

<b>Application Number:</b>	P/RES/2022/07898		
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>		
<b>Site address:</b>	West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham		
<b>Proposal:</b>	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).		
<b>Applicant name:</b>	Places for People Development		
<b>Case Officer:</b>	Kirsten Williams		
<b>Ward Member(s):</b>	Cllr Val Potheary, Cllr Belinda Ridout, Cllr Carl Woode		
<b>Publicity expiry date:</b>	10 February 2023	<b>Officer site visit date:</b>	31 March 2023
<b>Decision due date:</b>	05 April 2023	<b>Ext(s) of time:</b>	For June Committee

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

**2.0 Summary of recommendation:**

**2.1** Approve, subject to conditions

**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**

<b>Issue</b>	<b>Conclusion</b>
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 two distinct character areas. It also

	provides sufficient open space, natural surveillance and pedestrian/cycle linkages throughout.
Scale	The proposal is of acceptable scale, complying with the three-storey height limit of the Outline parameters. Some taller (2.5 – 3-storey) buildings are now provided along the secondary street rather than along the internal open space, to provide two distinct character areas.
Appearance	The materials palette provides variation between the central green space character and the surrounding higher density areas, with chimney features in key locations. Some dwellings along the spine road and at some road junctions have weatherboarded elevations, to add some further distinction to these key areas.
Landscaping	The case officer considers that the revised scheme now provides a sufficient amount of street trees and planting throughout the site, having regard to the site's context and constraints.
Affordable Housing	As required by the s106 agreement, 100 dwellings of the overall proposal is Affordable Housing - 50 of which are Affordable Rent, and the other 50 are Shared Ownership – all to be managed by a Registered Provider.
Highway safety and parking	Following the submission of amended layouts and speed reduction measures, 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. A new planning condition can be imposed to confirm the final acoustic mitigation measures for the dwellings.
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.
Biodiversity	The proposal demonstrates that a measurable biodiversity gain is achieved. 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.
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 9.54 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 northwest of the site in all directions to the site boundaries. In the southern parcels of the site, below the spine road, 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 proposal is submitted as 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).
- 5.5 The site will have 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.
- 5.6 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 wider Ham Farm site. The land on the other side of this 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.
- 5.7 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.
- 6.2 This application proposes 280 dwellings within a northern section of the Outline approved residential area, comprising:

*Market Housing (64%)*

6 x 1-bed apartments

15 x 2-bed units (12 apartments and three flat-over-garage dwellings)

90 x 3-bed houses (6 detached, 59 semi-detached and 25 terraced)

47 x 4-bed houses (31 detached and 16 semi-detached)

24 x 5-bed houses (detached)

*Affordable Housing (36%)*

*- Affordable Rent (50 units)*

21 x 1-bed units (9 apartments and 12 maisonettes)

19 x 2-bed units (apartments)

10 x 3-bed dwellings (four semi-detached and six terraced)

*- Shared Ownership (50 units)*

3 x 1-bed apartments

17 x 2-bed units (7 apartments and ten dwellings)

30 x 3-bed dwellings (18 semi-detached and 12 terraced)

- 6.3 The proposed dwellings would be mainly two storey in form, with some of the terraced and semi-detached units containing second floor front dormers in the roof space. The proposed apartments would comprise six 3-storey buildings dispersed across the site, mainly adjacent to the spine road. The proposed maisonettes would be within three two-storey flat-over-garage buildings. Parking spaces are either located on-plot in front or to the side of the dwellings (many of which also feature garages), or within parking courts mainly located by the apartment buildings.
- 6.4 There will be eight vehicular access points off the secondary spine road crossing through this phase. This spine road would lead southwards through Phase 1 to the Principal Street, which has been approved under 2/2020/0379/OUT and built out. Both junction locations of this spine road with the Principal Street have also been laid out as approved under 2/2020/0379/FUL.
- 6.5 A combined pedestrian and cycle route would run through the proposed central area of public open space, linking into the existing Public Rights of Way network and to the approved Phase 1 kickabout area and LEAP facility to the south of the site. These areas of public open space to be delivered under Phase 1 of the development partially bi-sect the current proposed phase, and would include an informal kickabout open space area of approx. 0.2ha bordering the current application site. Immediately south of this, the LEAP would be approx. 0.12ha and would include impact absorbing surface beneath and around playing equipment, seating and litter bin surrounded by fencing with pedestrian gates and a buffer zone (including planting).
- 6.6 This Reserved Matters application is supported by the following technical documents:
- Planning Statement (including Affordable Housing Statement)
  - Design and Access Statement
  - Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
  - Strategic Landscape Masterplan (and more detailed landscaping plans)
  - Landscape Ecological Management Plan (LEMP)
  - Biodiversity Survey and Report
  - Biodiversity Construction Environment Management Plan (CEMP)
  - Biodiversity Mitigation and Enhancement Strategy (BMES)
  - Site Wide Ecological Mitigation Strategy
  - Energy Statement / Sustainability Appraisal

– Environmental Noise Assessment

*Submission of condition details*

6.7 The Reserved Matters application 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).*

*Reason: To ensure provision of a high quality development across the site in the interests of good design and to reflect the local distinctiveness of this rural settlement.*

– 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.*

*Reason: To ensure the landscape scheme secured by reserved matters is implemented and satisfactorily maintained in the interests of the character and amenity of the completed development.*

- 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.*

*Reason: To ensure that the development conserves and enhance the landscape and biodiversity.*

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

#### *Section 106 requirements*

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

– 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 133m<sup>2</sup> 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

#### *Deed of Variation*

6.10 An amendment to the S.106 Agreement has been agreed 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 106 would not lead to a reduction in community benefits and in all other respects, is considered acceptable.

*Amended plans*

6.11 Amended plans to the overall layout were received following issues raised by the Council's Landscape, Urban Design, Highway and Tree Officers. 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/RES/2022/04960 - 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.  
Decision: Members resolved to grant permission at 05<sup>th</sup> March Planning Committee, subject to completion of a Unilateral Undertaking
- 7.10 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: Granted Decision Date: 10/04/2024
- 7.11 P/ADV/2022/05420 - Display 2no. non-illuminated totem signs  
Decision: Granted Decision Date: 08/12/2022
- 7.12 P/ADV/2022/07358 – Erect 2 No. totem signs.  
Decision: Granted Decision Date: 12/01/2023



7.13 P/FUL/2022/07873 - Installation of a Sewage Pumping Station (SPS) [East of Junction between B3092 and Cole Street Lane]

Decision: Granted Decision Date: 20/04/2023

7.14 P/NMA/2023/0156 - 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: Granted Decision Date: 08/03/2024

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

7.18 P/FUL/2024/01702 – Construction of permanent access road serving new sewage pumping station constructed under P/FUL/2022/07873 and P/FUL/2023/03597

Decision: Pending

#### Other parts of the Gillingham Strategic Site Allocation

##### *Land at Park Farm/Kingsmead Business Park*

7.19 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

7.20 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*

7.21 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

7.22 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*

7.23 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

7.24 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

7.25 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

7.26 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

7.27 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 18<sup>th</sup> November 2022 that an Environmental Impact Assessment was not required.

7.28 P/MPO/2024/01741 - Modification of planning obligation agreed under S106 of Town & Country Planning Act 1990 dated 22nd May 2015 in relation to planning permissions 2/2014/0968/OUT & 2/2018/0483/REM for plots (numbered 10 to 18 (inclusive), 34 – 37 (inclusive), 39 to 42 (inclusive) & 54 (deleting paragraph 9 and inserting the most recent Property Finance Working Group's standard wording as set out in Enclosure 4 by way of a Deed of Variation).

Decision: Pending

7.29 P/MPO/2024/01512 - Modification of a planning obligation dated 22 May 2015 relating to planning permission 2/2014/0968/OUT to 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) - to modify Paragraph 9 of Schedule 1 of the mortgagee exclusion clause (MEC) ,to bring in line with current funding and lending rates.

Decision: Pending

7.30 P/MPO/2024/01512 - Modification of a planning obligation dated 22 May 2015 relating to planning permission 2/2014/0968/OUT to 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) - to modify Paragraph 9 of Schedule 1 of the mortgagee exclusion clause (MEC) ,to bring in line with current funding and lending rates. Decision: Pending

## 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)  
Tree Preservation Order: TPO/2023/0008  
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.

- The 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. The applicant has indicated that Wessex Water will adopt elements of the surface water network. It must be noted that we are 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 – Conservation Officer:** No objection.

9.5 **DC - Environmental Protection:** Comments, with conditions recommended *[See Section 16 below – Residential amenity]*

9.6 **DC – Flood Risk Management Team:** No objection

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 *[See Section 16 below – Affordable Housing]*

9.9 **DC – Landscape:** Comments [*See Section 16 below – Landscaping*]

9.10 **DC – Natural Environment Team:** Comments [*See Section 16 planning assessment below*]

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 – Tree Officer:** Comments [*See Section 16 planning assessment below*]

9.14 **DC - Section 106 Lead Project Officer:** Comments:

The outline consent P/OUT/2020/00495 is accompanied by a comprehensive s106 agreement. On the understanding that this application will be determined in accordance with this s106, no further comments.

**9.15 DC - Urban Design Officer:** Latest comments:

- Satisfied that the applicant has amended parts of the scheme to address my previous concerns.
- Although some of the Gross Internal Areas fall more than 5m<sup>2</sup> below the national space standards - most notably the 2-bed Affordable units, there is no local policy requirement to meet this standard and it is a small proportion of the overall number of units being provided.
- Other comments I had regarding blank elevations have been addressed so this objection can now be removed.

*[See Section 16 planning assessment below]*

**9.16 Dorset Waste Partnership:** Please see our Guidance for Developments.

- Section 5.1 Householders must not carry waste more than 30m and Crews must not move containers more than 10m.
- Section 6.2, The road networks must be designed to create a well-connected flow across and between areas and to future development phases rather than creating multiple cul-de-sac developments. Such a design allows bins to be emptied on one single pass. This is more efficient, saving fuel, time and better for the environment. The layout of streets and houses should generally avoid the need for communal bin collection points. Roads should have a minimum width of 5 metres and allow waste vehicles to continue in a forward direction. Waste vehicles reversing can cause a significant hazard and the maximum reversing distance should be 12 metres in a straight line free from obstacles and visual obstructions and then only in exceptional circumstances. This development does not comply with this section either.

*[Case Officer Comment: Amendments have since been made and the Highway Authority has now raised no objection, commenting that refuse collection has been considered.]*

**9.17 Dorset Ramblers:** No objection.

**9.18 Gillingham Town Council:**

Initial comments 15<sup>th</sup> February 2023

Recommend refusal:

- Proposed layout of high density housing provides inadequate green areas between dwellings. Does not respect the 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. The 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, for example the incorporation of solar panels on roofs, 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. Therefore 25% of the proposed properties will not have any off-street parking or electric vehicle charging point.
- 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 25% 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. The 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.

Members agree that further consultation is required with the town council regarding the proposed public open spaces and play areas. Concerns were raised over some of the proposed enclosed play equipment which could result in plays area which will attract anti-social behaviour. The design of dog waste bins was not supported.

#### 11<sup>th</sup> July 2023 re-consultation comments:

- Recommend approval of Planning Application P/RES/2022/07898 as the adjustment to the pepper potting of affordable homes throughout the site has been improved.

#### 16th February 2024 re-consultation comments:

- Recommend approval of Planning Application P/RES/2022/07898 subject to approval by the Highways Authority.

## **10.0 Representations received**

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

- Working yard next to proposed development [to the east] is an established use and designated as employment land in the Local Plan.
- Highly likely that there will be issues relating to noise, light and visual impact.
- For the benefit of residents there should be provisions for an earth bund and/or acoustic fencing provided within proposed landscaping.
- Construction methods should allow for additional sound proofing and acoustic properties.

Total - Objections	Total - No Objections	Total - Comments
0	0	1
Petitions Objecting		Petitions Supporting
0		0

## 11.0 Relevant Policies

### Development Plan

11.1 The North Dorset Local Plan Part 1 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

### **Other Material Considerations**

#### **National Planning Policy Framework (NPPF):**

11.4 The NPPF has been updated with a revised version published in September 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 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 revised NPPF 2023, introduced a reduced housing land supply requirement for local planning authorities that have met certain criteria as set out in paragraph 266 of the NPPF. This reduced the requirement to demonstrate 5 years' worth of deliverable housing sites to a requirement to demonstrate a 4-year supply. The Council's position has been challenged at a number of recent appeals and we are waiting for decisions on those appeals. In the

North Dorset area, the published supply position of 5.02 years means the tilted balance in paragraph 11 of the NPPF is not engaged in any event. However, in a recent appeal in Marnhull, the inspector found that the supply was below 5 years at 4.83 of supply. The delivery of additional housing against the housing requirement should be given weight in planning decisions, especially in view of the most recent appeal identifying a below 5 years supply.

- 11.6 It is important to note that there is 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.
- 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	140 units - 50% of the number of dwellings within this phase.
Quantum of greenspace	This proposed phase includes a central element of public open space with an area of approx. 0.57ha, and is near to the LEAP and informal kickabout area proposed under Phase 1.
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. The submitted Energy Statement / Sustainability Appraisal outlines a "fabric first" approach to address heat loss and ensure low energy use. Air source heat pumps are also recommended and in terms of water consumption, it is advised that the standard of 110 litres of water per person per day can be met.
- 15.2 The Appraisal also advises that although Photovoltaic panels have been noted as a feasible option, the applicant has opted to install air source heat pumps (ASHP) within the

development proposal as the most viable option, reducing site carbon emissions by 57.8% over the 2021 Building Regulations baseline.

15.3 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.

15.4 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. This 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
- Highway safety and parking
- Residential amenity
- Flood risk and drainage
- Biodiversity
- Other matters

### **Affordable Housing**

16.3 A total of 100 Affordable homes are to be provided. 50 units are proposed for Affordable Rent (AR) and 50 for Shared Ownership (SO), to be managed by a Registered Provider. This would comprise 36% of this proposed phase, to meet the requirements of the Outline s106 agreement (35%). The wider delivery of 961 dwellings will provide the required 25% affordable housing as also required by the Outline s106 agreement. The Affordable Rent units comprise:

- 21 x 1-bed units (9 apartments and 12 maisonettes);
- 19 x 2-bed units (1 dwelling and 18 apartments), and;
- 10 x 3-bed dwellings (four semi-detached and six terraced).

16.4 The Shared Ownership units comprise:

- 3 x 1-bed apartments
- 17 x 2-bed units (7 apartments and ten dwellings)
- 30 x 3-bed dwellings (18 semi-detached and 12 terraced)

16.5 The Council's Housing Enabling Team (HET) are supportive of the proposal, commenting that the overall bedroom composition of the scheme complies with Local Plan Policy 7. The HET have however also noted that 18 of the 19 proposed 2-bed AR homes are flats, meaning that there is only one AR 2-bed house, and that all 21 proposed 1-bed AR homes

are flats. It is anticipated that further Affordable units will be provided, subject to grant funding. The applicant (Places for People) is a strategic partner of Homes England and has provided additional affordable homes outside of the s106 elsewhere in Dorset. However, this report can only assess the current proposed 100 units at this stage. The case officer considers that the proposed Affordable tenure mix is acceptable. Although this includes a number of flatted units, they are all within easy reach of public open space – including a kickabout area and a Locally Equipped Area of Play that has already been approved as part of the adjacent Phase 1 scheme. Many of the flats and maisonettes would also have some communal open space immediately surrounding these buildings.

- 16.6 The Council's Urban Design Officer also commented that the Affordable Housing is poorly located on the edges of the scheme and overly concentrated in certain areas, particularly along the south-eastern edge, western edge and north-western corner. Ideally these would be 'pepper potted' throughout the scheme in order to create a more balanced and mixed community. However, the case officer considers that the Affordable Housing is sufficiently located throughout the scheme, at five different locations throughout the site - including locations along the spine road and facing other routes within the site.
- 16.7 Whilst 9 of the 24 overall proposed Affordable and open market one-bed flatted units would be slightly below the nationally prescribed minimum space standards for a two person occupancy (ranging from 0.1sq m - 5sq m shortfall), they comply with the standards applicable for a one person occupation. Similarly, 36 of the overall 49 proposed two-bed units would have a shortfall of 6sq m for four occupiers, but would comply with the standards applicable for a three person occupation. It must also be noted that these standards were considered through the North Dorset Local Plan Examination and the Council decided not to incorporate these into the Local Plan.
- 16.8 The case officer considers that the above dwellings, along with the overall 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 design and layout relative to the open market dwellings is considered below.

### **Layout**

- 16.9 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.
- 16.10 The proposed development parcel is north of the Principal Street and the approved LEAP/kickabout areas - west of a secondary vehicular route looping around the north side of the Principal Street. A combined pedestrian and cycle route within the current proposed phase would run through its central area of public open space, linking into the existing Public Rights of Way network and to the approved Phase 1 kickabout area and LEAP facility immediately to the south. The loop road reflects the layout shown on the Outline approved Illustrative Masterplan.
- 16.11 The Outline approved density plan would allow for up to 45 dwellings per hectare (dph) within the current proposal site, reducing to 37.5dph along the eastern and western edges.

The current proposed density across this phase would be 41.3dph and as this falls almost exactly within the middle of the abovementioned Outline approved densities, this is considered acceptable. The proposed Affordable Housing is considered to be sufficiently pepper-potted throughout the site, as the layout includes Affordable dwellings facing the secondary street, open space and some key junction locations. The garden sizes of Affordable dwellings are of similar size to the adjacent open market dwellings.

- 16.12 The Council's Urban Design Officer (UDO) commented that while the secondary and tertiary streets are still more linear and urban in their form, this now provides a greater contrast with the more organic street layout in the southeastern corner. Where the site adjoins an open space, the layout includes more informal building lines with greater spaces between houses and in plot parking providing a more appropriate relationship with the surroundings.
- 16.13 Changes to the design and layout, including reducing the number of cul de sacs and creating more variety in street design, has improved levels of permeability and legibility for all users. Along the main secondary street, the footway is separated from the carriageway with the inclusion of a grassed verge to provide more landscaping and better environment for pedestrians and cyclists.
- 16.14 The UDO also commented that previously, streets were dominated by frontage parking, which had a detrimental impact on the quality of the place and the legibility of the street hierarchy. Although there are still places where the primary parking solution is frontage parking, this is limited to tertiary streets, where it is broken up with landscape features to ensure that the visual impact of parked cars is reduced. Along the secondary street, in-plot parking takes cars away from the street frontage. This enables the easy installation of electric car charging points and also allows for the addition of verges and street trees. Where courtyard parking has been provided, it is now all overlooked by multiple habitable rooms within apartment blocks or nearby dwellings. Visitor spaces have been designed into the carriageway and are in locations where they are likely to be needed the most i.e. near to areas of public open space.
- 16.15 In light of all the above, the proposed layout is acceptable and complies with Policies 7, 21, 24 and 25 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

### **Scale**

- 16.16 "Scale" is defined as meaning the height, width and length of each building proposed within the development in relation to its surroundings.
- 16.17 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, along each side of the bisecting public open space and along the north-western edge facing the River Lodden corridor. This reduces to 2.5 storey (12m to top of ridge line) for the rest of the site.
- 16.18 Three of the proposed six apartment buildings would be three storey in height and would be sited adjacent to the loop road, which accords with the above Outline parameters. Two of the 2.5 storey apartment buildings would be located west of the spine road and would be well-contained within the surrounding building parcel. The other 2.5 storey apartment building would face the spine road at the site's western edge, at a location that would not lead to a cramped or over-dominant appearance in the streetscene.

- 16.19 Most of the proposed dwellings would be 2 storey in form and height, with some of the terraced and semi-detached units containing second floor front dormers in the roof space – mainly along or within views from the loop road. This provides some variation in scale and additional formality along the spine road. It is noted that the dwellings facing the bisecting public open space are detached and two storey in form, whereas the Outline parameters allows for up to a three storey height in this area. However, this allows for the creation of a separate character area along this open space, which is noticeably lower in density and avoids a hard urban edge facing this open space.
- 16.20 The proposed scale is therefore considered to be acceptable and complies with Policies 7, 21 and 24 of the North Dorset Local Plan, the Gillingham Neighbourhood Plan and the Gillingham Town Design Statement.

### **Appearance**

- 16.21 “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.
- 16.22 The Council’s Senior Urban Design Officer has commented that the initial submission lacked character, with a blanket approach to design across the site. However, the amendments to the scheme have created more variety in the street design and built form that creates more distinctive areas throughout the site, with a clear and logical arrangement of development blocks. The amended scheme design has also ensured that there is a clearer street hierarchy, which also supports the creation of different character areas within the scheme.
- 16.23 The proposed dwellings have a unity of features and materials that create a clear identity to different character areas with an overall cohesion across the site. While the design of dwellings is simple, the use of stone facing materials at prominent locations facing the open space ties the scheme into the local context, while the use of timber boarding gives a more contemporary character that complements the use of stone and brick elsewhere. Chimney features have also been added to give interest and variety to the roof line in key focal point locations.
- 16.24 Many dwellings facing key corner plot or junction locations contain dark weatherboard elevations which provide some landmark features and variation. Use of render is limited to front gable features on the stone dwellings facing the public open space, which assists in creating a different character area. All dwellings at corner plots, or with side elevations facing open space or a street/parking court, now provide sufficient natural surveillance on each side through the provision of additional windows. This means that the street scenes will now positively engage with their surrounding public setting.
- 16.25 Boundary treatments have been designed to support the street hierarchy and provide an area of defensible space between the public highway and the front of the dwelling. Along the secondary street, railing and low hedges are proposed in keeping with the more formal character of the street. Dwellings at the edges of the site and those that front onto open space have low hedges that support a more informal character in these areas.
- 16.26 The Affordable units have very similar design cues as the open market units and although the only apartments proposed are Affordable, they too have similar fenestration and roof



forms to the open market dwellings. While the Affordable dwellings are inevitably smaller than the proposed detached open market units, they are of similar scale as the other proposed dwellings. It is therefore considered that a sufficiently tenure-blind appearance would be achieved.

16.27 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**

16.28 “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.

16.29 The Council’s Senior Landscape Architect (LA) still does not consider that the proposed secondary street is tree-lined in terms of having a row of trees on each side. The LA however notes that revised proposals represent a marked improvement in the quantum of tree planting along the secondary street when compared to the previous iterations. The case officer considers that the proposed tree planting in the public open space edges would also effectively create tree-lined streets for the secondary street. 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.

16.30 The Councils Senior Landscape Architect (LA) reviewed the tree analysis plan and raised concerns regarding the provision of structural tree cells in the proposals. It appears that a greater number of trees would need structural soils cells to provide them with sufficient tree soil volume according to the GreenBlue Urban Tree Soil Guide. The applicant since reviewed their proposals and amended the provision for structural tree cells in line with the Landscape Officers advice. Some conflicts which were identified between lighting columns and trees have also been addressed. This initially resulted in the removal of some proposed trees, which have since been added back in where lighting columns have been moved to avoid a conflict.

### *Tree impacts*

16.31 No trees will be removed as part of the proposed development. In order to allow the construction of the development it will be necessary to remove a total 382 linear metres of hedgerow from within the site interior. This removal comprises of the complete removal of H4, H14, H16 and H20, (totalling 344 linear metres) along with the partial removal of H6, H10 and H23 (totalling 38 linear metres). These removals are however broadly in line with those shown on the parameter plans (Landscape Strategy Plan) approved at outline stage.

16.32 Following initial concerns raised by the Council’s Tree Officer, an amended Arboricultural Impact Assessment was provided. This states that no pruning of retained trees is required

to facilitate the implementation of the proposed development. Nor is any pruning to retained trees proposed at this stage. However, given the lack of recent maintenance of the hedgerows across the site it is anticipated that some general hedgerow maintenance will be required. This will likely take the form of reducing some of the hedgerows in height to their former levels. No services, construction compounds/areas or ground level changes are proposed within the root protection areas of retained trees. At the request of the Councils Tree Officer an Arboricultural Method Statement was provided. This states that the storage compound, parking and working space will be decided at the pre-commencement meeting. It is key that this meeting takes place and that the Project Arboriculturist and Local Planning Authority tree officer are on site for the meeting.

### **Highway safety and parking**

- 16.33 The proposed layout would provide 493 allocated parking spaces, 76 allocated garages, along with 98 visitor spaces distributed throughout the site. This amounts to 287 parking spaces within the site (excluding garages), at a ratio of 2.1 spaces per dwelling. A planning condition can be imposed to ensure that each dwelling is also provided with dedicated and secure cycle parking space.
- 16.34 The vehicular access points to this phase will be from the loop road, which would itself lead from the newly constructed principal street beyond the phase's southern boundary. The design of the roads within the development encourages low vehicle speeds, through the use of curves and raised tables/surface changes. Some "pinch point" features are also employed along the peripheral edge street/lane routes. The outline consent identified that the neighbouring cul-de-sac of Woodpecker Meadow to the north could be extended to form a vehicular and pedestrian access to serve up to 100 dwellings. However, it is now proposed to instead provide a 3m wide cycle/pedestrian route only to Woodpecker Meadow.
- 16.35 Dorset Council Highway Authority has commented that the amendments requested in their initial consultation response have been made, and the geometry of the layout meets with both adoptive criteria and the guidance provided by Manual for Streets. Refuse collection has been considered and on-site parking numbers, for both cycles and cars, are considered to be appropriate for this location. The Highway Authority has therefore raised no objection, subject to the same conditions previously imposed upon the Outline approval.
- 16.36 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*

- 16.37 The nearest dwellings to the proposal site would comprise those along and off Kingfisher Avenue to the north (including Woodpecker Meadow and Pheasant Way), and dwellings along and off Shaftesbury Road to the northeast. The proposed dwellings along the northern and eastern edges 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.

- 16.38 The Council's Environmental Health Officer (EHO) has commented that the applicant's updated Environmental Noise Assessment has considered noise from the existing school, builders' merchant and the proposed kickabout Soccer area as requested. The assessment of both traffic and the other noise sources needs to be considered together in relation to a final layout, in order that an appropriate acoustic design scheme can be provided.
- 16.39 A planning condition to secure a final Acoustic Design Statement for the dwellings can be imposed, 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.
- 16.40 If air source heat pumps (ASHP) are to be installed, 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.
- 16.41 Condition 32 of the Outline permission requires the submission of a Construction Environmental Management Plan (CEMP) to be agreed upon by the Council to include, amongst other things, hours of construction, construction vehicle and delivery details and measures to control noise, vibration, dust and dirt. A CEMP has been submitted with this application, but this only covers biodiversity matters and doesn't cover impacts such as noise and dust on nearby residents. As such, the above outstanding Condition 32 requirements are still to be agreed before development commences. A planning condition can also be imposed to ensure that the hours of demolition and construction are limited to Monday – Friday 0700 – 1900 Saturday 0800 – 1300, with no activity on Sundays or Bank Holidays, to ensure neighbouring amenities are protected.
- 16.42 The EHO has commented that the Air Quality Assessment (AQA) undertaken for the Outline application has not been updated with current data. At Outline stage, the conclusions of the AQA were accepted by the Council. The AQA did not inform a conditional requirement of the Outline permission, nor was a condition imposed requiring an updated AQA. As such, the case officer considers that it would be unreasonable to impose a planning condition requiring an update to the AQA.
- 16.43 The EHO has also commented that if artificial lighting is to be installed for the kickabout area adjacent the current proposal site, the applicant will need to demonstrate that there will be no adverse impact on nearby future receptors. However, the 34 dwelling Reserved Matters permission that includes this kickabout area does not include any lighting, and includes a pre-commencement planning condition requiring submission of precise details of all external lighting within all of the public open space areas within that approved site.

*Impact on future occupiers*

16.44 Overall, it is considered that future occupiers would be afforded with sufficient internal living and storage space. Officers also consider that the built form relationships within the scheme would afford future occupiers with sufficient light, outlook and privacy.

### **Flood risk and drainage**

16.45 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 and an underground crated storage unit beyond this site.

16.46 The Council's Flood Risk Management Team (FRMT) considers that the proposed estate layout is compatible with the mapped fluvial and surface water flood risk. The pipe drainage layout indicates that the north-eastern part of the site would have the required gradient to drain to the detention basin. The layout is generally consistent with the High-Level Drainage Strategy & Flood Risk Assessment as already agreed under Condition 17 of the Outline Scheme.

16.47 The FRMT do not object to the reserved matters layout, which remains subject to the Outline drainage conditions 18 and 19 requiring submission of a Surface Water Management Scheme and provision of the infrastructure required for the approved High-Level Drainage Strategy.

### **Biodiversity**

16.48 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 (BMES) and an Ecological Mitigation Strategy for the wider Outline approved site.

16.49 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%, as there is a significant loss of hedgerow in this particular phase. However, this was consented by the outline approval and across the whole site, each habitat will experience an uplift which is sufficient to demonstrate that a measurable biodiversity gain is achieved. 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.

16.50 Regarding lighting, against the current plans there appears to be some incursion into the dark corridors. This is however very limited and mitigated by the overall gain in areas which are protected from light spill, and therefore not a point of contention. The Adoptable Lighting Plan (P23722-01) is also acceptable in this case. The BMES has been amended to reflect the previous NET comments on this phase, and is also acceptable.

16.51 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 Great Crested Newt District Licence has been secured on Phase 1 and the Section 106 agreement is in progress.

16.52 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.

### **Other matters**

16.53 Matters governing: foul drainage; finished floor levels; maintenance access to River Lodden and associated flood risk management infrastructure; River Lodden buffer zone; protection of water voles and otters; access and visibility splay provision; Construction Environment Management Plan; superfast broadband, and; management of potential contamination, are also still subject to the conditions attached to the Outline planning permission.

## **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, supporting guidance 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**

### **A) Approval of Reserved Matters, subject to the following 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:

P22-0615\_DE\_0005-01N Site Layout  
P22-0615\_DE\_0005-02D Materials Plan  
P22-0615\_DE\_0005-03G Boundaries and Surfaces  
P22-0615\_DE\_0005-04E Adoption Plan  
P22-0615\_DE\_0005-05E Parking Plan  
P22-0615\_DE\_0005-06E Refuse Plan  
P22-0615\_DE\_0005-07E Building Heights  
P22-0615\_DE\_0005-08F Affordable Plan  
P22-0615\_DE\_0005-013 E Housetype Pack  
P22-0615\_DE\_0005-0014\_D Apartments  
P22-0615\_15B Design and Access Statement

P22-0615\_DE\_0005-16A Design and Access Statement Addendum  
P22-0615\_EN\_004G Landscape Masterplan  
P22-0615\_EN\_005G Concept On-Plot Landscape Proposals  
P22-0615\_EN\_006D Landscape and Ecology Management Plan  
P22-0615\_EN\_009E Street Plot Tree Analysis  
P22-0615\_EN\_10C Detailed On-Plot Landscape Proposals  
P23722-01G Adoptable Lighting Calculation  
P23722-02G Private Lighting Calculation  
P23722-03E Lighting Calculation  
SW3007-C-3020-P06 S38 Agreement Plan  
SW3007-C-3021-P06 S38 Agreement Plan  
SW3007-C-3022-P05 S38 Visibility and Chainages Plan  
SW3007-C-3023-P05 S38 Visibility and Chainages Plan  
SW3007-C-3511-P03 Proposed Drainage Sheet 1  
SW3007-C-3512-P03 Proposed Drainage Sheet 2  
SW3007-C-3513-P03 Proposed Drainage Sheet 3  
SW3007-C-3601-P03 Proposed Levels Sheet 1  
SW3007-C-3602-P03 Proposed Levels Sheet 2  
SW3007-C-3603-P03 Proposed Levels Sheet 3  
SW3007-C-3620-P03 Ditch Crossing Level Agreement  
SW3007-C-3001-P05 Refuse Vehicle Swept Path Analysis Sheet 1  
SW3007-C-3002-P05 Refuse Vehicle Swept Path Analysis Sheet 2  
SW3007-C-3003-P05 Refuse Vehicle Swept Path Analysis Sheet 3

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

**3.** The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated April 2024 setting out how the existing trees are to be protected and managed before, during and after development. Note the requirement for a preconstruction meeting to be arranged with the Project Arboriculturist and Local Planning Authority tree officer on site. In addition, adequate Arboricultural supervision is required when the following activities take place;

- Excavation to establish the formation level for the kerb edging.
- Pouring of concrete (unless a concrete free installation method is to be used).
- The installation of cellular confinement systems, and interior road creation etc.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

**4.** 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.

**5.** 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 (P22-0615-DE-0005-02D Materials Plan).

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

**6.** 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.

**7.** 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.

**8.** 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. 2485999 Rev 03 11/12/2023).

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

**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 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.

## **Informatives**

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

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

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

**12.** The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at [dli@dorsetcc.gov.uk](mailto:dli@dorsetcc.gov.uk), or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.

## **13. Street Naming and Numbering**

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website [www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering](http://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering)

## **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 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. 5 above) is proposed to secure the precise specifications for these external materials.

The case officer considers that the amended Arboricultural Impact Assessment is sufficient, for Condition 8 to 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 Biodiversity Construction Environment Management Plan (CEMP) for this parcel has also been submitted to seek part-discharge of Condition 32. This is considered acceptable by the Council's Natural Environment Team and therefore discharges the biodiversity requirements of Condition 32.