

Application Number:	P/RES/2022/03733		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land North East of Lower Bryanston Farm Fair Mile Road Bryanston Dorset		
Proposal:	Erect 75 No. dwellings, form new vehicular access from New Road, open space, landscaping, ecological mitigation, drainage works and other ancillary works. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2017/1919/OUT).		
Applicant name:	Taylor Wimpey Southern Counties		
Case Officer:	Robert Lennis		
Ward Member(s):	Cllr Jespersen		
Publicity expiry date:	25 June 2024	Officer site visit date:	09 September 2022
Decision due date:	12 April 2024	Ext(s) of time:	12 April 2024

1.0 Reason for committee decision:

Bryanston Parish Council, has raised concerns about the proposed design and discharge of conditions relating to the approved outline application.

2.0 Summary of recommendation:

Grant planning permission subject to conditions set out below.

3.0 Reason for the recommendation:

- The principle of development has been established for this site by grant of outline planning permission.
- The applicant has addressed the concerns of Officers and consultees. Particularly in relation to drainage, landscaping, design, and highway matters.
- 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.
- There is not considered to be any significant harm to neighbouring residential amenity.

- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of development is established by approval of outline planning application (2/2017/1919/OUT)
Scale, appearance, impact on character and appearance	The proposed dwellings would all be two-storey. The design and proposed materials would be of a high standard and appropriate to the character of the area.
Impact on the living conditions of the occupants and neighbouring properties	There would be no detrimental impact on neighbouring properties.
Impact on landscape	The proposed landscaping of the site would provide a good amount of mitigation.
Flood risk and drainage	The proposed drainage system is considered to be acceptable by the Lead Local Flood Authority.
Economic benefits	Benefits were secured at outline stage.
Highway impacts, safety, access and parking	No objections or concerns have been raised by the Highway Authority.
House size mix	Taking account of the redevelopment of the Hall and Woodhouse brewery site, the mix of house sizes for this site can be considered acceptable.
Biodiversity	The biodiversity mitigation plan was established at the outline stage.

5.0 Description of Site

The proposed development site has an area of 2.93 hectares. It is within Bryanston parish immediately west of Fair Mile Road and south of New Road. It comprises an agricultural field used for equestrian purposes.

The existing built-up area of Blandford St Mary adjoins the site to the north-east and east, with a complex of farm buildings forming Lower Bryanston Farm located immediately to the south. North of the site, the landscape is dominated by higher land containing a wooded area known as The Cliff ridgeline leading to Bryanston School. To the west/south-west lies open agricultural land used for grazing purposes.

The site is within the eastern edge of the Dorset National Landscape which stretches to the west of Blandford Forum and includes. It sits within a localised hollow in the landform, with higher land to the north, east and south.

On the other side of New Road, the boundary wall of the School is a curtilage listed structure in association with the School's listed building status. The site also shares a boundary with The Blandford Forum Conservation Area, and The Blandford St. Mary and Bryanston Conservation Area.

A public right of way crosses the site from New Road providing access to the countryside to the west.

6.0 Description of Development

The description of the proposed development as stated on the application form is:

“Reserved matters (appearance, landscaping, layout and scale) for the development of 75 homes and associated infrastructure pursuant to outline planning permission granted under application ref 2/2017/1919/OUT”

This application provides details of layout, scale, appearance, and landscape. The details of access into the site were approved at outline stage along with the principle of development.

The proposed layout shows a total of 75 new homes as required by condition at the outline stage. The housing mix follows the requirement within the s106 agreement: 30% affordable and 70% market housing. The affordable housing would be split as: 70% affordable rent and 30% shared ownership or similar.

The scale of the dwellings is two-storeys across the site; approximately 9.0m from ground to ridge.

The appearance of the dwellings

The landscaping proposed

The proposed layout for the development also incorporates the following elements as required by the outline planning permission:

- On-site informal outdoor space for public use of 3,187 sqm adjacent to the northern boundary to retain openness and a soft transition to the rural edge of the scheme; this is more than the minimum of 2,800sqm required in the s106 agreement.
- A landscaped corridor through the central low-lying part of the site alongside the proposed access road – this will contain SuDS features, draining eastwards to an infiltration basin on the south east boundary with Fair Mile Road.
- A public footpath linking the diverted PRow (E5/3) with Fair Mile Road to provide safe and efficient access to community facilities and services in Blandford St Mary / Blandford.

- All the new homes will be below the 46-47 m contour (i.e. under the conditional requirement of 55m AOD contour) in accordance with parameters agreed with the Council's landscape and conservation officers at the outline application stage.
- Strengthening of the landscaping on the western boundary though a 10m deep green buffer and dark zone, with lower density development adjoining, to address the interface with the AONB.
- The retention and enhancement of the existing boundary hedgerows

7.0 Relevant Planning History

2/2017/1919/OUT - Decision: GRA - Decision Date: 10/03/2022

Develop land by the erection of up to 80 No. dwellings, form new vehicular access from New Road, open space, landscaping, ecological mitigation, drainage works and other ancillary works. (Outline application to determine access).

8.0 List of Constraints

Application is within a conservation area - Distance: 0

Blandford St Mary and Bryanston Conservation Area - Distance: 0

Blandford Forum and Approaches Conservation Area - Distance: 0

Right of Way: Footpath E5/3; - Distance: 0

Medium pressure gas pipeline 25m or less from Medium Pressure Pipelines (75mbar - 2 bar); - Distance: 7.01

Wessex Water: High Risk of Foul Sewer Inundation - Distance: 0

Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

Areas Susceptible to Groundwater Flooding; Clearwater; Distance: 0

Area of Outstanding Natural Beauty (AONB): Dorset; - Distance: 0

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

9.0 Consultations

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

Consultees

1. Dorset AONB Team; no objections.
2. Wessex Water; no objections.

3. Natural England; no comment.
4. Blandford Forum TC; no objection.
 - a. BFTC has noted the visually sensitive nature of this location within the site of an AONB and the Blandford St. Mary and Bryanston Conservation areas and within close proximity to the Blandford Conservation area. Although just outside all three, the Town Council has noted design policies should be adhered to. They have also acknowledged the concerns of Bryanston Parish Council's.
5. Bryanston has raised concerns and objections relating to the following:
 - a. design, should better reflect the heritage and character of the village including the Portman Estate, and comply with relevant policy particularly with regard to the B+NP and Design Guidance and Code.
 - b. time of conditions which relate to the outline planning permission.
6. DC - Conservation Officers, no objection subject to conditions.
7. DC - Natural Environment Team; no objections subject to clarification of southern boundary and width of the proposed hedgerow which should be 3m.
8. DC – Rights of Way Officer; no objection.
9. DC - Housing Enabling Team; no objections.
10. DC – Trees; no objections.
11. DC – Landscape Officer; had raised concerns which have been addressed in this final set of amended plans. These are considered below in the Planning Assessment.
12. DC – Urban Design Officer, had raised concerns which have been addressed in this final set of amended plans. These are considered below in the Planning Assessment.
13. DC - Flood Risk Management has no objections subject to conditions.
14. DC – Highways has no objections.
15. Ramblers Association; no objection.
 - a. They have noted the public right of way which runs diagonally across the site (footpath E5/3) will be diverted on to estate roads and so lost as a separate pedestrian facility. There appears to be no scope for diverting it on to greenspace. They have noted the additional

pedestrian access point to Fair Mile Road and would ask for that link to be dedicated as a public right of way to ensure its availability to the public in perpetuity.

Representations received

Summary of planning matters raised in representation (concerns and objections),

- Overlooking and privacy,
- Relationship to neighbouring properties, particularly the annex of no. 52 New Road
- Impact of pedestrian access to Fair Mile,
- Lack of pavement and pedestrian safety generally,
- Highway safety,
- Design lacking local character,
- Surface water, drainage,
- Ecology,
- Landscape impact,

10.0 Duties

Planning and Compulsory Purchase Act (2004) section 38(6) requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Planning (Listed Buildings and Conservation Areas) Act (1990) section 66 requires that in considering whether to grant planning permission, special regard is to be had to the desirability of preserving the setting or any features of special architectural or historic interest which it possesses.

Countryside and Rights of Way Act (2000) clause 85 requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB).

11.0 Relevant Policies

Development Plan

The *Development Plan* for this site and proposed development consists of:

Blandford + Neighbourhood Plan 2011-2033 –

The original version of the Blandford + Neighbourhood Plan was made (adopted) on 22 June 2021. The plan has been reviewed and the Modified Blandford + Neighbourhood Plan was made (adopted) by Dorset Council on 3 October 2023. The modified plan replaces the original version of the plan.

Whilst not a policy perse, the vision for the B+NP is comprised of various objectives; one of which is 'meeting housing needs'. In relation to this site it states:

- k. the development of land to the west of Blandford St Mary (at Lower Bryanston Farm and Dorchester Hill), which should only commence once

a mitigation package has been agreed and implemented to the satisfaction of Natural England and the community.

Policy B10 – Blandford+ Design Code, character area CA8. Bryanston Rural Area

North Dorset Local Plan Part 1 (January 2016)

- 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 13 - Grey Infrastructure
- Policy 14 – Social Infrastructure
- Policy 15 – Green Infrastructure
- Policy 16 - Blandford
- Policy 23 - Parking
- Policy 24 - Design
- Policy 25 - Amenity

Material considerations

National Planning Policy Framework

Paragraph 11. Plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means:

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

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date(fn8), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Other relevant NPPF sections include:

- 11. Making effective use of land
- 12. Achieving well-designed and beautiful places
- 15. Conserving and enhancing the natural environment

The Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. It is hoped that this will be adopted in the second quarter of 2027. Hence, it is considered to be at a very early stage of preparation. As such, the relevant policies in the Draft Dorset Council Local Plan should only be accorded very limited weight in decision making.

National Design Guide

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. In this case the Council has had regard to the design of surfaces and dwellings and will continue to assess the situation through the discharge of conditions.

The development is planned to have level access throughout with footpaths of a sufficient width. There are no known impacts on specific groups or persons with protected characteristics.

14.0 Financial benefits

In addition to securing 30% (22no. dwellings) at the outline stage as affordable homes, the following planning contributions, were secured by a Section 106 legal agreement, alongside the outline planning permission.

Applications for major housing development such as this one are also expected to maintain and enhance the level of grey, green & social infrastructure as set out in Policies 13, 14 and 15 of the LPP1.

The following sums were secured on the outline consent and are a per dwelling contribution except for the rights of way contributions:

Destination play facilities (NEAP, MUGA, etc)	£ 967.52
Maintenance of destination play	£ 359.36
Allotments	£ 308.16
Formal outdoor sports	£ 1,318.80
Maintenance of formal outdoor sports	£ 128.73
Off-site informal outdoor space	£ 2,307.36
Maintenance of informal outdoor space	£ 1,278.80
Community, Leisure & Indoor sport facilities	£ 2,006.97
Rights of way enhancement	£ 3,159.00
Education	
Primary and secondary	£ 6,094.32
NHS Primary care services	£ 6,400.00

15.0 Environmental Implications

The proposed location of development accords with the sustainable objectives of your adopted development plan, and the proposed details presented with this application are considered to be of a high quality. As such, the environmental impact of the proposed development have been adequately minimised or mitigated.

The applicant has also informed us of the following items that would contribute towards their sustainability strategy and objectives, some of which go beyond the requirements of our development plan policies and building regulations:

- Fabric first approach to energy efficiency concentrating on high quality/highly insulated roofs, walls and windows (high levels of insulation and thermal mass).
- Electric vehicle charging points on every new residential dwelling (with an associated car parking space).
- Photovoltaic systems will be provided on each home.

- Energy efficient fixtures and fittings including 100% low energy light fittings and LED recessed downlights.
- A-rated energy efficient appliances will be installed within each home.
- Homes will meet the new Building Regulations Parts L and F requirements.
- All new homes within the development will have water meters fitted and, where appropriate, incorporate low flow taps and showers and dual flush toilets.
- All our homes include integrated recycling bins that are part of the specification for kitchens in our new standard house types to help customers recycle.
- Our homes will have multiple thermostats, which means customers can control individual room temperatures depending on which areas of the home they use most.
- Our houses will have wastewater heat recovery.
- Homes tested for air tightness and use of mechanical ventilation to maintain good air quality and comfort.
- Significant off-site ecological enhancements are proposed. We will be planting c. 1.5km of species-rich hedgerow and the enhancement of 3.5km of existing hedgerow outside the site.
- We have planted 160m of new species-rich hedgerow (approximately 160m) along the southern boundary of the Site, linking the existing hedgerows to the east and west of the Site. The remaining hedgerows on-site (c. 493m) will be retained and enhanced by planting hedgerow trees, supplementary planting of gaps with a species-rich mix of locally sourced shrubs.
- Provision of bat brick/tiles, bird boxes for house martins. At least one log pile or artificial shelters such as Buglife Farmland Bee Box. Small gaps under gates and fences will be provided to permit access for hedgehogs and slowworms.
- All homes within this development are M4(2) building regulation compliant (accessible and adaptable). This goes beyond the Council's Local Plan policy requirements.
- All our homes come with an Energy Performance Certificate (EPC) containing information about the property's predicted energy use and typical energy costs.
- A scheme that prioritises pedestrians and cyclists. A public footpath runs through the site.
- Access to community facilities, such as shops, schools and workplaces in Blandford.

16.0 Planning Assessment

The main issues of this proposal are considered to relate to the details of design:

- layout and scale (including matters of highway safety and drainage),
- appearance,
- landscaping, and
- housing mix.

The policy context has changed since the submission of this application with the 'Modified Blandford+ Neighbourhood Plan' being made (adopted) by Dorset Council on 3rd October 2023. Policy B10 – Blandford + Design Code states development will be supported provided it has full regard to the Blandford+ Design Guidance Code (BDGC). Therefore, this application has been considered and assessed in the light of this Guidance.

The development site sits within the character area "CA8 Bryanston Rural Area". The character area codes applicable to the CA8 are codes 1, 4, 6, 7, 8, 10, 11, 12 and 20. DC's Urban Designer has considered the proposal in light of these codes and found that the proposed scheme would be acceptable subject to two points being addressed which the applicant has duly undertaken in their final set of amendments. These points related to: overlooking from the orientation of buildings (Code 1 (namely plots 15 and 18, and to some extent plot 44)), and the parking layout for plots 13-16 (Code 6).

Layout and Scale

Design Code 1. Pattern of Development has six points to consider. The first one of which relates to density and scale.

In terms of density, the outline application for this development it was agreed by the Council that the principle of developing up to 75no. dwellings on this site would be acceptable. Therefore, it is considered that a reduction in this number is not something the Council can insist upon even with the change in policy. It is at the discretion of the applicant to reduce the numbers if they are unable to find a design solution to the policies objectives. It has taken a bit of time and effort, but it is considered the applicant has adequately addressed all of the concerns that have been raised to accommodate 75no. dwellings.

The design of the entrance to the site has been significantly enhanced by the revised plans, with increased planting to break up hard surfacing which would be instrumental in the creation of a positive sense of arrival. Following on from the revised approach to the design of part of the entrance, a street scene plan has been submitted incorporating the area west of the access street. This street scene clearly demonstrates a positive sense of arrival into the scheme.

The second point of this Code aims to respect the historic, landscape and other key features of the area. The applicant has improved the appearance of the individual dwellings with architectural detail which provides some visual interest, such as brick banding, chimneys, and the use of flint. They have also enhanced the landscaping throughout the site and subject to tree pit design being conditioned the Landscape Officer as well as the Dorset National Landscape would be supportive of the proposal.

Points four and five of Code 1 relate to 'linear development patterns' and transitioning from urban to countryside and share the objectives of Code 12 – Establish a Consistent Property Boundary. It is considered that the sloping topography of the site and the requirements of the outline application would make a strict adherence to points four and five impractical if not impossible. That said, the applicant has been able to improve the linear building lines in parts of the layout and avoid a hard edge particularly on the western boundary with the countryside with a 10m wide dark zone and requisite landscaping. Buildings front onto street, natural boundary treatments are utilised on the periphery, and natural surveillance is generally good of the play area and streets. The dwelling on plot 57 could benefit natural surveillance of the open space area if it had windows on the rear elevation either at ground or first floor level. This should be the matter of a condition if permission is granted.

Design Code 4. Active Travel is centred on how schemes should incentivise sustainable travel. The first point of this Code relates to location of development relative to local services. The allocation of this site for development had regard to local services within the conurbation of Blandford Forum and Blandford St Mary. The second point seeks to ensure pedestrian and cycle routes are incorporated into new designs. In this case pedestrians and cyclist would have the benefit of an additional access point onto Fair Mile road. Local residents have raised concerns about this access. However, your Transport Liaison Manager consider this access point and raised not particular safety concerns.

Design Code 10. Define Front and Back Gardens aims to provide a minimum depth of 10m and area of 50sqm for useable amenity space, plus a greater depth for north facing back gardens. The amended plans are able to achieve 50sqm on all plots. Plots 46 and 47 which are north facing were only able to achieve a 10m depth.

Code 11 is concerned with massing, roofscape and height. In terms of roofscape, the streetscene incorporating plots 65-68 (formerly plots 66-69) has been significantly improved with the revision of the housetypes proposed to reside at this part of the site. The proposed dwellings would provide a stepping up, using the topography of the site to create an attractive rhythm of built form via the roofline pattern.

In terms of mass and height (i.e. scale), all dwellings would be two-storeys across the site and the site layout of individual dwellings is respectful of the 55m contour as required by condition on the outline application. This will maintain a positive aspect to the local landscape thereby addressing the objectives of Codes 1 and 11.

Considering the proposed layout in terms of highway safety, the Highway Authority has confirmed that the proposed estate road layout meets with the requirements of the Council's "Adopted Highways" policy and would be considered for adoption should an offer to dedicate estate roads as highway maintainable at the public expense be made by the landowner.

Suitable provision has been made for the necessary highway infrastructure providing a layout that would keep vehicle speeds to 20mph or lower.

A suitable level of parking has been provided, that accords with the Highway Authority's guidance, and swept path analysis proves that refuse vehicles and fire tenders can access and manoeuvre within the proposed site.

With reference to Code 8 – Street Lighting and Dark Skies, a prescient condition was placed out of outline permission. As such, details of street lighting are not provided with this application. Officers will have regard to this Code when discharging this condition.

Considering the proposed layout in terms of flood risk, the Lead Local Flood Authority has no objection with the drainage design following the submission of storm network data.

Appearance

With regard to appearance, this issue relates primarily if not exclusively to the appearance of the dwellings. As can be seen on the amended elevation plans the applicant has taken onboard the concern raised and improved the appearance of the feature buildings and many others. On this matter Officers are satisfied that through the use of materials such as flint and brick, introduction of chimneys, and the architectural detail of banding and quoins the historical character of the Portman Estate, and character of the area more generally, has been adequately addressed. Additionally, detailing has been added to the side elevations of Plots 1, 10-12, 18, 21, 27, 43, 71, 75 with bricking banding and/or tax windows.

In the context of this site, the selection of brick types specified on the materials plan are considered to be satisfactory and would not require a bespoke condition.

These amendments also assist in bolstering the scheme's tenure neutral credentials in line with NDG guidance on tenure neutral housing; *"Housing where no group of residents is disadvantaged as a result of the tenure of their homes. There is no segregation or difference in quality between tenures by siting, accessibility, environmental conditions, external facade or materials"*.

Landscape

The landscaping scheme has been significantly amended to address the Landscape, AONB, DNET and Tree Officer comments. Significant hedge planting and new specimen trees (such as Beech, Oak and Field Maple) are proposed on the boundaries of the site to mitigate visual impacts. These are long lived specimen trees and will grow to form a dense perimeter.

With regard to landscaping in the street scene, the revised submission has addressed the issue of street planting in relation to car parking. This has been achieved by increasing tree planting at the entrance to the development, and by providing a 3m setback to most houses as sought by Code 6 - Car Parking Solutions.

House types have been changed for plots 16 and 17 which allowed space for additional landscaping and a revised parking layout for plots 15 and 18. Additionally, and maybe most importantly the number of street trees has increased and adequately addresses the concerns raised by Officers. The applicant has agreed to a condition regarding tree pit details for trees (T5, T6, and T10) lacking adequate soil volume. This detail will help with the longevity of some trees.

With regard to Code 7 – Inclusion of Strategic Green Infrastructure and Landscaping, the outline application required a significant portion of the site to be open space (the sloping ground in the north-east corner of the site) and the sloping ground of the site necessitates the lower central portion of the site to be used for sustainable drainage.

The boundaries of the on three side will have extensive hedge planting and immersing trees. This leaves landscaping matters to be addressed in the streetscene and private gardens. As stated above, the amount of street trees is now considered to be acceptable while the plant in private gardens is a matter generally left to future homeowners' taste.

Design Code 20. Wildlife Friendly Features seeks protect and enhance biodiversity and woodlands where possible. These matters were considered as part of the outline application and are presented in the Biodiversity Mitigation Plan and conditioned accordingly. DC's Ecologist has considered the details of the application with particular reference to the submitted 'Soft Landscape Management and Maintenance Plan' to ensure the BMP is carried out accordingly and has raised no objections.

Concern had also been raised with encroachment of the 10m dark zone along the western boundary. Members may recall that the illustrative masterplan considered at the outline planning stage showed a ring road immediately adjacent to the western boundary. This would have resulted in properties driving past the western boundary. The proposed scheme now shows a narrower private drive, which only serves 4 properties. The layout was the basis upon which Natural England and DNET considered the Greater Horseshoe Mitigation Plan and Ecological and Habitat Management Plan, for the discharge of Conditions 14 and 15 in October 2023.

Housing mix and affordable housing distribution

The total number of dwellings being proposed is 75no. of which 23no. (30%) will be affordable dwellings. In line with policy seven of the affordable dwellings will be shared ownership and sixteen will be affordable rented.

With regard to distribution of affordable housing, the proposed layout cannot be considered to be "pepper potted" owing to the clustering in the SE corner. The proposed distribution however has been deemed to be acceptable by our Urban Design Officer. In part this is due to the street scene of plots 15-18. There the two units of plots 16 & 17 were switched with the affordable unit that are slightly smaller thereby creating more space for landscaping and parking but that adds to the clustering of AH in the SE corner. That said, the appearance of these units are high quality and thereby tenure blind. It is an imperfect situation but as a single issue it should only attract very limited weight.

A note on the mix of open market housing being proposed. The aim of Policy 7 Delivering Homes is to create mix and balanced communities. To achieve this Policy 7 states “...the Council will support the delivery of about 40% of market housing in North Dorset as one or two bedroom properties and about 60% of market housing as three or more bedroom properties.” It also states that these proportions will be the starting point for negotiations and a different mix may be permitted if it can be soundly justified by local circumstances.

This scheme is offering 15no. (or 29%) two bedroom properties, and 37no. (or 71%) three and four bedroom properties. This would normally be unacceptable. However, local circumstances in relation to the re-development of the Brewery site make a compelling case to allow for a different open market mix. The current application at the Brewery site (P/FUL/2024/00233 – Lot 2, Blandford Brewery) is still pending but it proposes 41no. (23no. 1 or 2 bedroom units, and 18no. 3 or 4 bedroom units). If both were approved, then combined the two schemes would provide the 40/60 open market split that Policy 7 aims to achieve. It is noted that Policy 7 requires about a 40/60 split of smaller and larger units. With the amendments that have been secured to the mix, with the removal of four bed units, it is considered that the scheme would accord with the aims of this policy.

Other matters

With regard to neighbour amenities, it was considered on site that the proposed development would not have a seriously detrimental impact on any of the neighbour residents in terms of privacy and overlooking.

Matters relating to the submission and subsequent discharge of conditions imposed on the outline planning permission (2/2017/1919/OUT) are not part of the considerations for this application but matters for planning enforcement if and when issues arise. Officer's have looked into concerns raised by the parish Council finding no action needed to be taken.

17.0 Conclusion

The proposal would comply with the development plan, taken as a whole. It is considered that the applicant has adequately addressed the concerns raised over the course of this application. The proposed layout has a good amount of street trees and landscape mitigation across the entire site. The two-storey scale of dwelling is appropriate in this context. The appearance of individual dwellings is of a high quality. When assessed in light of the Blandford + Design Guidance and Codes the amended scheme fairs very well.

No objections have been raised by the Lead Local Flood Authority nor the Highway Authority.

18.0 Recommendation

Approve subject to the following conditions:

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

Location Plan	21-1058-001-1st
Development Layout Plan	21-1058-DWC-SP05-01-DR-A-0010 Rev H
Access Roads and Footpath Plan	21-1058-DWC-SP10-01-DR-A-0010 Rev G
Material Details Plan	21-1058-DWC-SP12-01-DR-A-0010 Rev I
Finished Floor Levels	21-1058-DWC-SP13-01-DR-A-0010-D
Walls and Fence Details	21-1058-DWC-SP26-01-DR-A-0010 1st
Affordable Housing Location Plan & Tenure Plan	21-1058-DWC-SP11-01-DR-A-0010 Rev J
Plot 1 Floor Plans and Elevations (HT EMT41) A-0020 Rev C	21-1058-DWC-MT41-01-DR-A-0020 Rev C
Plot 4 Floor Plans and Elevations (HT EMA34) A-0022 Rev B	21-1058-DWC-MA34-01-DR-A-0022 Rev B
Plot 5 Floor Plans and Elevations (HT EMT31) A-0023 Rev B	21-1058-DWC-MT31-01-DR-A-0023 Rev B
Plot 25 Floor Plans and Elevations (HT EMT31) 02-DR-0031C	21-1058-DWC-MT31-02-DR-0031C
Plot 26 Floor Plans and Elevations (HT EMT41) 02-DR-A-0032 Rev C	21-1058-DWC-MT41-02-DR-A-0032 Rev C
Plot 29 Floor Plans and Elevations (HT EMA34) A-0036C	21-1058-DWC-MA34-02-DR-A-0036C
Plot 30 Floor Plans and Elevations (HT EMA44) A-0072-1st	21-1058-DWC-MA44-01-DR-A-0072-1st
Plot 34 Floor Plans and Elevations (HT EMT32) 01-DR-A-0074 Rev A	21-1058-DWC-MT32-01-DR-A-0074 Rev A
Plot 35 Floor Plans and Elevations (HT EMA32) A-0034 Rev C	21-1058-DWC-MA32-01-DR-A-0034 Rev C
Plot 36 Floor Plans and Elevations (HT EMT41) 03-DR-A-0040 Rev C	21-1058-DWC-MT31-03-DR-A-0040 Rev C
Plot 37 Floor Plans and Elevations (HT EMT31) 03-DR-A-0041 Rev C	21-1058-DWC-MT31-03-DR-A-0041 Rev C

Plot 38 Floor Plans and Elevations (HT EMT31) 04-DR-A-0042 Rev C	21-1058-DWC-MA31-
Plot 39 Floor Plans and Elevations (HT EMA44) A-0075 1st	21-1058-DWC-MA44-02-DR-
Plot 40 Floor Plans and Elevations (HT EMA44) A-0076 1st	21-1058-DWC-MA44-03-DR-
Plot 43 Floor Plans and Elevations (HT EMT41) 04-DR-A-0046 Rev D	21-1058-DWC-MT41-
Plot 44 Floor Plans and Elevations (HT EMT41) 05-DR-A-0047 Rev D	21-1058-DWC-MT41-
Plot 45 Floor Plans and Elevations (HT EMT42) 01-DR-A-0048 Rev C	21-1058-DWC-MT42-
Plot 48 Floor Plans and Elevations (HT EMA34) A-0079 Rev A	21-1058-DWC-MA34-03-DR-
Plot 53 Floor Plans and Elevations (HT EMA44) A-0080 1st	21-1058-DWC-MA44-04-DR-
Plot 54 Floor Plans and Elevations (HT EMT41) 06-DR-A-0054 Rev C	21-1058-DWC-MA41-
Plot 55 Floor Plans and Elevations (HT EMA44) A-0081 1st	21-1058-DWC-MT44-05-DR-
Plot 56 Floor Plans and Elevations (HT EMA44) A-0082 1st	21-1058-DWC-MA44-06-DR-
Plot 57 Floor Plans and Elevations (HT EMT41) 07-DR-A-0057 Rev D	21-1058-DWC-MT41-
Plot 64 Floor Plans and Elevations (HT EMA34) A-0084 1st	21-1058-DWC-MA34-04-DR-
Plot 65 Floor Plans and Elevations (HT EMA44) A-0085 1st	21-1058-DWC-MA44-07-DR-
Plot 66 Floor Plans and Elevations (HT EMA44) A-0086 1st	21-1058-DWC-MA44-08-DR-
Plot 67 Floor Plans and Elevations (HT EMA44) A-0087 1st	21-1058-DWC-MA34-09-DR-
Plot 68 Floor Plans and Elevations (HT EMA34) A-0088 1st	21-1058-DWC-MA34-05-DR-
Plot 69 Floor Plans and Elevations (HT EMA34) A-0089 1st	21-1058-DWC-MA34-06-DR-

Plot 70 Floor Plans and Elevations (HT EMT41) 08-DR-A-0067 Rev C	21-1058-DWC-MT41-
Plot 71 Floor Plans and Elevations (HT EMT41) 09-DR-A-0068 Rev D	21-1058-DWC-MT41-
Plot 74 Floor Plans and Elevations (HT EMA44) A-0091 1st	21-1058-DWC-MA44-10-DR-
Plot 75 Floor Plans and Elevations (HT EMT41) 10-DR-A-0092 Rev A	21-1058-DWC-MT41-
Plots 2 & 3 Floor Plans and Elevations (HT EMA32 & EMA22) BL01-01-DR-A-0021 Rev C	21-1058-DWC-
Plots 6 - 9 Floor Plans and Elev (HT EMAP41, EMAP32 & EMAP22) DWC-BL02-01-DR-A-0024 Rev C	21-1058-
Plots 10 - 12 Floor Plans and Elevations (HT EMAP32 & EMAP22) BL03-01-DR-A-0025 Rev D	21-1058-DWC-
Plots 13 - 15 Floor Plans and Elevations (HT EMAP32 & EMAP22) BL03-02-DR-A-0026 Rev C	21-1058-DWC-
Plots 16 & 17 Floor Plans and Elevations (HT EMAP22) DWC-AP22-03-DR-A-0073 1st	21-1058-
Plots 18 - 20 Floor Plans and Elevations (HT EMA22) MA22-01-DR-A-0028 Rev D	21-1058-DWC-
Plots 21 & 22 Floor Plans and Elevations (HT EMA32 & EMA22) BL04-01-DR-A-0029 Rev D	21-1058-DWC-
Plots 23 & 24 Floor Plans and Elevations (HT EMA22) 02-DR-A-0093 Rev 1st	21-1058-DWC-MA22-
Plots 27 & 28 Floor Plans and Elevations (HT EMAP22) AP22-02-DR-A-0094-1st	21-1058-DWC-
Plots 31 – 33 Floor Plans and Elevations (HT EMA22) 030-DR-A-0073 1st	21-1058-DWC-MA22-
Plots 41 & 42 Floor Plans and Elevations (HT EMA22) 04-DR---77 1st	21-1058-DWC-MA22-
Plots 46 & 47 Floor Plans and Elevations (HT EMA22) 05-DR-A-0078 1st	21-1058-DWC-MA22-
Plots 49 & 50 Floor Plans and Elevations (HT EMAP22 and EMAP32) DWC-BL05-01-DR-A-0051 Rev C	21-1058-
Plots 51 & 52 Floor Plans and Elevations (HT EMAP22) AP22-03-DR-A-0052 Rev C	21-1058-DWC-

Plots 58 & 59 Floor Plans and Elevations (HT EMA32) 02-DR-A-0083 1st	21-1058-DWC-MA32-
Plots 60 & 61 Floor Plans and Elevations (HT EMAP32) AP32-010DR-A-0059 Rev D	21-1058-DWC-
Plots 62 & 63 Floor Plans and Elevations (HT EMAP22 & EMAP32) BL06-01-DR-A-0060 Rev C	21-1058-DWC-
Plots 72 and 73 Floor Plans and Elevations (HT EMA22) 06-DR-A-0090 1 st	21-1058-DWC-MA22-
Garages, Garden Shed and Sub Station Rev A	21-1058-DWC-SP25-01-DR-A-0010
Fire Appliance Tracking Plan	19004-STMA-5-SK005 Rev F
SUDS Maintenance Regime	B4-JW-19004
SW Drainage Calculations	
Hydraulic Assessment Report	Jan 2024
Hydrology Report	Jan 2024
Swale Interface Technical Note and Dwg	Jan 2024
Land Drainage Consent Details	19004-STMA-5-540 Rev C Sheets 1 - 5
Landscape Masterplan	TWSC23789 10M
LAP Drawing	TWSC23789 21 E LAP
Landscape Management Plan	TWSC23789 Rev C
Landscape Specification Plan	TWSC23789 Rev A
Hard Landscaping Sheet 1 of 4	TWSC23789 12 Sheet 1 Rev N
Hard Landscaping Sheet 2 of 4	TWSC23789 12 Sheet 2 Rev N
Hard Landscaping Sheet 3 of 4	TWSC23789 12 Sheet 3 Rev N
Hard Landscaping Sheet 4 of 4	TWSC23789 12 Sheet 4 Rev N
Soft Landscaping Sheet 1 of 4	TWSC23789 11 Sheet 1 Rev Q
Soft Landscaping Sheet 2 of 4	TWSC23789 11 Sheet 2 Rev Q
Soft Landscaping Sheet 3 of 4	TWSC23789 11 Sheet 3 Rev Q
Soft Landscaping Sheet 4 of 4	TWSC23789 11 Sheet 4 RevQ

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

2. If within a period of ten years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted within the next available planning season at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To preserve the visual amenity of the site and character of the Dorset National Landscape.

3. Prior to occupation of any dwelling hereby permitted, details of tree pits for trees (T5, T6 and T10) shall be submitted to and agreed in writing by the Local planning authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the tree planting is established.

4. Prior to occupation of the dwelling on Plot 57, details of the rear elevation showing no less than two windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To preserve the visual amenity of the site and character of the Dorset National Landscape.