

Reference No: P/VOC/2024/06275 Planning application: P/VOC/2024/06275
Proposal: Demolition of existing buildings & erection of 20no. dwellings, including access, parking & landscaping. (With variation of condition 2 of planning permission P/FUL/2021/05768 to amend approved plans)
Address: Land at Back Lane, Sixpenny Handley
Recommendation: Grant planning permission
Case Officer: Rob McDonald
Ward Members: Cllr Brown
CIL Liable: Y

Fee Paid:	£293.00		
Publicity expiry date:	6 December 2024	Officer site visit date:	15 November 2024
Decision due date:	27 January 2025	Ext(s) of time:	21 March 2025
No. of Site Notices:	3		
SN displayed reasoning:	1 where footpath E52/31 meets Back Lane; 2 in St Mary's Close.		
Where Scheme of Delegation consultation required under constitution:			
SoD Constitutional trigger:	Major application with Parish Council comments that are contrary to the officer recommendation.		

1.0 The application is being considered by the Northern Area Planning Committee as it is a major planning application with an officer recommendation that is contrary to comments made by Sixpenny Handley Parish Council.

2.0 Summary of recommendation

Grant planning permission, subject to the same, amended and reworded conditions as the original, extant permission (see section 17 for full wording and reasons):

- Time Limit
- Plans (amended by this s73 application)
- Surface water management and drainage designs
- Foul drainage
- External materials details
- Arboricultural Method Statement

- Soft and hard landscaping
- Construction Environmental Management Plan
- Vehicle crossing construction
- Access gradient
- Estate road construction
- Cycle parking
- EV charging points
- Lighting scheme
- Biodiversity Plan
- Potential land contamination
- Drainage system area
- Footpath link
- Removing PD rights
- Obscure glazing

3.0 Reason for the recommendation

- The proposed development would comprise an appropriate quantum and mix of housing on a site that is within the settlement envelope of Sixpenny Handley and has been allocated for residential development since the former 2002 Local Plan was adopted.
- The maximum viable provision of off-site affordable housing contribution would be secured via legal agreement.
- The amended scheme would be sympathetically designed.
- The landscape and scenic beauty of the Cranborne Chase & West Wiltshire Downs National Landscape (CCWWDNL) would be conserved and enhanced.
- The proposed development would still be made safe for its lifetime without increasing flood risk elsewhere.
- No harm would be caused to heritage assets.
- An off-site financial contribution towards biodiversity compensation can continue to be secured by legal agreement.
- Impacts upon neighbouring amenity would still be acceptable.
- There would still be no highway safety issues.

4.0 Key planning issues

Issue	Conclusion
CCWWDNL impact	Subject to conditions, the amended scheme would have an acceptable impact within the local landscape and ensure the CCWWDNL would be conserved and enhanced.
Design, layout and impact on the character of the area	The amended scheme would architecturally finesse the extant permission and would be welcomed as an overall visual improvement.

Heritage assets	The amended scheme would still result in no harm to the setting and significance of designated heritage assets.
Housing mix	The proposed housing mix would be comparable with the most recent AMR figures and remain appropriate for the Local Plan area.
Highway safety	With minimal changes made this matter remains acceptable.
Biodiversity	The BP approved with the original permission is still enforceable and can continue to be conditioned without the need for amendment.
Residential amenity	Impacts upon neighbouring amenity would still be acceptable.

5.0 Description of Site

- 5.1 The site lies within the settlement boundary and 'Rural Service Centre' of Sixpenny Handley. The site is allocated for housing under saved Policy CHASE6 in the East Dorset Local Plan 2002 and would effectively represent infill development. The allocated site is some 0.8ha in size and it slopes up towards the north. The site is surrounded by a mix of single and two dwellings on all sides except Back Lane itself (to the south). Post and wire fences surround most of the site, with the exception of a native hedgerow along Back Lane and a blockwork wall along part of the northern boundary. Public footpath E52/31 lies just beyond the SE corner of the site and connects to Littlefield Lane, providing pedestrian access up to the High Street. The site was most recently used as lairage in connection with the butchers located on the High Street. The land is described as "poor semi-improved grassland". At the time of writing this report it is understood that some preparatory ground works are taking place on site.
- 5.2 The site lies within the CCWWDNL and Chalk Valley & Downland character type area.
- 5.3 There are no heritage designations on site. The village has no conservation area and few listed buildings. The nearest of the latter to the site is the Grade II listed Rose Cottage, the curtilage of which lies just 6m to the north of the site boundary. The Scheduled Monument (SM) 'Enclosure S of Humby's Stock Coppice lies some 1.2km to the west.
- 5.4 There are no ecological designations on the site. Cranborne Chase SSSI lies some 1.7km to the north east, north west and west of the site. Pentridge Down SSSI lies some 1.8km to the east. The site lies within the outer fringe on the impact zone for the latter but residential development at in this zone is not recognised as a type development proposal which could potentially have adverse impacts.
- 5.5 The site is wholly within fluvial flood zone 1. Mapping indicates there are low surface water risks in the SE corner of the site. There are medium and high surface water risks along Back Lane, close to the proposed vehicular access point into the site. The entirety of the village and its surrounding countryside has been identified as susceptible to groundwater flooding. The village also lies within a Groundwater Source Protection Zone.

6.0 Description of Development

- 6.1 The s73 application seeks to vary condition 2 of planning permission P/FUL/2021/05768 to make material amendments to the approved plans and form a slightly different scheme to the original permission. The same number of dwellings are proposed. The original

permission grants the demolition of existing buildings and erection of 20 dwellings, including access, parking and landscaping.

7.0 Relevant Planning History

P/FUL/2021/05768 - Demolition of existing buildings & erection of 20no. dwellings, including access, parking & landscaping – granted planning permission – 14 June 2024.

8.0 List of Constraints

Cranborne Chase & West Wiltshire Downs National Landscape
Surface water flood risks
Groundwater flood risks
Setting of designated heritage asset
SSSI buffer and impact zone
Groundwater Source Protection Zone

9.0 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.

Section 66 the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty 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.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty).

10.0 Consultations

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

Consultees

Cllr Brown (Ward Member)

No response received at time of determination.

Sixpenny Handley Parish Council

Object re. road safety through removal of the pavement; and potential amenity impact on neighbours.

OFFICER NOTE: During the course of the application amended plans have been received showing the reinstatement of the pavement.

Highway Authority

No objection - The applicant has satisfactorily changed their previous drawings, with the 2m footway reinstated to the western side of the main estate road and a safe provision now made for pedestrians opposite Plots 12 and 13.

Representations received

6 objections have been received. The following material planning considerations have been raised:

- Loss of light;
- Overlooking/loss of privacy;
- Lack of boundary treatment details;
- Overdevelopment;
- No justification in AONB;
- Highway safety from traffic;
- Demand on infrastructure;
- Surface water flooding;
- Lack of pavements;
- Design should be more in keeping with local village character.

11.0 Relevant Policies

East Dorset Local Plan (2002)

Policy CHASE6 – Back Lane

Policy DES6 - Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.

Policy DES11 - Criteria for ensuring developments respect or enhance their surroundings.

Christchurch and East Dorset Part 1 Core Strategy (2014)

Policy KS1 – Presumption in favour of sustainable development

Policy KS2 – Settlement hierarchy

Policy KS4 – Housing Provision in Christchurch and East Dorset

Policy KS9 – Transport Strategy and Prime Transport Corridors

Policy KS11 – Transport and Development

Policy KS12 – Parking provision

Policy ME1 – Safeguarding biodiversity and geodiversity

Policy ME3 – Sustainable development standards for new development

Policy ME4 – Renewable Energy Provision for Residential and non-residential Developments

Policy ME5 – Sources of Renewable Energy

Policy ME6 – Flood management, mitigation, and defence

Policy ME7 – Protection of Groundwater

Policy HE1 – Valuing and Conserving our Historic Environment

Policy HE2 – Design of new development

Policy HE3 – Landscape quality

Policy HE4 – Open Space Provision

Policy LN1 – The Size and type of new dwellings

Policy LN2 – Design, layout and density of new housing development

Policy LN3 – Provision of Affordable Housing

National Planning Policy Framework (2024) (as amended in February 2025)

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Building a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
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

Emerging draft Dorset Council Local Plan:

Paragraph 49 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 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.

Other material considerations

- Housing and Affordable Housing SPD (2018)
- East Dorset Local Plan Review Options Consultation (2018)
- The Bournemouth, Poole and Dorset Residential Car Parking Study Residential Car Parking Provision, Local Guidance for Dorset (May 2011)
- Cranborne Chase and West Wiltshire Downs AONB Management Plan 2019-2024
- PPG

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.

Officers are not aware of any specific impact on persons with protected characteristics.

14.0 Financial benefits

- Employment, particularly during the construction phase of the development.
- Additional population to support local services and facilities.
- £44,547 for off-site affordable housing financial contribution.
- £9,809.45 for biodiversity compensation.

15.0 Environmental implications

- 15.1 The Design and Access Statement submitted with the original application indicates that the dwellings would aim to be both sustainable and energy efficient and would meet high standards. The dwellings would incorporate a range of features which may include: highly insulated fabric; PV panels and electric boilers; EV charging provision at each parking bay throughout the development; cycle storage for each dwelling; SuDS; storage of recyclable waste; water efficient installations and devices; and energy use monitoring services.
- 15.2 The development would result in a change to the nature of the site with increased vehicle movement, domestic noise and general activity. However, it is an allocated housing site adjacent to existing residential development on three sides, compatible with the surrounding uses, and would not lead to any new significant air quality, noise or other environmental disturbances.
- 15.3 The scheme would incorporate new tree planting and hedgerows and translocation of an existing hedgerow. The Biodiversity Plan demonstrates that the scheme can be suitably compensated and provide mitigation and enhancement of the ecology and biodiversity.
- 15.4 The development site is an allocated site for housing in a sustainable village location, with good pedestrian connectivity to the existing services and facilities within the village. A new pedestrian/cycle route would be provided through the site to connect to Littlefield Lane and provide enhanced walking/cycling options to the wider village.

16.0 Planning Assessment

- 16.1 The variation of condition 2 of the original permission to make material amendments to the approved plans and form a slightly different scheme could materially affect the following main considerations:
- National Landscape impact;
 - Design, layout and impact on the character of the area;
 - Heritage assets;
 - Housing mix;

- Highway and transport safety;
- Biodiversity;
- Residential amenity.

National Landscape impact

- 16.2 Material changes to a planning permission have the potential to affect the impact the scheme would have within the landscape. The site lies within the CCWWDNL. Policy HE3 of the Local Plan states that development will need to protect and seek to enhance the landscape character of the area and sets out a number of factors that should be taken into account to achieve this. The policy also states that development proposals within the AONB will need to demonstrate that account has been taken of the relevant Management Plan.
- 16.3 Section 85 of Countryside and Rights of Way Act 2000 was amended by s245 of Levelling-up and Regeneration Act 2023 (LURA) so that relevant authorities, including LPAs, “must seek to further the purposes of designation” of a National Landscape when making decisions affecting land within a National Landscape. The purposes of designation are ‘conserving and enhancing natural beauty’.
- 16.4 Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in NLs, which along with National Parks and the Broads have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited.
- 16.5 During the course of the original application the NL team raised concerns about light pollution resulting from the development in a designated area recognised as a Dark Sky Reserve. Only Plots 6 and 7 of the extant scheme would feature small rooflights facing into the development. Plot 3 of the consented scheme would have a single storey element which would have a flush rooflight on the flat roof, whilst consented Plot 19 would have a similar single storey flat roof element.
- 16.6 With the proposed amendments the rooflights on Plots 6 and 7 would remain. Similar small rooflights are now proposed to be mirrored on Plots 15 and 16, again facing into the development. The light spill effects of this across the scheme as a whole would be minimal and not adverse. The effect would also be offset by the proposed omission of the aforementioned single storey elements for both Plots 3 and 19.
- 16.7 There is no proposed change to the street lighting relative to the original permission.
- 16.8 With these points in mind, it is accepted that the amended scheme has reasonably considered the effects of light pollution and these would not be excessive to harm the Dark Sky Reserve characteristic of the CCWWDNL.
- 16.9 The overall design and visual appearance of the amended dwellings architecturally finishes those already consented and provides an overall higher quality visual improvement. The introduction of veranda elements, car ports and improved porch details are sympathetic and welcomed. Each dwelling is sited within the same identified plot as the extant permission, with only subtle adjustments to the footprint and position and no change to orientations.
- 16.10 Detailed elements of the scheme, such as hard and soft landscaping/surfacing materials, boundary treatments and street lighting positions, which would assist with forming an acceptable development overall, can all continue to be controlled by condition. There would

be no other significant changes to the landscaping proposals, including the new and translocated hedgerow arrangements.

16.11 As such, subject to conditions, the amended scheme would also have an acceptable impact within the local landscape and ensure the CCWWDNL would be conserved and enhanced.

Design, layout and impact on the character of the area

16.12 No change to the originally approved quantum, density, layout, plot positions or orientations is proposed and, thus, these matters remain acceptable.

16.13 In terms of scale, there would only be minor changes proposed in ridge heights to Plot 17 and the semi-detached Plots 15 and 16 to accommodate habitable roof space. The majority of dwellings would continue to be two storey in nature and in keeping with the varied built form within the local area.

16.14 The terrace row comprising Plots 9-11 would now be split into a pair of semi-detached properties (Plots 9 & 10) and a detached house (Plot 11). There is no objection to this change in dwelling type and, owing to the narrow spacing, the three properties would have a similar 'terraced effect' appearance within the street scene.

16.15 The amended scheme would continue to exhibit strong traditional building forms and locally appropriate materials, avoiding overly suburban characteristics and ensuring the development would assimilate well within existing built form and the village envelope and not jar with the overall character of Sixpenny Handley. Materials would include brick and flint, brick, render, slate and plain tiles, all of which are recognisable characteristics of the variety found within the village and are therefore appropriate in this regard.

16.16 The amended scheme would continue to comply with policies HE2 and LN2 of the Christchurch and East Dorset Part 1 Core Strategy and not result in any significant and demonstrable adverse impacts.

Heritage assets

16.17 As stated in the delegated report for the original permission, there are no heritage designations on site and the village does not have a conservation area. There are few listed buildings within the village.

16.18 The curtilage of one of the few listed buildings, grade II listed building Rose Cottage, lies just 6m to the north of the site. Grade II listed Rose Cottage. At the time of the original application the Council's Conservation Officer noted that the main contributory elements of Rose Cottage's setting relate to the visual experience of the building from the High Street and its relationship to its plot. Though the asset could potentially be co-visible with the development in longer views from the south i.e. from PRow E52/9, this would be very minimal and any such glimpsed view is not considered to contribute to the setting of the asset. With the layout, overall scale and density remaining very much the same as the original permission, the amended scheme similarly would not affect the spatial relationship of Rose Cottage with its plot and, owing to the topography and the proposed site layout, should not be co-visible with it from High Street.

16.19 As such, officers consider that the amended scheme would still result in no harm to the setting and significance of Rose Cottage.

16.20 The Scheduled Monument (SM) 'Enclosure S of Humby's Stock Coppice lies some 1.2km to the west. However, it is accepted that the existing built up area of the village and site forming an allocated site within the settlement envelope, the development would not materially affect the setting and significance of the SM and, thus, there would be no harm in this respect.

16.21 Having had regard to s66 of the Planning and Listed Building Act 1990, it is considered that that there would be no conflict with Policy HE1 of the Local Plan and section 16 of the NPPF.

Housing mix

16.22 The amendments would slightly alter the housing mix on site, with two 3-bedroom houses swapped for two additional 4-bedroom houses. The proposed mix would comprise:

- 2 bedrooms – 5 dwelling (25%)
- 3 bedrooms – 8 dwellings (40%)
- 4 bedrooms – 7 dwellings (35%)

16.23 Policy LN1 of the Local Plan states that “the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest SHMA and informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market.” It also adds that “Individual Sites will be expected to reflect the needs of the Strategic Housing Market Assessment, subject to site specific circumstances and the character of the local area.”

16.24 In terms of open market housing, the 2015 Eastern Dorset SHMA and Housing and Affordable Housing SPD (2018), which are material considerations, both indicate that the estimated housing mix should comprise:

- 1 bedroom = 8.3%
- 2 bedrooms = 48.7%
- 3 bedrooms = 43%
- 4 bedrooms = 0%

16.25 The latest Annual Monitoring Report (AMR) for the East Dorset area (2020-21) is a more up to date housing monitoring document and this indicates that 307 houses were delivered over 2020-21, with a mix of 2, 3 and 4 bedroom properties delivered in that period.

16.26 Whilst the proposed housing mix would not comply with estimated SHMA figures from 2015, it would be more comparable with the most recent AMR figures. As such, the proposed housing mix remains appropriate for the Local Plan area.

16.27 Viability is also a material consideration and it is seemingly apparent that any significant amendments to the proposed housing mix could push the scheme into unviable territory and not able to secure any contributions whatsoever.

Highway and transport safety

16.28 The proposed access points and layout of the internal roads would follow the extant permission. The required visibility splays and widths would remain and ensure it would be acceptable for refuse vehicles and kerbside collection.

- 16.29 Initial drawings indicated that the footways outside Plots 12-16 would have been omitted, leaving residents to exit directly onto the carriageway. A section of footway adjacent to Plot 8 was also shown to terminate into the carriageway. These changes met objection from the Highway Authority.
- 16.30 The drawings have since been amended to revert back to a similar 2m footway scenario to the extant permission, with footways directly outside Plots 14-16, a suitable crossing point outside Plots 12 and 13 and suitable crossing point for Plots 9-11. There is also a suitable crossing point outside Plot 4, enabling connection with Plots 17-20.
- 16.31 The Highway Authority have withdrawn their objection in light of the amended plans.
- 16.32 Of significance, the 2m wide footpath in front of Plots 1-4 connecting the site to Littlefield Lane and providing access up to the High Street is retained.
- 16.33 The proposed development would continue to comply with Policies KS9, KS11 and KS12 of the Local Plan.

Biodiversity

- 16.34 A Biodiversity Plan (BP) (with Certificate of Approval) was submitted and conditioned as part of the extant permission. This BP secures a number of ecological mitigation and enhancements. The plan in Section I of the BP is based on the extant permission and indicates that each plot would integrate bat, bird and bee measures, as well as new and translocated hedgerows. As the layout for the s73 application would be the same as the extant permission, with plots remaining the same, it is accepted that the BP is still enforceable and can continue to be conditioned without amendment.
- 16.35 The BP includes compensation for the loss of the poor semi-improved grassland, with a financial contribution amounting to £9,809.45. The legal agreement securing this was completed with the extant permission, with clause 3.4 in the agreement indicating that the deed shall apply to any s73 permission in the same way as it applied to the original permission. Thus, a Deed of Variation is not required and the legal agreement still applies to the s73 application, if granted.

Residential amenity

- 16.36 Policy HE2 of the Local Plan states that "...development will be permitted if it is compatible with or improves its surroundings in:... relationship to nearby properties including minimising general disturbance to amenity..."
- 16.37 The officer's report for the original permission assessed the potential impact upon a number of neighbouring properties surrounding the site on three sides. Some of the neighbouring properties have objected to the current application and so, for completeness, all of the potentially affected neighbouring dwellings shall be considered once again for the amended scheme.

9 Littlefield Lane

- 16.38 Plot 1 still has the potential to affect this property. The two storey nature of this Plot would not be changed; it would be repositioned slightly further westward, pushing it slightly further away from this neighbouring property. Mutual views from upper floor windows on the principal elevation would still be intercepted by the forward projecting two storey element

which would feature no windows on the north elevation to present overlooking or loss of privacy concerns.

16.39 An additional upper floor side window is proposed on the east elevation of Plot 1, however the separation and angle of sight is such that it would present no adverse effects.

16.40 As such it remains that no significant harm would be caused to this neighbouring property.

11 Littlefield Lane

16.41 Plot 1 has the potential to also affect this property. The two storey nature of this Plot would not be changed; it would be repositioned slightly further westward, pushing it slightly further away from this neighbouring property. Mutual views from upper floor windows on the principal elevation would still be intercepted by the forward projecting two storey element, which would feature no windows on the north elevation to present overlooking or loss of privacy concerns.

16.42 An additional upper floor side window is proposed on the east elevation of Plot 1, both would serve bathrooms. Whilst it would still be expected that such windows would be obscured glazed for privacy reasons, it is recognised that without doing so overlooking could be achievable. As such, it remains reasonable and necessary to re-impose a condition to ensure both windows are fitted with obscure glazing and fixed shut to an appropriate height. With a condition in place, it is considered that no significant harm would be caused to this neighbouring property.

12 Littlefield Lane

16.43 The assessment for the original permission deemed that Plots 1, 2 and 3 could potentially affect the amenity of this property and that remains the case.

16.44 The closest upper floor wall to wall separation is Plot 1 and remains at some 24.5m. This increases to some 32m for Plot 2 and 27.3m for Plot 3. Such distances and spatial relationship, as well as levels, would not result in significant harm arising from overbearingness. The amendments do not affect the window-to-window separation from Plot 1 of some 28.7m. In the context of the area this is not out of character and would not cause adverse impacts in terms of overlooking or loss of privacy.

16.45 The principal elevation of Plot 3 would be amended to now include a subtle gable projection, pushing part of the front of the house forward by around 0.4m. This would marginally reduce the acute window to window separation and have a marginal effect relative to the extant permission.

16.46 This neighbour has raised concerns through the current application regarding overlooking into their garden. From the upper floor window of Plot 1 to the garden is a separation of just under 20m. The southern boundary of this neighbouring property is currently enclosed by a picket fence well below the 2m threshold that could be erected as permitted development. Hedgerows or trees could also be planted to provide additional screening. The existing site boundary closest to this neighbour is lined with a concrete block wall that, on the neighbour's side, is around the same height as the picket fence. As a means of reducing the impact to the neighbour, the applicant has confirmed that it is the intention to erect a 1.8m timber fence immediately next to the concrete wall on the site side. This new fence would also appease concerns regarding potential overlooking from the footway that would run along the northern boundary and connect to Littlefield Lane.

16.47 On the whole, it remains that the position and design of the scheme, which also needs to take the siting of SuDS into account, has sought to minimise disturbance to neighbouring amenity and given this further consideration with the addition of the 1.8m fence along the boundary.

14 Littlefield Lane

16.48 Plots 3 and 4 would have a marginal change in position relative to this neighbouring property. Plots 5 and 6 would be sited in the same position. Each Plot would be a sufficient distance from this neighbouring property or continue to have intercepting existing built form i.e. the neighbour's substantial outbuilding range to not affect this neighbour's amenity.

16.49 Semi-detached Plots 7 & 8 would be positioned slightly further southward. Plot 7 (previously labelled as Plot 8 in the original permission) could still have the potential to affect this neighbouring property. Issues relating to overbearingness or light levels remain acceptable. Plot 7 would retain an upper floor side window on its east elevation to serve a bathroom and, again, whilst it would be expected that such a window would be obscured glazed for privacy reasons it is recognised that an absence of this could result in some harmful overlooking owing to the proximity to the mutual boundary. As such, it remains reasonable and necessary to re-impose a condition to ensure this window is fitted with obscure glazing and fixed shut to an appropriate height.

16.50 The angle of sight from the upper floor windows on the principal elevation of Plot 9 would remain acute and not harmful.

45 High Street

16.51 Plot 9 and to a lesser extent Plots 10 and 11 have the potential to affect this property. However, by not encroaching closer and remaining of the same two storey scale, these plots would not be adverse in terms of overbearingness, light levels and overlooking. As such it is considered that no significant harm would be caused to this neighbouring property.

49 High Street

16.52 Plots 9, 10 and 11 still have the potential to affect this property. Whilst the width of the terrace would be increased by some 1.4m, the block would remain two storey in scale and in the same position to avoid adverse overbearingness or loss of light. The separations would remain the same and acceptable. As such it is considered that no significant harm would be caused to this neighbouring property.

57 High Street

16.53 Plots 11 and 12 have the potential to affect this property. Although two storey in scale, the separation, positioning and levels are such that it would not be adverse in terms of overbearingness or affect light levels.

16.54 The upper floor rear windows of Plot 11, serving bedrooms, would be a similar circa 21m from the central part of the rear garden for this neighbouring property. There would also be an acute angle of sight, limiting a sense of overlooking and loss of privacy.

16.55 Plot 12 (and 13) are proposed to be repositioned slightly further southward, pushing the former slightly further away from this neighbouring property and increasing the already accepted separation of 30m from an upper floor side window of Plot 12.

16.56 As such it remains that no significant harm would be caused to this neighbouring property.

Rose Cottage

15.57 Plot 12 has the potential to affect this property. Plot 12 (and 13) are proposed to be repositioned slightly further southward, pushing the former slightly further away from this neighbouring property and increasing the already accepted separation of 36m from an upper floor north elevation window of Plot 12. As such it remains that no significant harm would be caused to this neighbouring property.

31 St Mary's Close

16.58 Plots 12 and 13 have the potential to affect this property, and to a lesser extent Plot 14. Whilst Plots 12 & 13 would be repositioned slightly further southward by some 1m and increased slightly in width, the rear wall separations to this neighbour's side elevation would remain the same at some 15.5m. Two storey scale and heights would remain comparable. The separation, positioning and levels are such that it would not be significantly adverse in terms of overbearingness or detrimentally affect light levels. This neighbouring property has an upper floor side window which was conditioned to be obscure glazed by the Inspector when allowed at appeal to "protect the living conditions of occupiers of neighbouring properties." To ensure this mutual relationship is maintained and respected through the development of the site and as a means of 'minimising general disturbance', it is considered reasonable and necessary to re-impose a condition to ensure that the upper floor west elevation windows for both plots are fitted with obscure glazing and fixed shut to an appropriate height. This has been indicated on the elevation plan submitted with this s73 application. Decking for these properties is no longer proposed.

16.59 Plot 14 is also proposed to be repositioned slightly further southward by some 1m, thereby increasing the already accepted 21m separation from the upper floor rear windows of Plot 14 to the principal elevation of this neighbouring property.

16.60 With a condition re-imposed, it is considered that these plots have been designed to minimise general disturbance and not result in significant harm to the amenity of this neighbouring property.

29 St Mary's Close

16.61 Plot 12, and to a lesser extent Plot 13, have the potential to affect this property. Owing to its far side semi-detached nature, it would not be overbearing or result in loss of light, nor loss of privacy, despite the slight re-positioning of these plots. With obscure glazed windows re-imposed by condition, any sense of overlooking or loss of privacy into some small parts of the rear garden of this property would be avoided. As such it is considered that no significant harm would be caused to this neighbouring property.

16b St Mary's Road

16.62 Plots 14, 15, 16, 17 and 18 have the potential to affect this property.

16.63 Owing to the slight repositioning of Plot 14, the rear wall of this plot would be separated from the side elevation of this neighbour by some 13m, slightly more than previously accepted. The two storey scale and heights would remain comparable. As assessed with the original permission, owing to scale and positioning there would likely be some winter morning overshadowing towards this neighbouring property, however this would not be significantly harmful to amenity, bearing in mind the separation. The separation, positioning and levels are such that it would not be significantly adverse in terms of overbearingness or detrimentally affect light levels.

16.64 Unlike 31 St Mary's Road, this neighbouring property does not feature an upper floor side window, although does have one at ground floor. Nonetheless, the relationship remains acceptable, with any perceived threats of loss of privacy or overlooking protected by existing and proposed boundary treatments. The angles of sight between slightly repositioned Plot 14 upper floor rear windows and windows on the principal elevation of this neighbouring property are such that there would be no significant loss of privacy.

16.65 The positions and footprints of Plots 15 and 16 are not proposed to change. As such, the rear wall of Plot 15 would remain separated from the side elevation of this neighbour by some 13m. The elevation drawings for Plots 15 & 16 indicate that the ridge heights would be increased by some 0.5m relative to the original permission to accommodate habitable space in the roofs. The increase in overall building heights is minor, with the houses remaining of the same comparable scale. Owing to scale and positioning, there would likely be some winter morning overshadowing towards this neighbouring property resulting from both Plot 15 and 16. However, even with the minor ridge height increase, this would still not be significantly harmful to amenity in terms of loss of light, bearing in mind the separation. The separation, positioning and levels are such that it would not be significantly adverse in terms of overbearingness or detrimentally affect light levels. The upper floor rear elevation windows of both plots, serving bedrooms, would remain some 14m from the more intimate parts of the rear garden for this neighbouring property; a separation that is not uncommon or uncharacteristic for a built-up area. The angles of sight between Plot 15 and even Plot 16 upper floor rear windows and windows on the rear elevation of this neighbouring property would be unchanged and result in no significant loss of privacy.

16.66 Plot 17, at the front, would remain akin to a 1.5 storey house in scale and nature and would still be wall-to-wall separated to this neighbouring property by some 16m at closest points. The separation, positioning and levels are such that it would not be significantly adverse in terms of overbearingness or detrimentally affect light levels. Owing to a modest amendment to the footprint of Plot 17, the dormer window on the front, serving a bedroom, would be set around 1.4m slightly further southward and further away from the rear windows of this neighbouring property. A separation of 19m was previous accepted and this would now exceed 20m. The mutual relationship and separations remain common for a built-up area and would not result in significantly harmful overlooking or loss of privacy.

16.67 Plot 18 is proposed to be repositioned slightly further eastward, thus slightly increasing the approved 21m wall-to-wall separation and also changing the angle of sight to this neighbouring property. The separation, positioning and levels are such that it would not be significantly adverse in terms of overbearingness or detrimentally affect light levels. The mutual relationship and separations are not uncommon or uncharacteristic for a built-up area and would not result in significantly harmful overlooking or loss of privacy.

16.68 As such it is considered that no significant harm would be caused to this neighbouring property.

16a St Mary's Road

16.69 Similarly, Plots 14, 15 and 16 also have the potential to affect this property. However, owing to its far side semi-detached nature, the effect would be less than 16b, the mutual relationship of which is considered acceptable.

16.70 The relationships between Plots 17 and 18 would be similar to those experienced towards 16b and, thus, similarly acceptable.

16.71 As such it is considered that no significant harm would be caused to this neighbouring property.

14 St Mary's Road

16.72 Plot 17 would continue to have the potential to affect this property. The positioning of this proposed dwelling would remain broadly forward and away from the rear elevation and garden of this neighbouring property. The modest increase in footprint would result in the two storey part of this new dwelling extending some 2.2m into the garden relative to the original permission. The extent of the rear of amended Plot 17 would align approximately with the side elevation/rear elevation corner of this neighbouring property and, whilst it would also have a marginally higher roof pitch, it would not present issues in terms of overbearingness or loss of light.

16.73 An upper floor window is still proposed on the west elevation, albeit re-positioned further towards the front of the house. It is considered reasonable and necessary to re-impose the condition to ensure this window would be obscured glazed and fixed shut to avoid overlooking and potential loss of privacy towards this neighbouring property. A raised platform to the rear of this plot would remain but be sited no closer to the neighbouring property relative to the extant permission. A condition restricting extensions to all decking/raised platforms throughout the scheme can also be re-imposed to safeguard amenity in and around the site.

16.74 As such, with a condition in place, it is considered that Plot 17 has been designed to minimise general disturbance and not result in significant harm to the amenity of this neighbouring property.

Proposed dwellings' mutual amenity

16.75 The scheme has continued to be designed to ensure that the impact of each new dwelling would minimise general disturbance and substantial harm to one another. Owing to the levels across the site, it is considered necessary to restrict the extent of decking/raised platforms and remove the ability for these to be extended under permitted development rights in order to preserve mutual neighbouring amenity.

16.76 On the whole and subject to conditions being imposed, the proposed minor amendments to the development would be designed to minimise general disturbance to residential amenity in accordance with Policy HE2 of the Local Plan.

Other matters

Housing land supply and tilted balance

- 16.77 At the time of determining the original permission the Council's position on housing land supply was that, owing to the emerging Dorset Council Local Plan reaching Regulation 18 stage, the requirement was to demonstrate a minimum of four years' supply of housing instead of a minimum of five years. However, as the latest East Dorset Housing Land Supply Report (April 2023) for the former district area of East Dorset had a published (January 2024) deliverable housing land supply figure of 3.9 years, the NPPF's tilted balance was engaged.
- 16.78 The Council's position on housing land supply has materially and quite significantly changed since the determination of the original permission.
- 16.79 Firstly, in making their decision in an appeal decision in Marnhull (Ref: APP/D1265/W/23/3323727), the Inspector considered that the most recently published Local Development Scheme (March 2024) ultimately indicated that the emerging Dorset Council Local Plan in its Regulation 18 form would not be submitted for examination by the anticipated cut-off date. As such, it was deemed by the Inspector that the current plan will not be progressed and that the 'new-style' emerging plan would have to go through all stages of the new plan-making process and would, in effect, be an entirely new plan. As no plan will be adopted before the end of the temporary arrangements, the Inspector considered that the need to demonstrate only a 4 year supply of housing land in the circumstances set out in paragraph 226 of the previous NPPF does not apply. Thus, the Council is required to demonstrate a 5-year supply of housing.
- 16.80 On 29 July 2024 the Council submitted a draft Annual Position Statement (APS) to the Planning Inspectorate. The Planning Inspectorate issued a report confirming Dorset Council's Annual Position Statement (APS) on 26 September 2024. The final published APS (which incorporates PINS recommendations) has since been published on the Council's website
- 16.81 The APS confirms that the whole of the Dorset Council area can demonstrate a housing land supply of 5.02 years. This figure covers the entire Dorset Council area and replaces all previous calculations for the former districts, including East Dorset. The Inspector's report states that Dorset Council are entitled to rely on this position until 31 October 2025.
- 16.82 The new NPPF was published in December 2024 (and subsequently minorly amended in February 2025). Whilst this new version removes provision for local authorities to produce an APS to confirm their housing land supply, paragraph 233 clearly states that, where a local planning authority has confirmed its housing land supply position for a year through a published APS that has been examined by the Planning Inspectorate against the previous version of the NPPF, this position will stand until the APS expires.
- 16.83 The Council can therefore demonstrate a 5-year housing land supply until 31 October 2025. In addition, Dorset Council benefits from a result of 106% in the 2023 Housing Delivery Test measurement (published December 2024), meaning that the two minimum criteria of footnote 8 of the NPPF are met. As such, the tilted balance under paragraph 11d of the NPPF is not engaged for this s73 application and full weight can be given to relevant policies in the development plan.

Flood risks

16.84 Flood Risk Assessments are required to accompany major applications and this was provided with the original application. As this time the Lead Local Flood Authority (LLFA) considered the FRA and Drainage Strategy, recognising that the site has low probability of fluvial flooding and very low predominant flood risk. Results from groundwater monitoring and infiltration testing on site are favourable for disposal of surface water runoff via infiltration and that the proposed disposal strategy for surface water runoff to be discharged via infiltration remains acceptable.

16.85 No changes to the previously approved drainage scheme are necessary or proposed in light of the minor changes to the scheme.

16.86 The underground storage tank and above-ground attenuation basin remain in the same positions as approved. As such, the amended scheme would ensure that, through the use of SUDS, flood risks would not increase as a result of the proposal, in accordance with Policy ME6 of the Local Plan.

Location and principle of development

16.87 Policy KS2 of the Christchurch and East Dorset Local Plan 2014 sets the Settlement Hierarchy for the plan area. The location, scale and distribution of development should conform with the settlement hierarchy. The policy sets six levels in the hierarchy, with Sixpenny Handley identified as a level 4 'Rural Service Centre' in the hierarchy. The policy states that this settlement type will be the main providers for rural areas where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.

16.88 Saved Policy CHASE6 in the East Dorset Local Plan 2002 is an allocated site policy for the application site, referred to as 'Land adjoining Back Lane'. The policy states that this site will be developed for housing.

16.89 The location, scale and distribution of development continues to conform with the settlement hierarchy. As such, the amended development still complies with the spatial strategy of the Local Plan and is an acceptable location for the proposed development.

16.90 The proposed development would continue to make a small contribution to Dorset Council's housing land supply.

Viability, affordable housing and CIL

16.91 For the original permission the Council accepted that a maximum viable off-site affordable housing provision had been demonstrated through a viability report and this was secured by the s106 agreement that can be carried forward for any s73 permissions.

16.92 The s106 agreement secures the following planning obligations:

- £44,547 for off-site affordable housing financial contribution.
- £9,809.45 for biodiversity compensation.

16.93 As such, it is maintained that the proposed development would comply with Policy LN3 of the Local Plan and paragraph 58 of the NPPF. The scheme remains CIL liable.

Planning balance

- 16.94 The Council's position on housing land supply has significantly changed since the determination of the original permission, whereby the Council have published a PINs-examined APS which confirms that Dorset Council can demonstrate a required 5-year housing land supply and a Housing Delivery Test measurement of 106% until at least 31 October 2025. Accordingly, the tilted balance under paragraph 11d of the NPPF is not engaged for this s73 application and full weight can be given to relevant policies in the development plan.
- 16.95 The proposed development would comprise an appropriate quantum and mix of housing on a site that is within the settlement envelope of Sixpenny Handley and has been allocated for residential development since the former 2002 Local Plan was adopted. The housing on site would contribute towards the housing supply delivery within the Dorset Council area.
- 16.96 The maximum viable provision of off-site affordable housing contribution would be secured via legal agreement. There would be economic benefits in the form of employment in the construction industry during the construction phase of the development. The additional population would also support the accessible local services and facilities and support the local economy.
- 16.97 The scheme would be sympathetically designed and would conserve and enhance the landscape and scenic beauty of the CCWWDNL. There would be no harm to heritage assets. The development would include SuDS and not cause flood risks. It would also not result in any severe impacts on highway safety and residential amenity would not be disturbed. An off-site financial contribution towards biodiversity compensation can continue to be secured by legal agreement.

17.0 Conclusion

- 17.1 As highlighted above, there are no significant or demonstrable adverse effects to indicate that the amended scheme should be refused. The amended scheme would continue to represent sustainable development in accordance with Policy KS1 of the Local Plan and NPPF when read as a whole.
- 17.2 The application complies with saved policy CHASE6 (as well as saved policies DES6 and DES11) from the East Dorset Local Plan (2002), Policies KS1, KS2, KS4, KS9, KS11, KS12, ME1, ME3, ME4, ME5, ME6, ME7, HE1, HE2, HE3, HE4, LN1, LN2 and LN3 of the Christchurch and East Dorset Part 1 Core Strategy (2014), as well as the AONB Management Plan and the NPPF as a whole.
- 17.3 The application is therefore recommended for approval subject to conditions (including the variation of condition 2 sought).

Conditions from the original permission to re-impose or re-word

1. Time period – needs to be re-imposed with date referring to the original planning permission decision date.
2. Plans list – needs to be re-imposed but updated with new plans that are subject to this s73 application.

3. Surface water management scheme - re-impose as development has been materially amended and this may necessitate changes to the surface water management scheme.
4. Surface water management scheme maintenance and management details – needs to be re-imposed.
5. Foul drainage - re-impose as development has been materially amended and this may necessitate changes to the foul drainage scheme.
6. Materials - needs to be re-imposed.
7. Arboricultural Method Statement - needs to be re-imposed.
8. Soft landscaping - needs to be re-imposed.
9. Hard landscaping - needs to be re-imposed.
10. Construction Traffic Management Plan - re-impose but as compliance condition as these details were approved as part of a discharge of conditions application issued on 30 December 2024 and would be acceptable for the amended development.
11. Vehicle crossing construction - needs to be re-imposed.
12. Access gradient - needs to be re-imposed.
13. Estate road construction - needs to be re-imposed.
14. Cycle parking - needs to be re-imposed.
15. EV charging points - needs to be re-imposed.
16. Lighting scheme - needs to be re-imposed.
17. BP - needs to be re-imposed.
18. Potential land contamination - needs to be re-imposed.
19. Drainage system area - needs to be re-imposed.
20. Footpath link - needs to be re-imposed.
21. 3m easement area PD rights - needs to be re-imposed.
22. Raised platforms/decking PD rights - needs to be re-imposed.
23. Obscure glazed windows PD rights - needs to be re-imposed.

18.0 Recommendation

Recommendation: Grant planning permission, subject to the same and amended conditions as per the original, extant permission:

1.The development hereby permitted shall be begun before 14/06/2027.

Reason: This condition is required by Section 73 of the Town and Country Planning Act 1990 because the time limit for implementation cannot be changed.

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

Location Plan and Proposed Block Plan – 2430 01A
Site Plan – Showing Proposed Changes - 2430 02C
Proposed Site Plan - 2430 03D
Plot 1 Proposed Floor Plans and Elevations – 2430 04B
Plot 2 Proposed Floor Plans and Elevations – 2430 05B
Plot 3 Proposed Floor Plans and Elevations – 2430 06B
Plot 4 Proposed Floor Plans and Elevations – 2430 07B
Plots 5 & 6 Proposed Floor Plans and Elevations – 2430 08A
Plot 7 & 8 Proposed Floor Plans and Elevations – 2430 09B
9, 10 & 11 Proposed Floor Plans and Elevations – 2430 10A
12 & 13 Proposed Floor Plans and Elevations – 2430 11B
Plot 14 Proposed Floor Plans and Elevations – 2430 12A
Plots 15 & 16 Proposed Floor Plans and Elevations – 2430 13A
Plot 17 Proposed Floor Plans and Elevations – 2430 14A
Plot 18 Proposed Floor Plans and Elevations – 2430 15A
Plot 19 Proposed Floor Plans and Elevations – 2430 16A
Plot 20 Proposed Floor Plans and Elevations – 2430 17A
Indicative Internal Streetscene - 2430 18
Indicative Internal Streetscene - 2430 19
Indicative Internal Streetscene - 2430 20
Indicative Internal Streetscene - 2430 21

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

3. Prior to the commencement of any development hereby approved a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, must have been submitted to and approved in writing by the Local Planning Authority. Thereafter, prior to first occupation of any dwelling hereby approved, the surface water scheme shall be fully implemented in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

4.Prior to the commencement of any development above damp course level details of maintenance and management of the surface water sustainable drainage scheme must have been submitted to and approved in writing by the Local Planning Authority. The scheme should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the development. Thereafter, the scheme shall be managed and maintained in accordance with the approved details.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

5. Prior to the commencement of any works on site, a detailed foul drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, prior to first occupation of any dwelling hereby approved, the development must be carried out in accordance with the approved details.

Reason: To prevent flood risks and effluent issues on and off the site.

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. Prior to the commencement of any development hereby approved a final detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of how the existing trees are to be protected and managed before, during and after development and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter accord with the approved Statement.

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

8. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years. If, within a period of 5 years from the date of planting, the tree or shrub (or any tree or shrub planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or shrub, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interest of visual amenity.

9. Prior to the commencement of any development hereby approved, above damp course level, full details of all hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where appropriate: proposed finished levels or contours, all boundary treatments/means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units, proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. The development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

10. The development must be carried out in accordance with the Construction Phase Traffic Management Plan, dated 27/08/2024, Traffic Management Plan, submitted 29/11/2024, and drawing number 1971 – P/FUL/2021/05768 0003.

Reason: In the interests of road safety.

11. Prior to first occupation of any dwelling hereby approved the first 15.00 metres of the vehicular access, measured from the nearside edge of the highway (excluding the vehicle crossing) must be laid out, constructed, and surfaced, to a specification which shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

12. Prior to first occupation of any dwelling hereby approved the first 5.00 metres of the access, access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: In the interests of highway safety.

13. Prior to first occupation of any dwelling hereby approved the access, geometric highway layout, turning and parking areas shown on drawing number 2430 03D must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety.

14. Prior to first occupation of any dwelling hereby approved the cycle parking facilities shown on drawing number 2430 03D shall be constructed. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

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

15. Prior to first occupation of any dwelling hereby approved the electric vehicle charging points for plug-in and other ultra-low emission vehicles and associated parking bays shown on drawing number 2430 03D have been installed on site as shown on the approved plans. Thereafter, the charging points and bays must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To promote the use of more sustainable transport modes.

16. No external lighting, including street lighting, shall be installed on site until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect the Dark Sky Reserve designation and characteristic of the Cranborne Chase & West Wiltshire Downs National Landscape (AONB), as well as to avoid nuisance to adjoining properties.

17. The Biodiversity Plan (BP) signed by the Council's Natural Environment Team on 09/03/2022 must be implemented in full in accordance with the specified timetable(s) in the

BP. Thereafter, the approved mitigation and enhancement measures shall be retained and maintained for the lifetime of the development.

Reason: To minimise impacts on biodiversity.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. Development must be suspended and a risk assessment carried out and submitted to the Local Planning Authority for approval in writing. Where unacceptable risks are found remediation and verification schemes must be submitted to and approved in writing by the Local Planning Authority. The approved remediation and verification schemes must be carried out before the development is resumed or continued.

Reason: To safeguard the living conditions of future and neighbouring occupiers and to protect the water environment and other sensitive receptors.

19. The surface water attenuation basin and soakaway area hereby approved as part of the development and as labelled on drawing number 2430 03D must at no point form part of the private residential curtilage or private amenity area of any dwelling hereby approved on site.

Reason: To ensure that the surface water drainage system remains on communal land for access and maintenance purposes.

20. The footway labelled as 'Link into adjoining footpath' on drawing number 2430 03D must be kept clear, maintained and made available to the public at all times for the lifetime of the development.

Reason: To ensure that the footway provides a link to adjoining public right of way E52/31 and Littlefield Lane to enable future occupiers to safely access local services and facilities via the High Street.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions, garages, sheds or other outbuildings permitted by Class A and E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed in the hatched area labelled '3m Easement from underground services' on drawing number 2430 03D.

Reason: To enable unrestricted access to maintain and repair the public foul sewer.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no additional raised platforms (including enlargements to raised platforms hereby approved as part of this permission) permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect neighbouring residential amenity and the character of the area.

23. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), prior to first occupation of each dwelling hereby approved and listed below the following windows must be permanently glazed with obscured glass of a minimum obscuration of level 5 and shall be non-opening unless the parts of the window which

can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Thereafter, all of the windows must be retained as such thereafter:

Plot 1 - upper floor east elevation windows (each serving a bathroom);

Plot 7 - upper floor east elevation window (serving a bathroom);

Plot 12 - all upper floor west elevation windows (serving a bedroom and a bathroom);

Plot 13 - all upper floor west elevation windows (serving a bedroom and a bathroom);

Plot 17 - upper floor west elevation window (serving a bathroom);

Reason: To protect neighbouring amenity and privacy.