

<b>Application Number:</b>	P/FUL/2023/02520		
<b>Webpage:</b>	<a href="https://www.dorsetcouncil.gov.uk">Planning application: P/FUL/2023/02520 - dorsetforyou.com (dorsetcouncil.gov.uk)</a>		
<b>Site address:</b>	Land Adj to 142 Ringwood Road, Longham, Ferndown		
<b>Proposal:</b>	Erect two dwellings (amended plans)		
<b>Applicant name:</b>	James Munday		
<b>Case Officer:</b>	Nikki Clayton		
<b>Ward Member(s):</b>	Cllr Hobbs-Chell and Cllr Robinson		
<b>Publicity expiry date:</b>	17 April 2024	<b>Officer site visit date:</b>	24 January 2024
<b>Decision due date:</b>	26 April 2024	<b>Ext(s) of time:</b>	26 April 2024
<b>No of Site Notices:</b>	2 Site notices were displayed by the case officer.		
<b>SN displayed reasoning:</b>	One by the site access and one by the bus stop so as to be evident to neighbours.		

**1.0** The application is before the Planning Committee at the request of the Chair.

**2.0 Summary of recommendation:**

Grant planning permission subject to conditions set out in section 18.

**3.0 Reason for the recommendation:** as set out in paras 16-17 at the end of the report.

- Section 38(6) of the Planning and Compensation Act 2004 provides that determinations must be made in accordance with the development plan unless material considerations indicate otherwise.
- Paragraph 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 location is considered to be sustainable, and the proposal is acceptable in its design and general visual impact so aligns with the aims of local plan policy KS2.
- The application site is located within the Green Belt where inappropriate development should not be approved except in very special circumstances. However, the proposal benefits from exception 154 e) of the National Planning Policy Framework to inappropriate development within the Green Belt, as it would be infill development and would not conflict with the purposes of including land within the Green Belt. (NPPF section 13).

- The new development is considered to be a quiet diminutive addition to the streetscene and will not harm the significance of the grade II listed Post Office and Number 12 Ringwood Road or its setting and indirectly on Nos 142 & 144 Ringwood Road as non-destinated heritage assets. The development is considered to relate appropriately to the character and appearance of the local area in accordance with policies HE1 and HE2 of the Adopted Christchurch and East Dorset Local Plan.
- There is not considered to be any significant harm to neighbouring residential amenity from the application building in accordance with policy HE2.
- The proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.
- There is suitable mitigation and protection for trees and acceptable replacement planting in accordance with policy HE2.
- The proposal is supported with site specific data and would accord with local planning policy ME6 in relation to flood risk.
- The proposal will contribute two new market dwellings to the housing supply and there are no material considerations which would warrant refusal of this application.

#### 4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable- although outside the settlement is in an accessible location
Impact on the Green Belt	Acceptable- the proposal benefits from exception 154 e) of the NPPF as it is village infill development.
Scale, design, impact on character and appearance	Acceptable- the dwellings can be accommodated on the plot without harm to the grain and spacing of properties and it is considered that the proposal would not have a detrimental impact upon the character and appearance of the area
Impact on the living conditions of the occupants and neighbouring properties	Acceptable- the proposal is in accordance with Local Plan Policy HE2 and NPPF paragraph 130 which require development to be compatible with its surroundings including avoiding adverse impacts on neighbouring amenity.
Impact on landscape or heritage assets	Acceptable- The proposal appropriately responds to its context and would not have a harmful impact on the setting of the heritage assets.
Flood risk and drainage	Acceptable- The application was supported by satisfactory site specific data to demonstrate no

	groundwater risk; the proposal does not conflict with local policy ME6.
Economic and social benefits	The proposal will add two additional dwellings to the housing land supply with associated economic and social benefits.
Access and Parking	Acceptable- adequate car parking is proposed to serve the development.
Impact on trees	Acceptable- There is suitable mitigation and protection for trees and acceptable replacement planting in accordance with policy HE3.
Biodiversity	Acceptable- The Council's Natural Environment Team have approved the proposed Biodiversity Mitigation Plan and Officers are satisfied that the impact of the development on any protected species can be adequately mitigated by condition.
Fire safety	Acceptable- The site constraints limit accessibility by a fire engine but the applicant has liaised directly with the Fire Authority, who would accept domestic sprinklers. This is reflected on the plan (ref: 466c06 B).
Waste	Acceptable- Private collection has been agreed and can be secured by condition.

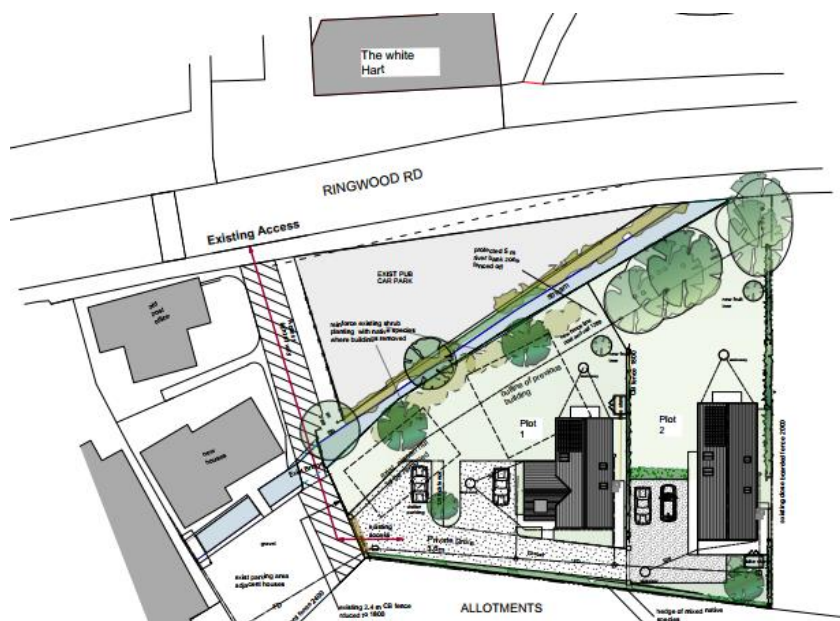
## 5.0 Description of Site

The site lies adjacent to but outside the settlement boundary of Longham. It is positioned on the east side of the Ringwood Road, the A348, opposite to the grade II Listed White Hart Inn. The site is located to the north of the access to the grade II listed Old Post Office site. The site lies within the South East Dorset Green Belt.

The character of the locality is semi-rural with a scatter of dwellings and commercial premises along the Ringwood Road interspersed with open, green spaces.

## 6.0 Description of Development

To construct two 4 bed, 2 storey market dwellings on the site with a shared access and parking areas.



Site plan (not to scale)

## 7.0 Relevant Planning History

03/79/0184/HST - Decision: REF - Decision Date: 22/03/1979  
Erect Dwelling

03/80/2456/HST - Decision: GRA - Decision Date: 19/02/1981  
Construct access to Ringwood Road

3/20/1643/FUL - Decision: REF - Decision Date: 19/02/2021  
Add a covered porch and change the use of a single store into a 1 bedroom detached dwelling with associated parking and access.

3/21/0458/FUL - Decision: REF - Decision Date: 12/10/2021  
Add a covered porch and change the use of a single store into a 1 bedroom detached dwelling with associated parking and access.  
Resubmission of 3/20/1643/FUL

### Relevant history for adjacent Post Office site

3/17/1488/FUL & 3/17/1489/LB- Decision: GRA- Decision Date: 21/11/2017  
Proposed conversion (including change of use) to 2no. residential dwellings, demolition of various existing single storey buildings, erection of 2no. new dwellings with associated parking and landscaping.

## 8.0 List of Constraints

Grade: II Listed Building: POST OFFICE Distance: 3.74 (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Within the Bournemouth Greenbelt;

Within 5km Dorset Heathland Buffer

Within Bournemouth Water Consultation Area

Risk of Surface Water Flooding Extent 1 in 30

Risk of Surface Water Flooding Extent 1 in 100

Risk of Surface Water Flooding Extent 1 in 1000

Risk of Groundwater Emergence; Groundwater levels are between 0.025m and 0.5m below the ground surface.; Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally

Site of Special Scientific Interest (SSSI) impact risk zone

Groundwater Source Protection Zone

### **Consultations**

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

**1. Natural England**

No comment on the appropriate assessment.

**2. Dorset Council - Highways**

Raise no objections. Conditions and informative notes are recommended

**3. Dorset Council- Conservation**

Changes have been made to design, layout and orientation which address previous concerns raised. The design and placement of house 1 has been simplified to responded better with the location and setting of the site. The new development will be a quiet addition to the streetscene and will not harm the significance of the listed building or its setting.

**4. Dorset Council - Building Control Purbeck Team**

Comments in relation to fire safety as the access does not comply with approved document B for access by fire engines.

**1. Dorset Council - Trees (East & Purbeck)**

The site can accommodate the development without adding any significant pressure on retained trees.

**6. Dorset Council - Waste**

Occupants will need to present their waste on the main Ringwood Road which could present collection problems.

**7. Ferndown Town Council -object**

Members were pleased to see that improvements to the current site were planned. However, they noted that this is green belt land. They considered the proposals to be cramped, excessive in scale, bulk, and mass (HE2). There were also concerns about inadequate parking places and in addition they shared the concerns of Building Control in respect of access to and from the site for fire vehicles. Members were also concerned about the sewage arrangements.

## 8. Ward Members

No comments received

### Representations received

Total - Objections	Total - Support	Total - Comments
17	2	0

### **Summary of comments of objections:**

17 Objection letters have been received, relating to:

- inappropriate development in the Green Belt
- the development would result in harm to the openness of the Green Belt.
- No very special circumstances have been identified which would outweigh the harm of the proposal upon the Green Belt in East Dorset.
- The design of the buildings proposed would be out of keeping with existing heritage assets and would therefore harm the surroundings.
- The development would be out of scale and character with the existing village form
- Harm to biodiversity
- Increased traffic

### **Summary of comments of support:**

2 support letters have been received relating to:

- Good use of infill land/land that has been used to dump rubbish and cars
- Would incorporate the site into the village
- Would potentially bring more people into the public house and local church

## 10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty for decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## **11.0 Relevant Policies**

### Development Plan

#### **Adopted Christchurch and East Dorset Local Plan 2014:**

The following policies are considered to be relevant to this proposal:

- KS1 - Presumption in favour of sustainable development
- KS2- Settlement hierarchy
- KS3 - Green Belt
- KS11 - Transport and Development
- KS12- Parking Provision
- LN1- Size and Types of New Dwellings
- LN2- Design, Layout and Density of New Housing Development
- HE1- Valuing and Conserving our Historic Environment
- HE2 - Design of new development
- HE3 - Landscape Quality
- ME1- Safeguarding biodiversity and geodiversity
- ME2- Dorset Heathlands
- ME6- Flood Management, Mitigation and Defence

#### **Saved East Dorset Local Plan 2002**

The following policies are considered to be relevant to this proposal:

- GB7- Infill development

### Material Considerations

#### **Emerging Local Plans:**

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

### **The Dorset Council Local Plan**

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

### **National Planning Policy Framework**

Paragraph 11 sets out the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 78-79 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 84 and 85 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.



It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 13 'Protecting Green Belt Land'- Great importance is given to the protection of Green Belts. The construction of new buildings in the Green Belt is inappropriate unless the exceptions at paragraph 154 are met. Other forms of development that are not inappropriate are set out at paragraph 155. Inappropriate development should only be granted in very special circumstances.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

#### Other material considerations

#### **Supplementary Planning Document/Guidance**

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Affordable and Special Needs Housing and the Provision of Small Dwellings SPD

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.

Dorset Council SD01 Annual Position Statement – 5 Year Housing Land Supply 31<sup>st</sup> July 2024

## **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.

During the construction phase there could be a greater impact on neighbours with protected characteristics who are unable to leave their homes. Otherwise it is considered that the proposed development would not disadvantage persons with protected characteristics.

### 14.0 Financial benefits

What	Amount / value
Material Considerations	
None	
Non Material Considerations	
Council Tax	£5,000.88 (Band D)
Community Infrastructure Levy	£58,149.12

### 15.0 Environmental Implications

Carbon emissions will arise during the demolition of the existing property and in the construction stage of the proposed development. An informative has been added to the decision notice to encourage the developer to use sustainable construction methods. Sustainable construction involves using renewable and recyclable materials on building projects to reduce energy consumption and toxic waste. The primary goal of this initiative is to decrease the construction industry’s impact on the environment by utilizing sustainable construction procedures, practicing energy efficiency, and harnessing green technology.

The proposed dwellings have been designed to benefit from solar gain and will be served by solar panels.

### 16.0 Planning Assessment

16.1 The main material considerations for this application are:

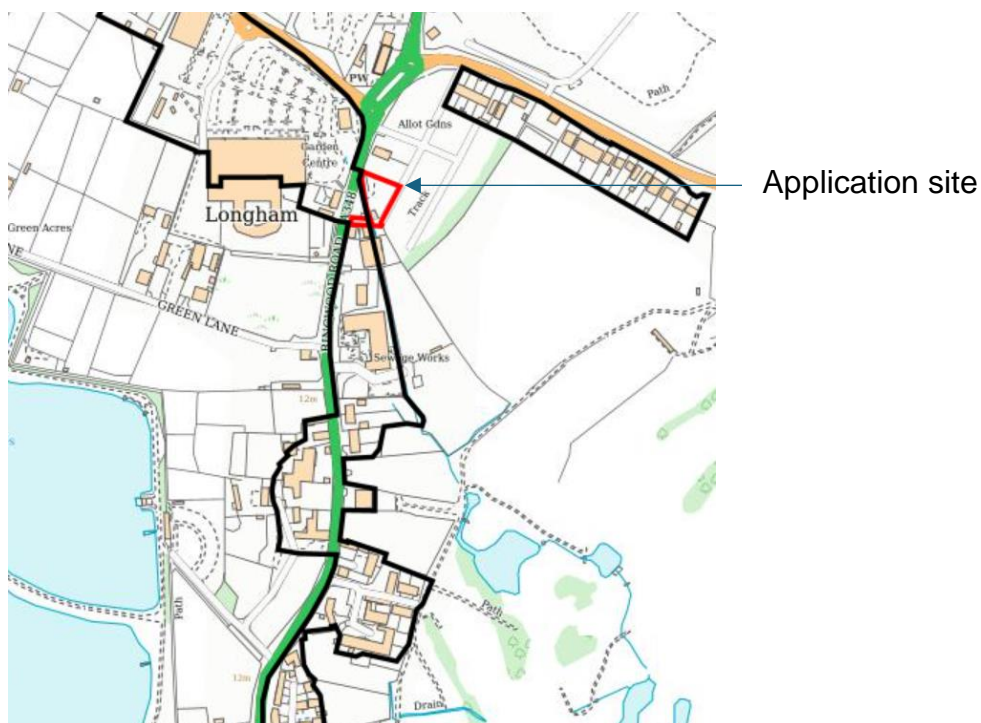
- The principle of development
- Impact on the Green Belt
- Impact on the character of the area and heritage assets

- Impact on trees
- Impact on highway safety
- Impact on neighbouring amenity
- Waste Management
- Flood Risk
- Biodiversity

These and other considerations are set out below.

### Principle of development

- 16.2 Local Plan Policy KS2 sets out the district's settlement hierarchy stating that the location, scale and distribution of development should conform to the settlement hierarchy. It identifies Longham as a Village where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community. The proposal for two new dwellings is considered to be limited development. The proposal would modestly increase the population of the village.
- 16.3 The Christchurch and East Dorset Local Plan 2014 did not define settlement boundaries but saved policy GB7 in the East Dorset Local Plan 2002 identifies Village Infill Envelopes for villages in the Green Belt. The supporting text explains that *'because they are characterised by a cohesive built character and have basic facilities, they are considered suitable for limited infilling'*. Policy GB7 requires that infill development should be contained *'wholly within the Village Infill Envelopes, and should be of scale and character that respects the existing village form.'*
- 16.4 The proposal is for two dwellings to be erected just beyond the village infill area for Longham (as depicted in the image below), contrary to saved policy GB7. The access to the site lies within the infill area.



- 16.5 At the time that the agenda was finalised the Council was reliant upon a published 5 year housing land supply for the East Dorset area of 3.9 years. This meant that the tilted balance applied and policy KS2 was judged out of date. However, on 26 September the Council received confirmation from the Planning Inspectorate that they were satisfied that the Council's Annual Position Statement (APS) for the Dorset Council area can demonstrate a 5 year housing land supply. The published APS confirms a housing land supply of 5.02 years until 31 October 2025.
- 16.6 Policy KS2 can now be given full weight but as the application plot is adjacent to the settlement boundary identified by policy GB7, it is appropriate to take into account the policy intention set out in the supporting text, which is to focus the distribution of development to settlements that provide the best access to services, facilities and employment. This aim aligns with the NPPF and the three overarching objectives of sustainable development set out at paragraph 8: an economic objective, by ensuring that land is available in the right places, at the right time to support growth; a social objective to support communities by fostering well-designed places, the provision of homes and accessible services and open spaces; and an environmental objective, to protect and enhance the environment. It is clear at paragraph 9 that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities in each area.'*
- 16.7 In terms of whether the site would be in a sustainable location, the NPPF accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. The site is adjacent to a village infilling area and benefits from access to facilities and services in Longham including a public house 'The White Hart Inn', a large garden centre with cafe and a bus stop with services to Poole, Ferndown, Verwood, Ringwood and Bournemouth. Ferndown, a large settlement with a wide range of services and facilities to the north can be accessed on foot using a lit pavement.

<b>Services/facilities</b>	<b>Approximate Distance</b>
Public House	18m
Bus Stop	40m
Open space (SANG)	340m
Pre-school (Muddy Munchkins)	1.4km
Supermarket	2km
Doctors' surgery (Penny's Hill Practice)	2.3km
First/Middle school (Ferndown)	2.4km
Secondary school (Ferndown)	3km

- 16.8 Notwithstanding that the application site lies beyond the village infill boundary and might therefore be judged contrary to policy KS2, officers consider the application site to be appropriately accessible; future occupants would be able to access services and facilities on a regular basis by sustainable means such as walking, cycling or public transport. The proposal would make a modest contribution to the sustainability of those services.

#### The impact of the development on the Green Belt

- 16.9 The application site lies within the South East Dorset Green Belt where the Green Belt policies set out in the National Planning Policy Framework (NPPF), dated 2021, and the development plan, the Christchurch and East Dorset Local Plan Part 1 (Core Strategy) dated April 2014 apply.
- 16.10 The application site lies outside the designated Longham village envelope so cannot benefit from saved policy GB7 of the East Dorset Local Plan 2002 which allows infill development in village envelopes.
- 16.11 The National Planning Policy Framework (NPPF) identifies that new buildings in the Green Belt represent inappropriate development, which is harmful to the Green Belt, but there are exceptions set out at paragraphs 154 and 155 of the NPPF. NPPF paragraph 154 e) allows '*limited infilling in villages*'.
- 16.12 To qualify for this exception, it is necessary for the proposal to be 'limited infilling' and in a 'village'. Longham is described as a 'village' in CS Policy KS2 and it is accepted to be a village for the purposes of Green Belt policy in the National Planning Policy Framework (NPPF). The Courts (Julian Wood v SSCLG and Gravesham Borough Council [2015] EWCA Civ 195) have found that the boundary of a village defined in a local plan, such as the 'village infilling area', as shown on the Council's proposals map, may not be determinative for the purposes of determining whether a site is located within a village for the purposes of applying paragraph 145 (e) of the NPPF. In this case there are dwellings to the north and south and a public house to the west. Since Longham is characterised by ribbon development the lack of built form to the east does not disqualify the site from being identified as within the village.
- 16.13 The terms 'limited' and 'infilling' are not defined in the NPPF. These are a question of fact and planning judgement for the planning decision-maker having regard to the nature and size of the development itself and context provided by the form and pattern of adjoining development and the nature and location of the application site.
- 16.14 The proposal is for two dwellings which have been reduced in size following receipt of amended plans during the course of the application. The scale of development is judged to be of limited form.
- 16.15 The village of Longham comprises linear development either side of Ringwood Road. Development comprises a mix of houses, residential barn conversions and commercial properties interspersed fields that contribute to a semi-rural character. The application site is a wedge shape, located between residential plots. The proposed dwellings would infill the relatively modest gap between the 4 dwellings clustered at 130 Ringwood Road to the south and the semi-detached 142 Ringwood Road to the north. The rear gardens would not encroach any further east than those of 142 and 144 Ringwood Road that also share their rear garden boundary with the

allotments. The development would be separated from the highway by a small car-park area and partially screened behind existing hedging and trees, but the set back is limited; the development would contribute to the continuous built form in this part of the village. The proposal would not represent piecemeal development but would complete the line of existing properties and optimise the use of services already available to residents.

- 16.16 For the above reasons, taking account of the prevailing character of the street context, officers consider the proposed development represents limited infilling in a village when considering the specifics of the application. This would be an appropriate form of development in the Green Belt under NPPF paragraph 149 e) and, by definition, not harmful to the Green Belt.

Impact on the character of the area and heritage assets

- 16.17 Local Plan Policy HE1 requires that heritage assets will be conserved and where appropriate, enhanced for their historic significance and local importance.
- 16.18 The proposed development site will affect the setting of destined and non-destinated heritage assets; the development site has historically formed part of the landscape setting of the Post Office to the south and The White Hart to the west which are Grade II listed properties.
- 16.19 The application is supported by a heritage statement. Historic mapping suggests that there were buildings at the front of the site which is now car parking for The White Hart, with limited building works on the proposed development site. Further assessment of historic maps shows the proposed development site was once part of land associated with 142 Ringwood Road which is now divided off. Nos 142 & 144 Ringwood Road north of the site are a pair of semi-detached cottages with steeped pitched roofs and stone detailing to windows and doors which mimic the design, scale and appearance of the former post office Ringwood Road.
- 16.20 Nos. 142 & 144 Ringwood Road are considered by the Council's Conservation Officers to be non-destinated heritage assets. Para 209 of the NPPF requires the effect of an application on the significance of a non-designated asset should be taken into account in determining the application. Further information has been submitted by the applicant following conservation concerns raised in August 2023 regarding setting.
- 16.21 The site sits behind a large hedge on an area of untidy land with an existing dilapidated shed in situ. The proposed development site is not designated but forms part of the wider landscape setting of the listed buildings and non-destinated heritage assets which form a small group of historic buildings along Ringwood Road.

- 16.22 Development in this part of Longham follows a pattern of intermittent housing and rural development. Buildings in general face the main road and are well detailed and consistent in their proportions, details, and materials. The constraints of the site do not allow for the houses to face directly onto the main road due to the waterway but the proposed houses will present gable ends towards Ringwood Road which are architecturally and visually compatible with the surrounding development in accordance with policy HE2. Views of the development in the streetscene will be intermittent as the existing green screening will be retained. This will be reinforced following the removal of the existing building to maintain this landscape feature in accordance with landscape policy HE3 (condition 7).
- 16.23 The combination of materials is considered acceptable and the use of timber post and rail fencing to the boundary harmonises with the character and appearance of the local area.
- 16.24 The works would have a public benefit in that the proposals would involve clearing the proposed development site of undergrowth and the existing single storey dilapidated outbuilding and this in turn would tidy the area and improve views of the listed buildings in the street scene. However, it is acknowledged that this could be undertaken without development taking place.
- 16.25 The applicant has worked collaboratively with officers throughout the application process to make improvements to the design, layout and orientation of the dwellings to address previous concerns raised by officers. The design and placement of house 1 has been simplified to respond positively with the location and setting of the site.
- 16.26 The new development is considered to be a quiet diminutive addition to the streetscene and will not harm the significance of the grade II Post Office or the White Hart through changes to their setting nor will there be harm to Nos 142 & 144 Ringwood Road as non-destinated heritage assets.
- 16.27 The development is considered to relate appropriately to the character and appearance of the local area in accordance with policies HE1 and HE2 of the Adopted Christchurch and East Dorset Local Plan.

#### Impact on trees

- 16.28 The site includes a couple of mature trees which add to the local landscape quality in this area. The National Planning Policy Framework encourages the retention of trees wherever possible. Suitable mitigation and protection for these trees both during any construction period and post-occupation has been identified and a safeguarding condition (no 3) is imposed to accord with landscape policy HE3.

#### Impact on Highway Safety and parking

- 16.29 The proposal provides a safe and permeable layout providing access to and from the site. It utilises the existing access arrangement in accordance with Policy KS11. This proposal provides 2 car parking spaces per plot, which is in accordance with the parking guidance and Policy KS12.

Due to the site access constraints and potential impact upon traffic flow along Ringwood Road it is judged necessary and reasonable to impose a condition securing a Construction Management Plan (no.5).

#### Impact on amenity

- 16.30 Given the orientation of the site and the position of the houses it is considered that there is sufficient separation distance (over 20m) between the proposed dwellings and existing houses along Ringwood Road to avoid harm to neighbouring amenity.
- 16.31 Having regard to relationships within the development itself, both houses have been designed to ensure good levels of amenity for existing and future residents. While side windows are proposed, these mainly serve bathrooms or stairwells. The main windows in Bedroom 4 in House 2 are obscure glazed but a rooflight will provide outlook. There are good levels of separation (9m) between the two properties and suitable boundary treatment. The proposals accord with Policy HE2 and LN1.

#### Waste Management

- 16.32 The waste collection team have commented that the limited access to these properties would mean that the occupiers of these properties would have to present their waste on to the main road, which due to the distance of approx. 30m, could potentially cause a problem for both the waste collection team and the resident.
- 16.33 The applicant therefore accepts that a condition securing private waste collection will be required to ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.

#### Fire safety

- 16.34 The site constraints limit accessibility by a fire engine but the applicant has liaised directly with the Fire Authority, who have confirmed that they would accept domestic sprinklers. This is reflected on the plan (ref: 466c06 B). The Fire Authority have requested that information is passed onto the applicant, this can be done by way of an informative.

#### Flood Risk

- 16.35 The site lies within an area identified by the Council's Strategic Flood Risk Assessment as being susceptible to high Groundwater levels which could be associated with flooding. As such, in line with NPPF Paragraph 103, the proposal is accompanied by a Flood Risk Assessment (FRA).



- 16.36 The applicant updated their FRA to include the results of the ground water bore hole testing. The pit was excavated to a maximum depth of 1.3mbgl and was situated at approximately 13.01mAOD (Above Ordnance Datum). The site investigation has confirmed that groundwater is present on site at depth of 1.2m below ground level, with a groundwater level of approximately 11.8mAOD which remained constant throughout the duration of the investigation. Since the data was collected at a time when ground water levels would usually be high this information is sufficient for the FRA to reasonably conclude that the groundwater flood risk is low for the site.
- 16.37 This evidence provides officers with the confidence that the site is at low risk from groundwater flooding and therefore a sequential test is not needed.
- 16.38 A condition is imposed to ensure that a satisfactory scheme for surface water management is submitted and carried out (no.4) to ensure that the proposals do not increase flood risk both within and outside of the site, to accord with policy ME6.

#### Impact Upon Dorset Heathland Habitat Sites

- 16.39 The application site lies within 5km of Dorset Heathland SSSIs which are designated as Habitat Sites. The Council, as the appropriate authority, has undertaken an appropriate assessment of the implications for the protected site, in view of the sites' conservation objectives.
- 16.40 The appropriate assessment has concluded that the mitigation measures set out in the Dorset Heathlands 2020-2025 Supplementary Planning Document (SPD) can prevent adverse impacts on the integrity of the site. The Council collects Heathland mitigation payments via the Community Infrastructure Levy (CIL) which will secure the necessary contribution in accordance with the Dorset Heathlands SPD.
- 16.41 With the mitigation secured the development will not result in an adverse effect on the integrity of the designated heathland site so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted; the application accords with Core Strategy Policy ME2.

#### Impact Upon Biodiversity

- 16.42 The application was received prior to the requirement for 10% biodiversity net gain.
- 16.43 The proposed application is accompanied by a biodiversity plan certified by the Dorset Natural Environment Team that proposes biodiversity mitigation measures during development and enhancements including a bat tube, three net boxes, bee bricks, native shrub planting and fruit trees. The mitigation measures and enhancements can be the subject of a condition to ensure that these measures are provided as part of the proposed development. The proposal would therefore accord

with Policy ME1 of the Christchurch and East Dorset Local Plan Part 1 Core Strategy (CS) dated April 2014, and with paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2021.

#### Housing Supply/Size of Proposed Dwelling

- 16.44 Policy LN1 of the local plan explains that the size and type of new dwellings should reflect the current and projected local housing needs identified in the latest Strategic Housing Market Assessment (SHMA). Policy LN2 requires that development should maximise density to a level that is acceptable for the locality.
- 16.45 East Dorset has a particular need for two and three bedroom houses. The proposed new dwellings would add 2 x 4-bedroom dwellings for the open market. Whilst not directly reflecting the needs of the strategic housing market assessment, the dwellings design and layout are considered appropriate for the site specific circumstances and maintain the character of the local area.

### **17.0 Conclusion**

It is judged that the proposed new dwellings represent limited infilling in Longham village so are not inappropriate development in the Green Belt and are in the sustainable location. The design is appropriate in its setting avoiding harm to heritage assets. The proposal is judged to accord with the Development Plan as a whole.

### **18.0 Recommendation:** Grant planning permission subject to the following conditions:

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

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

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

466C 02 F1 Location, Proposed Site plan and view from allotments  
466C 04 E1 House no 1 Layout and Elevations  
466C 05 G2 House no. 2 Layout and Elevations

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

3. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant or Site Manager shall take place to confirm

the protection specification for the affected trees. The protection of the trees shall be in accordance with the ref: 23110-AA2 DC dated 04.03.204. The tree protection measures shall be erected in accordance with BS5837:2012 and shall be positioned as shown on the Tree Protection Plan ref: 23110-2. This is to be erected before any equipment, materials or machinery are brought onto the site for the purposes of development (including demolition). The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, or excavations made without the written consent of the Local Planning Authority.

Reason: In the interests of tree protection

4. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

5. Prior to commencement of development hereby approved a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how deliveries will be managed, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

6. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

7. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset

Council Natural Environment Team on 06.07.2023 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and

ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

8. All hard and soft landscape works shall be carried out in accordance with the approved drawing numbered 466C 02 F1. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

9. Before the development hereby approved is occupied or utilised the turning and parking shown on drawing number 466C 02 F1 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

10. Prior to the development being first occupied a Refuse Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. Prior to occupation the refuse

management plan shall be implemented and subsequently carried out for the lifetime of the development in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.

**Informative Notes:**

1. Informative: National Planning Policy Framework Statement

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

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

- offering a pre-application advice service, and
- as appropriate updating 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.