Amendments have since been made and the Highway Authority has now raised no objection, commenting that the geometry of the layout complies with the guidance provided by Manual for Streets and is considered suitable for public adoption. More detailed landscape plans have also been provided and it appears that no conflicts between the proposed landscaping and street lighting would arise.]

9.13 **DC – Trees:** Comments:

- A number of high quality trees on site and although they are unlikely to be damaged by the construction, the English Oak *Quercus robur* with a stem diameter of 1.4m (noted as Tree 5 on Arboricultural documentation) is now subject of an Individual Tree Preservation Order reference TPO/2022/0063. This veteran / near veteran tree is located in such a place that it is highly visible and in excellent condition and its retention is of paramount importance.

- Once the final construction details are decided, a detailed Arboricultural Method statement (AMS) must be submitted detailing the exact location and nature of protective fencing, ground protection where necessary, tree pruning, signage, timings and methods of works and other protection measures. Once the AMS is agreed with the Council it is imperative that all site operatives be made aware of the nature of the protection detailed in the AMS and it should remain in place throughout the period of construction.

[Case Officer Comment: Following the submission of an Arboricultural Method statement, the Tree Officer has now confirmed that all Outline tree related conditions may now be discharged. Its tree protection measures can be secured by planning condition. See Section 15 planning assessment below for further details.]

9.14 **DC – Senior Conservation Officer:** No objection

9.15 **DC - Urban Design Officer:** Unable to support *[See Section 15 planning assessment below]*

9.16 **Dorset Ramblers:** No objection

9.17 Gillingham Town Council: Objection

Initial comments:

- Proposed layout of high density housing provides inadequate green areas between dwellings. Does not respect character and distinctiveness of the locality, nor does it provide a sensitive transition between the urban and rural environment and will have a detrimental effect on the character of surrounding rural areas
- Proposed landscaping is minimal and will result in a development which will be overbearing. Para. 5.50 of the Masterplan Framework (MPF) refers to green edges and states that low to medium density housing, generously spaced in an informal loose perimeter block form offering expansive views out of the urban area, connected by a number of green spaces will characterise these areas. Low order intimate streets, resembling country lanes, with landscaping and soft boundary treatments will further emphasise the low key nature of this character area. MPF also states that lower densities will occupy the outer edges of the development
- Does not provide any biodiversity net gain and the proposed green infrastructure does not deliver any environmental benefits
- Does not include any energy efficiency or renewable energy measures, nor does it include any measures to mitigate climate change
- Although every property with an off-street parking space will be provided with electric vehicle charging points, the affordable housing units will not have any off-street parking
- Members support the comments of the Tree Officer and agree that a detailed Arboricultural Method statement (AMS) should be submitted.
- Rights of way N64/33 and N64/78 will be directly impacted by the proposed development, and it is proposed that these routes will be re-routed through the public open space surrounding the development. Members supported this proposal.
- Members welcome the affordable housing provision
- Members are concerned that there are insufficient off-street parking spaces which will lead to residents and visitors having to park on the streets. Proposed width of the streets does not allow for on-street parking and this will result in an increased danger to highway users which may result in emergency vehicles and refuse collection vehicles being unable to access properties

Reconsultation comments:

- Objects
- Inadequate energy efficiency & renewable energy measures & the application does not include any measures to mitigate climate change.
- Contrary to Policy 8 of the Local Plan which states: 'affordable housing should be designed to be indistinguishable from other housing on a development site. On a larger site, the affordable units should be pepper-potted amongst the market housing, or where there is a high proportion of affordable housing, grouped in small clusters amongst the market housing'.
- Members noted that the application is in accordance with national policy; however, members are still concerned that there is insufficient off-street parking available.

- Members have concerns over the proposed play trails which have little play value. Concerns have also been raised regarding the design of the public realm which includes bright red urban style dog-waste bins.

10.0 Representations received

10.1 At time of preparation of this report, one neighbouring representation has been received, providing the following comments:

- The blue site area has been applied to an old map of the area. A bungalow has been built since 2018/2019 and is not showing on the map, neither is the neighbouring bungalow, nor the new house built adjacent to Lockwood Farm house. These properties have been built with access from the lane to Lockwood farm, and behind Copper Coin, which is fronted on to the Shaftesbury Road.
- On the basis of the plan submitted, the blue line appears to run through what would be gardens. Updated location plan is needed with the blue line superimposed after the new properties and their relevant boundaries are included.

[Case Officer Comment: The application site blue line appears to follow the same boundary of the 2018 Outline planning application. Any land ownership dispute would be a private civil matter outside the remit of the Local Planning Authority.]

Total - Objections	Total - No Objections	Total - Comments
1	0	3

11.0 Relevant Policies

Development Plan

11.1 The North Dorset Local Plan Part 1 (LPP1) was adopted by North Dorset District Council (NDDC) on 15 January 2016. It, along with policies retained from the 2003 North Dorset District-Wide Local Plan, 1 and the 'made' Gillingham Neighbourhood Plan, form the development plan for North Dorset. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

11.2 Relevant applicable policies in the LPP1 are as follows:

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Core Spatial Strategy
- Policy 3: Climate Change
- Policy 4: The Natural Environment
- Policy 5: The Historic Environment
- Policy 6: Housing Distribution
- Policy 7: Delivering Homes
- Policy 8: Affordable Housing
- Policy 11: The Economy
- Policy 12: Retail, Leisure and Other Commercial Developments
- Policy 13: Grey Infrastructure
- Policy 14: Social Infrastructure

Policy 15: Green Infrastructure
Policy 17: Gillingham
Policy 21: Gillingham Strategic Site Allocation
Policy 23: Parking
Policy 24: Design
Policy 25: Amenity

Neighbourhood Plan

11.3 The Gillingham Neighbourhood Plan was 'made' on 27 July 2018 and forms part of the Development Plan for North Dorset. Relevant policies applicable to this Reserved Matters application are:

Policy 1. Custom and self-build housing
Policy 4. Support improvements in existing employment sites
Policy 12. Pedestrian and cycle links
Policy 13. Road designs in new development
Policy 14. New and improved health and social care provision
Policy 15. New and improved education and training facilities
Policy 16. New and improved community, leisure and cultural venues
Policy 17. Formal outdoor sports provision
Policy 18. Equipped play areas and informal recreation / amenity spaces
Policy 19. Allotments
Policy 20. Accessible natural green space and river corridors
Policy 23. The pattern and shape of development
Policy 24. Plots and buildings
Policy 25. Hard and soft landscaping

Material Considerations

National Planning Policy Framework (NPPF):

11.4 The NPPF has been updated with a revised version published in December 2023. The following sections and paragraphs are relevant to this outline application:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well designed and beautiful places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

The presumption in favour of sustainable development

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development [...]

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay...

Current housing land supply

11.5 The Council has recently updated its five-year housing land supply and housing delivery test for the North Dorset Plan area. In line with the recently revised NPPF (December 2023), the new supply is 5.02 years and the latest Housing Delivery Test for North Dorset published by the government is 75%. In view of this, the development plan policies relating to housing provision are no longer considered to be automatically “out of date” for the purposes of paragraph 11 of the NPPF, and the tilted balance will not automatically apply. Therefore, full weight can be attributed to the spatial strategy and the housing policies contained with the plan.

11.6 Regardless of the above, there is still a requirement to meet the Council’s ongoing housing need. This must be met through development such as this that benefits from Outline approval and accords with the Council’s spatial strategy.

Dorset Council Local Plan (Consultation version January 2021)

11.7 Dorset Council have produced a draft Local Plan containing proposals for guiding future development over the whole of the Dorset Council area up to 2038. The initial consultation period ran until the 15 March 2021. Given its early stage of consultation the weight to be given to it is very limited.

Relevant Policies:

DEV4: Growth in the northern Dorset functional area

DEV9: Neighbourhood plans

ENV1: Green infrastructure: strategic approach

ENVV4: Landscape

ENV8: The landscape and townscape context

ENV11: Amenity

ENV13: Flood risk

ENV14: Sustainable drainage systems (SuDs)

HOUS1: Housing Mix

HOUS2: Affordable housing

COM4: Recreation, sports facilities and open space

COM8: Parking standards in new development

COM9: Provision of infrastructure for electric and other low emission vehicles

COM12: The provision of utilities service infrastructure

GILL2: Gillingham Southern Extension

Master Plan Framework (MPF), August 2018

11.8 The Master Plan Framework (MPF) was prepared by a consortium of three developers Taylor Wimpey, CG Fry and Welbeck over the period 2015-2018, working with and in consultation with the officers at North Dorset District Council (now Dorset Council). The MPF is a requirement of Policy 21 of the NDLP. It covers the whole SSA and was a pre-requisite to the submission and consideration of any planning applications for development.

11.9 The MPF sets out the overall vision for the SSA, from which an analysis of constraints and opportunities provides the basis of a Framework Masterplan in the MPF. The analysis covered the key planning, transport, landscape and delivery aspects of the various land parcels. The site investigations led to a series of plans that set out the site opportunities

and responses to constraints in terms of topography, views to/from the site, green infrastructure, walkable neighbourhoods, transport links, density, form and open space.

North Dorset District Council Landscape Character Assessment (2008)

11.10 The site lies within the Dorset Landscape Character Assessment 'Clay Vale' landscape character type and the North Dorset District Council Landscape Character Assessment 'Blackmore Vale' landscape character type. The area forms of a broad expansive clay vale with a mosaic of woods and pastoral fields bounded by straight hedgerows dotted with mature Oaks. Open layered views are possible across the gently undulating landscape to the low hills of the chalk escarpment which forms a backdrop. The area has a dense network of twisting lanes often with grass verges and sharp double 90 degree bends. It is also characterised by a network of ditches, streams and brooks which drain into the tributaries of the River Stour. There are numerous small villages and hamlets across the area built with distinctive mix of materials such as stone, red brick, tile and thatch.

Gillingham Town Design Statement (adopted 2012)

11.11 The Gillingham Town Design Statement (TDS) was adopted by Cabinet on 19 March 2012 and endorsed by Council on 30 March 2012, as an evidence base study. It was developed to safeguard the local characteristics of the Town, and to encourage sensitive, high quality design where new development occurs. It details distinctive local features and policies to inform those applying for planning permission what should be considered when preparing a scheme for submission.

12.0 Human rights

12.1 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.

13.0 Public Sector Equalities Duty

13.1 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.

13.2 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.

- 13.3 The application site is located in line with the spatial strategy of the local plan, which seeks to locate development close to services. Occupiers of the dwellings would have access to open space and to health and other facilities that are contained within the town.
- 13.4 The proposed change in land use will not result in any disadvantage to people due to their protected characteristics. While there is no specific provision for lifetime homes or accommodation specifically for those with protected characteristics, the form of development proposed will provide housing, additional open space and connections to the local rights of way network, to ensure the needs of people with disabilities or mobility impairments or pushing buggies are met. This will be through accommodation of appropriate off road footpath links, shared surfaces and by ensuring that the access arrangements to the new housing and open space are subject to the requisite standards applied by the Building Regulations and the County Highway Authority (where applicable).
- 13.5 Officers have considered the requirement of the duty, and it is not considered that the proposal would give rise to specific impacts on persons with protected characteristics.

14.0 Financial benefits

What	Amount / value
Material Considerations	
Affordable housing	14 units - 10% of the overall first phase in accordance with the Outline s106 agreement.
Quantum of greenspace	The overall first phase includes an approx. 0.12ha Locally Equipped Area of Play (LEAP) and an informal kickabout area of approx. 0.2ha.
Employment created during construction phase	The proposal will support local jobs in the construction sector and will bring about 'added value' in the local area through associated spending and economic activity.
Spending in local economy by residents of proposed dwellings	The proposal will support the local economy, providing housing required to support the long-term economic growth in the area with new residents spending on goods and services as they move in.
Non Material Considerations	
Contributions to Council Tax Revenue	According to the appropriate charging bands

15.0 Climate Implications

- 15.1 In May 2019, Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning department will secure reductions in the carbon footprint of developments.
- 15.2 The submitted Design and Access Statement advises that the development will achieve sustainability building construction in line with current Building Regulations. The development will also seek to:

- Enhance existing habitat and create new habitat through retention of existing trees/hedgerows and provision of new native planting throughout
- Improve energy efficiency through siting, design and orientation of buildings, and
- Use simple traditional construction detailing and materials.

15.3 The amended scheme now includes a Sustainability Statement. This advises that the development will have to comply with Part G of the Building Regulations, which requires homes to achieve an internal water consumption rate of no more than 125 litres per person per day. In response to Part L of the Building Regulations, every home will be constructed to an energy efficient fabric and building services specification capable of complying with the Fabric First Efficiency Standard. In addition, the heating designs of every home will include an air source heat pump. This allows each home to be labelled as “zero carbon ready” from the point of occupation. The heat pumps were considered as feasible within the outline Energy Strategy.

15.4 The proposed development would result in change to the nature of the site with increased vehicular movement, domestic noise, and general activity. Matters relating to air quality were assessed at Outline stage and found to be acceptable.

15.5 Outline Condition 31 requires details of a scheme to install infrastructure to facilitate charging for plug-in and other ultra-low emission vehicles to be submitted to and agreed in writing by the Council prior to the commencement of development.

16.0 Planning Assessment

16.1 The principle of development was agreed through the grant of Outline planning permission (2/2018/0036/OUT) and a Local Plan allocation (Policy 21) supported by the Gillingham Neighbourhood Plan. The Outline permission also approved the means of access to the site.

16.2 The main issues of this reserved matters application are considered to relate to:

- Affordable Housing
- Layout
- Scale
- Appearance
- Landscaping
- Affordable Housing
- Highway safety and parking
- Residential amenity
- Flood risk and drainage
- Biodiversity
- Other matters

Affordable Housing

16.3 Four units are proposed for Affordable Rent and four for Shared Ownership within the current proposal, to be managed by a Registered Provider. This would comprise a row of four 2-bed 2-storey terraced Shared Ownership dwellings, along with another two-storey building comprising two 3-bed dwellings and two 1-bed maisonette units.

- 16.4 The proposed Affordable Housing would comprise 7% of the current proposed 108 units, but in combination with the 20% Affordable provision approved under P/RES/2023/02376 to the north, would provide 10% provision across this overall first phase. The wider delivery of 961 dwellings will provide the required 25% affordable housing as required by the Outline s106 agreement.
- 16.5 The proposed Affordable two-bedroom terraced properties are designed for 4 people to occupy, with a floorspace of 76sq m. These would be slightly below the nationally prescribed minimum space standards (3sq m shortfall). The proposed 3-bed dwellings have a floorspace of 83sq m and if occupied by four persons, would be 1sq m below the minimum space standards. However, these standards were considered through the North Dorset Local Plan Examination and the Council decided not to incorporate these into the Local Plan. The case officer considers that the proposed Affordable units would be provided with sufficient internal living space and would also have sufficient private garden space. In this respect, the Affordable Housing complies with Policy 8 of the North Dorset Local Plan. Their layout relative to the open market dwellings is considered below.

Layout

- 16.6 As defined in planning legislation, for the purposes of a Reserved Matters application “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 16.7 The concerns raised by the Council’s Urban Design Officer (UDO) are noted and it is accepted that the proposed Affordable Housing is in one location and form the only terraced properties on the site. Although their parking layouts would differ from those of the open market dwellings, this is due to their smaller terraced size and plot form. It is nonetheless considered that the location and layout of the proposed Affordable dwellings would provide a sufficiently integrated layout, facing the main east-west route and which includes some semi-detached open market units adjacent to them. The 7% amount of Affordable Housing in this proposal (on account of the 10% overall requirement for Phase 1) also restricts the extent in which their layout can be pepper-potted throughout the site. The case officer therefore considers that a sufficiently tenure-blind layout would be achieved, despite the obvious size differences between the open market and Affordable dwellings.
- 16.8 The UDO commented that the overall amended layout provides some variation that reduces what was an inherently suburban approach to street design and built form. Along the southern boundary, the layout is more informal and organic to reflect the site’s relationship with the open countryside. There is a greater difference between the southern part of the site and the more formal northern section that fronts onto the main link road. The patterning of house types here gives a stronger rhythm to the street and the addition of the gabled fronted semi-detached houses are a positive addition. The UDO also considers that the changes to the layout have created a more flexible grid structure to the streets, with the number of cul de sacs reduced. Where they are included, there are footpath links to ensure greater permeability for pedestrians and cyclists. The case officer agrees with the above and considers that the current proposed semi-detached dwellings facing the principal street provide a more formal appearance and building line, which defines this area as having a different character to the rest of the proposal, and reflects the existing older regimented layouts along some of the main approaches into Gillingham.

- 16.9 However, given the predominantly detached housing typology proposed, the UDO concludes that it is unlikely that the scheme will fully achieve ‘the more rural feel, suitable for this transitional area between Gillingham and the countryside’ as stated in the Design and Access Statement. The case officer considers that the current layout provides an acceptable transition between the extended town and the countryside to the south. The addition of semi-detached dwellings along the principal street, along with some terraced and semi-detached units immediately to its south, provides a discernibly higher density than the southern development edge facing the countryside, which contains larger detached dwellings. Although the rest of the scheme also contains detached dwellings, the dwellings to the south have more irregular plot layouts and some larger front gardens, to reflect their context facing the rural edge. The case officer also considers that the layout now provides a sufficient provision of street trees, having regard to the site’s location and street hierarchy.
- 16.10 The case officer also anticipates that the proposed Phase 2 parcel (P/RES/2022/07808) to the north, along with the more recently submitted Phase 3 to the northwest (P/RES/2023/05868) contain a significant amount of semi-detached and terraced dwellings for both affordable and open market tenures. Affordable apartments are also proposed within both phases. This gives sufficient assurance that an appropriate mix of housing types can be delivered throughout the wider Outline approved site, to meet the aims of Local Plan Policy 7. This will include smaller one and two bedroomed dwellings.
- 16.11 The UDO states that the design of parking will result in cars dominating the street scene as spaces are not always set back from the building line or are in front of dwellings. The case officer however notes that the proposed frontage parking would mainly be interspersed by gardens or soft landscaped verge, including a number of trees within plot frontages or the verges. Where side-of-plot parking comes forward of the building line, the projection is marginal which is not considered to result in a significant visual impact.
- 16.12 In light of all the above, the case officer considers that the proposed layout is acceptable, as it provides a positive townscape with the principal street, permeable linkages within and throughout the site and an appropriate relationship with the southern and western boundaries facing open space/countryside. This meets the aims and requirements of the overall Outline approved scheme, Policies 7, 21, 24 and 25 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Scale

- 16.13 “Scale” is defined as meaning the height, width and length of each building proposed within the development in relation to its surroundings.
- 16.14 The Outline approved Building Heights Plan permits dwelling heights of up to 3 storeys (12m to top of ridge line) within the application site area, to the north along the principal street. This then reduces to 2.5 storey (12m to top of ridge line) to the south towards the countryside. The proposed dwellings would all be 2 storey in form and height, apart from ten semi-detached dwellings facing the principal street which are 2 ½ storey in form with front dormer windows in the roof facing the loop road. These provide appropriate formality and variation in height/roof form to respond to the hierarchy of the principal street. Three 2.5 storey detached dwellings are also provided along the southern and western edges facing the open space. These are not of significantly greater height or bulk than the other dwellings facing the informal open space. They are also within the Outline approved building heights and provide some variation of built form.

- 16.15 The dwellings facing the principal street are sufficiently set away to allow provision of a landscaped frontage, to avoid an overly hard urban landscape. The more prevalent use of prominent gable forms and front dormer windows in this location would therefore not lead to an over-dominant impact. The dwellings along the eastern, southern and western edges facing the open space/countryside are of appropriate two storey scale, with front elevations facing these open areas and with many generous separation distances between them. The roof forms comprise full side hipped ends or barn-hips, which also assist in containing the scale of built form facing these green edges.
- 16.16 It is accepted that most of the proposed dwellings would be of two storey detached form with many similar heights. However, given the context of this site along the southern countryside edge and facing open space along the east and west, this scale is considered to be acceptable. The proposal therefore complies with Policies 7, 21 and 24 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Appearance

- 16.17 “Appearance” is defined as meaning the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 16.18 The Council’s Urban Design Officer has raised some concern regarding the proposed external material types, including along the countryside edge. Regard must be had to Condition 7 of the Outline approval, as it requires each Reserved Matters proposal to reflect a palette of materials referenced in the Outline Design & Access Statement (D&AS), Design Coding Section 8.16 (Material Palettes). It is stated here that the code does not seek to prescribe a particular architectural style, but rather to develop a distinctive ‘Gillingham’ colour and materials palette that can be used on different styles of building as the development grows over time. The palette includes enough variety to create unity without uniformity, allowing each character area and key grouping to develop an individual identity but still be recognisably part of the greater whole, and of the town.
- 16.19 The above D&AS also indicates the eastern parcel of the current proposal site to be in the “formal” character area and the western parcel (beyond the north/south green corridor route) to be in the “semi-rural character area. The building materials considered acceptable within the formal area (as defined within Section 8.16 of the abovementioned D&A) include brown and red/orange brick colours for the elevations, along with render. The above forms the predominant materials palette for the proposed elevations. Some yellow brick is proposed along the principal street. However, this is to provide attractive banding features along the front elevation, and is therefore considered acceptable. The proposed render is white and the precise specification of all external materials can be secured by condition.
- 16.20 The building materials considered acceptable within the rural area also include brown and red brick colours for the elevations. The above forms the predominant materials palette for the proposed elevations. Some of the corner plot edge dwellings contain white render which differs from white painted bricks listed in Section 8.16. However, subject to appropriate specification, white render would not be materially different in character than white painted bricks. The proportion of render used along the development edges is slightly less prevalent than along the principal street. Noticeably more weatherboarding and tyle hanging features are however included. This, along with the open porch canopy features, respects the

verdant setting facing the open spaces and countryside. The applicant has chosen to provide brown and grey tiles for the roof materials for both the formal and semi-rural areas, which are also included in Section 8.16 as being acceptable for both these areas.

16.21 Although the Affordable units lack some of the design detail of the open market units, they are nonetheless of traditional design that broadly reflect the design cues of the wider proposed development. It is therefore considered that a sufficiently tenure-blind appearance would be achieved.

16.22 It is also accepted that the proposed open market units share many similarities in terms of appearance and plot layout. However, the amended scheme includes semi-detached units in prominent locations and chimney features in several key locations along the Principal Street and its road junction behind it within the site, which adds some variation to these landmark locations. All dwellings at corner plots now provide sufficient natural surveillance on each side, and all dwellings facing the open space areas have active frontages. This means that the streetscenes will now positively engage with their surrounding public open spaces. The proposal therefore complies with Policies 21 and 24 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Landscaping

16.23 “Landscaping” is defined as meaning the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

16.24 The Council’s Senior Landscape Architect initially raised concern regarding the reduction of landscape areas from the Outline approved parameters. The proposal has since been amended to reduce the amount of encroachment into the open space areas. The case officer now considers that the separation distances to the eastern open space and southern countryside edge are acceptable, with sufficient space between the development and the pathways/hedgerows within the site to provide appropriate landscaping and green networks. The Non-Material Amendment application (P/NMA/2022/04874) proposing these changes has therefore now been granted.

16.25 The Council’s Urban Design Officer also raised concerns that the scheme lacks adequate street tree planting and has an over-reliance of trees within private areas to provide landscape benefits. The amended scheme has however increased the number of street trees in some key locations, most notably along the principal street. The case officer considers that the proposed tree planting in the landscaped edges of the residential parcel would also effectively create tree-lined streets for the perimeter streets. It is accepted that through the central routes of the development, most of the proposed trees indicated are located within front gardens. Amended on-plot landscape details for the dwellings have now also been provided, along with details of the underground drainage service routes to indicate where trees can and cannot be planted. The service routes restrict the amount of

street trees that can be provided, along with the development parameters that have already been approved at Outline stage.

- 16.26 In light of all the above, the case officer considers that it has been adequately demonstrated that conflicts between the proposed landscape and drainage services can be avoided, and that sufficient street trees will be provided having regard to the site context and hierarchy of streets.
- 16.27 Following concerns raised by Officers, the footpath/cycle link running north-south through the site has been amended so that it forms a continuous green route running along the existing hedgerow to the west. Two pedestrian connections are now provided through this hedgerow to provide appropriate permeability for the western development parcel. This off-road route also turns around and along the southern edge of the site and includes natural play features alongside it, comprising stepping logs, boulders and horizontal tree trunks.
- 16.28 New tree and hedge planting with native species will be provided to create a landscape corridor to frame the development, especially in relation to the southern countryside boundary along Cole Street Lane. The width of the green route pathway increases to 3m as it turns along the eastern development boundary alongside the future formal sports facility s106 requirement. Overall, this green route is considered to be well defined and landscaped. It allows for active use and is overlooked by new development and active frontages throughout. The green route also includes timber seats and picnic benches, wood-effect litter bins and dark green coloured dog waste bins.

Tree impacts

- 16.29 The Council's Senior Landscape Architect initially raised concern regarding additional encroachments within the Root Protection Areas of existing trees, the requirement for additional crown reduction of one tree and the partial removal of sections of existing hedge. The Arboricultural Impact Assessment and Method Statement now submitted demonstrates that subject to safeguards to be secured by condition, there would be no adverse impact on RPAs and no building footprints within RPAs. Apart from small areas of hedgerow removal to facilitate pedestrian/cycle permeability, all other trees and groups are able to be retained. Protective fencing will be required around the retained trees and groups.
- 16.30 Having regard to all the above, the case officer considers that Landscape as a reserved matter can be discharged. In this regard, the proposal complies with Policies 4, 21 and 24 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Highway safety and parking

- 16.31 The Transport Statement advises that the proposed layout would provide a total of 212 allocated parking spaces in the form of driveways or allocated parking bays (excluding garages) and 81 garages. In addition, 21 visitor spaces are provided, distributed throughout the site. This equates to an overall provision of 314 spaces (2.93 spaces per unit). 76 dwellings will have a garage where they can store their bicycle. All remaining properties have their own private garden in which a lockable cycle store can be provided where their bicycle can be safely stored. Precise details of secure cycle parking facilities for each unit can be secured by means of planning condition.

- 16.32 Dorset Council Highway Authority (CHA) have stated that the amendments requested have been made as shown in the current submission. There will be two access points to the development site from the newly constructed principal street. The access point into the Western parcel has been moved slightly further north than that originally envisaged when the principal street was constructed, but is considered acceptable.
- 16.33 The design of the roads within the development encourages low vehicle speeds, through the use of curves and raised tables / surface changes. The Transport Statement advises that its swept path analysis shows that a large refuse vehicle and emergency fire tender accessing the site are able to get within acceptable bin carry / hose length (45M) distance, as required by Parts B and H of the building regulations. The CHA has commented that the geometry of the layout complies with the guidance provided by Manual for Streets (MfS) and is considered suitable for public adoption. Refuse collection has been fully considered and on-site parking numbers, for both cycles and cars, are considered to be appropriate for this location.
- 16.34 No adverse impacts are therefore envisaged in terms of highway safety, capacity or policy. Matters regarding: vehicle access and visibility splay provision; improvement works to the B3081 Shaftesbury Road and B3092 New Road; pedestrian/cycle access; cycle parking details, and; electric vehicle charge point details, are subject to the conditions attached to the Outline planning permission and where necessary, also secured by the s106 agreement (which also requires a Travel Plan).

Residential amenity

Impact on neighbours

- 16.35 The nearest dwellings to this specific proposal site would comprise those along Cole Street Lane to the south. The proposed dwellings along the southern edge would be sited at sufficient distance from these neighbouring dwellings to avoid any adverse impacts in terms of loss of light, outlook, privacy or overbearing impact.
- 16.36 The Council's Environmental Health Team commented that the location of the electrical substation top northwest of the site has the potential to cause noise and is close to residential properties. The applicant should demonstrate the equipment will not have an adverse effect on nearby residents. An appropriate condition is therefore requested as set out in the conditions list below.
- 16.37 The Sustainability Statement advises that air source heat pumps (ASHP) are to be installed. Consistent with the more recently submitted Reserved Matters approval for 34 dwellings within the northern Phase 1 parcel, a noise assessment will also be needed to demonstrate there will be no adverse noise effect from the proposed ASHP. This can also be secured by planning condition. A further condition to secure a final Acoustic Design Statement for the dwellings is also needed, in order that the necessary noise mitigation measures can be agreed, implemented and maintained. The Outline noise assessment was undertaken on an indicative basis before the housing design was available. The noise model therefore needs to be run on the proposed layout of houses and roads, to ensure that noise mitigation chosen is suitable and sufficient for both internal and amenity areas. The Acoustic Design Statement will also need to ensure that the mitigation won't conflict with ventilation requirements.

16.38 As required by Condition 32 of the Outline permission, a Construction Environmental Management Plan has been submitted to and agreed upon by the Council's Highways and Environmental officers. This includes, amongst other things, hours of construction, construction vehicle and delivery details and measures to control noise, vibration, dust and dirt.

Impact on future occupiers

16.39 The floorspace of 76sqm for each the two proposed 2-bed Affordable dwellings would not meet the minimum space standard of 79 sqm. The proposed 3-bed Affordable dwellings would also fall 1 sqm short of the minimum space standard. However, this standard was not adopted as policy under the North Dorset Local Plan and additionally, all other proposed dwellings (including the Affordable 1-bed maisonettes) would meet the standards. It is also considered that all proposed dwellings would be provided with sufficient private amenity space commensurate to their size. As such, overall, it is considered that future occupiers would be afforded with sufficient internal living and storage space. The built form relationships within the scheme would also afford future occupiers with sufficient light, outlook and privacy.

16.40 In light of all the above, the proposal complies with Policy 25 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

Flood risk and drainage

16.41 The proposed residential development will continue to avoid development in Flood Zones 2 and 3 plus a climate change sensitivity buffer. Surface water attenuation will be achieved via attenuation basins, permeable paving and cellular storage. The Council's Flood Risk Management Team (FRMT) raised no objection, subject to conditions. However, Surface Water Management Scheme details were subsequently submitted to seek discharge of Outline Condition 18, and these were agreed upon by the FRMT. As such, no new condition is necessary.

Biodiversity

16.42 Following initial comments raised by the Council's Natural Environment Team (NET), a Biodiversity Net Gain (BNG) Assessment and Metric has been provided, along with a Biodiversity Mitigation and Enhancement Strategy and an Ecological Mitigation Strategy for the wider Outline approved site.

16.43 The NET has commented that the BNG Assessment and Metric documents clearly demonstrate a gain in habitat units of 42.68% and a gain in watercourse units of 28.44%. The gain in hedgerow units is less substantial, at 0.26%, but each habitat will experience a gain which is sufficient to demonstrate that a measurable biodiversity gain is secured (i.e. the gain for these habitats is greater than 0%). The NET has commented that the baseline and habitat creation habitat types and condition assessments appear reasonable and appropriate for the site and for the Outline approved site as a whole and as such, the matter of biodiversity gain is now covered off for each phase. The biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Plan can be secured by means of planning condition.

16.44 Some lighting details and post-construction mitigation for bats have also been provided within the site-wide Ecological Mitigation Strategy. This indicates the provision of dark corridors along the retained hedgerows. However, no lux contour plan details of the lighting

layout have been provided. As such, it is considered necessary and reasonable to impose a pre-commencement planning condition requiring submission of full lighting details for the whole site, to ensure that biodiversity is sufficiently protected.

16.45 The NET has also advised that as part of the Great Crested Newt District Licence requirements, a conservation payment of £113,659.63 towards the Great Crested Newt licensing scheme is required for the whole of the Outline approved Ham Farm site. The applicant has stated that this can be secured via separate legal agreement.

16.46 In light of all the above and subject to conditions and the Great Crested Newt District Licence requirements, the proposal complies with Policies 4 and 21 of the North Dorset Local Plan and the Gillingham Neighbourhood Plan.

17.0 Conclusion

17.1 Outline planning permission for the construction of 961 dwellings and a local centre, with details of access and the provision of 25% affordable housing, was granted with s106 legal agreement in September 2021. The principle of development is therefore established subject to the details of reserved matters relating to layout, scale, appearance, and landscape – all of which make up this application.

17.2 The applicant has amended the details of the original submission to take account of concerns and comments raised in consultation. It is considered that the revised proposal accords with the terms of the Outline permission along with the overall aims of the Development Plan and the NPPF, having due regard to the context of this site. This proposal therefore complies with the Development Plan as a whole.

18.0 Recommendation

Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to:

A) Approve of Reserved Matters, subject to the completion of a Unilateral Undertaking 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 secure the great crested newt conservation payment of £113,659.63 – required as part of the Great Crested Newt District Licence requirements for the whole of the Outline approved Ham Farm site.

Or,

B) Refuse, if the s106 Agreement is not completed within 6 months of the date of decision or such extended time as agreed by the Head of Planning.

Conditions:

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

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

- Leamington floor plans and elevations (Drawing No. A1023 18 Rev A)
- Leamington floor plans and elevations (Drawing No. A1023 19 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 20 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 21 Rev A)
- Windsor floor plans and elevations (Drawing No. A1023 22 Rev A)
- Windsor floor plans and elevations (Drawing No. A1023 23 Rev A)
- Marlow floor plans and elevations (Drawing No. A1023 25 Rev A)
- Oxford floor plans and elevations (Drawing No. A1023 26 Rev A)
- Cambridge floor plans and elevations (Drawing No. A1023 28 Rev A)
- Shaftesbury floor plans and elevations (Drawing No. A1023 30 Rev A)
- Harrogate floor plans and elevations (Drawing No. A1023 33 Rev A)
- Harrogate floor plans and elevations (Drawing No. A1023 34 Rev A)
- Hampstead floor plans (Drawing No. A1023 38 Rev A)
- Hampstead elevations (Drawing No. A1023 39 Rev A)
- Hampstead elevations (Drawing No. A1023 40 Rev A)
- Single garage floor plans and elevations (Drawing No. A1023 46)
- Double garage floor plans and elevations (Drawing No. A1023 47)
- Overton floor plans and elevations (Drawing No. A1023 50 Rev A)
- Letchworth floor plans (Drawing No. A1023 61 Rev A)
- Letchworth elevations (Drawing No. A1023 62 Rev A)
- Letchworth elevations (Drawing No. A1023 63 Rev A)
- Letchworth floor plans (Drawing No. A1023 64 Rev A)
- Letchworth elevations (Drawing No. A1023 66 Rev A)
- Letchworth floor plans (Drawing No. A1023 67 Rev A)
- Letchworth elevations (Drawing No. A1023 68 Rev A)
- Letchworth floor plans (Drawing No. A1023 69 Rev A)
- Letchworth elevations (Drawing No. A1023 70 Rev A)
- Leamington floor plans and elevations (Drawing No. A1023 71 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 72 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 73 Rev A)
- Lincoln floor plans (Drawing No. A1023 74 Rev A)
- Lincoln elevations (Drawing No. A1023 75 Rev A)
- Overton floor plans and elevations (Drawing No. A1023 76 Rev A)
- Cambridge floor plans and elevations (Drawing No. A1023 77 Rev A)
- Shaftesbury floor plans and elevations (Drawing No. A1023 78 Rev A)
- Henley floor plans (Drawing No. A1023 79 Rev A)
- Henley elevations (Drawing No. A1023 80 Rev A)
- Highgate floor plans (Drawing No. A1023 81 Rev A)
- Highgate elevations (Drawing No. A1023 82 Rev A)
- Grantham floor plans (Drawing No. A1023 84 Rev A)
- Grantham elevations (Drawing No. A1023 85 Rev A)
- Grantham elevations (Drawing No. A1023 86 Rev A)
- Grantham floor plans (Drawing No. A1023 87 Rev A)
- Harrogate floor plans and elevations (Drawing No. A1023 87 Rev A)
- Grantham elevations (Drawing No. A1023 88 Rev A)

- Tavy floor plans (Drawing No. A1023 88 Rev A)
 - Tavy elevations (Drawing No. A1023 89 Rev A)
 - Dart and Spey floor plans (Drawing No. A1023 90 Rev A)
 - Dart and Spey elevations (Drawing No. A1023 91 Rev A)
 - Double garage floor plans and elevations (Drawing No. A1023 92)
 - Highway Longitudinal Sections Sheet 1 (Drawing No. A409-RM1-15 Rev A)
 - Highway Longitudinal Sections Sheet 2 (Drawing No. A409-RM1-16 Rev A)
 - Highway Longitudinal Sections Sheet 3 (Drawing No. A409-RM1-17 Rev A)
 - Highway Longitudinal Sections Sheet 4 (Drawing No. A409-RM1-18 Rev B)
 - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-55 Rev A)
 - Drainage Construction Details Sheet 2 (Drawing No. A409-RM1-56 Rev A)
 - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-57 Rev A)
 - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-58 Rev A)
- (all received on 10th October 2023)

- Materials Plan (Drawing No. A1023 01 Rev F)
 - Occupancy Plan (Drawing No. A1023 05 Rev F)
 - Massing Plan (Drawing No. A1023 06 Rev F)
 - Tenure Plan (Drawing No. A1023 07 Rev F)
 - Parking Plan (Drawing No. A1023 09 Rev F)
 - Refuse Plan (Drawing No. A1023 10 Rev F)
 - Street Scenes (Drawing No. A1023 56 Rev E)
 - General Arrangement (Drawing No. A409-RM1-0 Rev C)
 - Engineering Layout (Drawing No. A409-RM-41 Rev C)
 - Drainage Layout (Drawing No. A409-RM1-51 Rev D)
 - Highways Materials Layout (Drawing No. A409-RM1-71 Rev C)
 - Large Refuse Vehicular Tracking (Drawing No. A409-RM1-81 Rev C)
 - Fire Tender Vehicular Tracking (Drawing No. A409-RM1-82 Rev C)
 - Standard Car Vehicular Tracking (Drawing No. A409-RM1-83 Rev B)
 - Strategic Landscape Masterplan (Drawing No. P22-1067-EN-016 Rev B)
 - Concept On-plot Landscape Proposals (Drawing No. P22-1067-EN-017 Rev C)
- (all received on 27th October 2023)

- Planning Layout (Drawing No. A1023-01 Rev RR)
 - Enclosures Plan (Drawing No. A1023-08 Rev G)
 - Landscape Proposals Sheet 1-3 (Drawing No. P22-1067-EN-20 Rev C)
- (all received on 30th January 2024)

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

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the development; and any trees or plants which, within a period of 5 years from the completion of this phase of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

4. No development shall proceed beyond damp proof course level until full specification details of all external facing materials (including, walls, roofs and fenestration detail) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (Drawing No. A1071 06 Rev D).

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

5. Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst also minimising light spill to avoid harm to protected species. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

6. Before installation of the electrical substation as shown on the approved site plans, a noise assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The assessment shall include: background sound measurements at times the plant will be in operation; a comparison with the operational plant sound level; the likely external noise impact on sensitive receptors in the area, and; mitigation to prevent an adverse effect. The assessment shall be undertaken in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, and also include penalties for any tonality, impulsivity, or intermittency of the plant.

The development shall be completed in accordance with the approved details and the noise attenuation measures shall be retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

7. Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

8. Prior to any occupation of development hereby approved, a final Acoustic Design Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall demonstrate how occupiers of the approved dwellings will be

protected from their noise climate, including anticipated traffic noise and where necessary, noise mitigation measures for the dwellings. Any such noise mitigation measures must be fully established, implemented, and maintained for the lifetime of the development, and avoid conflict with ventilation requirements.

Reason: In order to protect the living conditions of future occupiers of residential properties.

9. Prior to use or occupation of development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved details shall be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

10. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Plan (RSK Biocensus – Project No. 2483600 Rev 03 20/10/2023).

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

11. The development hereby approved shall be undertaken in accordance with the details set out in the submitted Stage 1, 2 and 3 Arboricultural Impact Assessment and Arboricultural Method Statement Report (RSK Biocensus – Project No. 2483604 Rev 0 31/07/2023). All trees and hedges shown to be retained in the Appendix 5 Tree Protection Plan (Dwg. No. 3 Rev 4 26/07/2023) shall be fully safeguarded during the course of site works and building operations.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

12. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

Appendix 1 – Details submitted to seek discharge of Condition nos. 7 (Palette of materials), 8 (Updated Arboricultural Impact Assessment), 10 (Landscape Management Plan) & 23 (Landscape and Ecological Management Plan) of Outline Planning Permission No. 2/2018/0036/OUT

As set out in Paras 6.18-6.20 above, the case officer considers that the proposed external material types are sufficient to discharge Outline Condition 7, given this parcel's context

between the Principal Street and the countryside edge. A new condition (No. 4 above) is proposed to secure the precise specifications for these external materials.

Following the submission of an Arboricultural Method Statement, the Council's Tree Officer has confirmed that Condition 8 can be discharged.

Condition 10 requires Reserved Matters to include a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The case officer considers that the landscape management details submitted with this application are sufficient to discharge Condition 10.

Condition 23 requires Reserved Matters to include a landscape and ecological management plan (LEMP). The Council's Landscape Architect and Natural Environment Team has raised no objection to the submitted LEMP for this phase. Condition 23 can therefore be discharged.

A Construction Environment Management Plan (CEMP) for this parcel has also been submitted to seek discharge of Condition 32. A Biodiversity CEMP has also been provided more recently. This is considered acceptable by the Council's Natural Environment Team and therefore discharges the biodiversity requirements of Condition 32 (Construction Environment Management Plan).