

Application Number:	P/RES/2024/07321		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land At E 377825 N 113305 A357 Access To Woodlands Farm To Glue Hill Rolls Mill Sturminster Newton		
Proposal:	Erect 48 No. dwellings, form vehicular access, public open space and carry out ancillary works. (Reserved Matters application following the grant of Outline Planning Permission No. P/OUT/2021/02316 to determine appearance, landscaping, layout and scale).		
Applicant name:	AJC Developments (South) Ltd & Mr Gerald White		
Case Officer:	Alex Skidmore		
Ward Member(s):	Cllr Carole Jones		
Publicity expiry date:	18 April 2025	Officer site visit date:	14 January 2025
Decision due date:	24 March 2025	Ext(s) of time:	

1. Reason application is going to committee:

Due to concerns raised by Sturminster Newton Town Council, this application has been referred to the Northern Area Planning Committee in accordance with the Council's adopted Scheme of Delegation.

2. Summary of recommendation:

Approve subject to condition.

3. Reason for the recommendation:

- The location has previously been considered to be sustainable under the outline permission thereby establishing this to be an acceptable location for a development of this scale and nature.
- The access arrangements have previously been agreed as part of the outline consent.
- The design, appearance, scale and layout of the development respects the character of the area and is in all other regards considered to be acceptable visually.
- The proposal would allow future occupiers to have an acceptable level of amenity without causing any significant harm to the amenity of existing neighbouring properties.
- The proposal complies with the details and requirements of the outline consent, including the provisions of the planning obligations set out within the associated S106 agreement (i.e. provision of policy compliant affordable housing, provision of onsite public open space and equipped play area).
- There are no material considerations which would warrant refusal of this application.

4. Key planning issues

It should be noted that planning permission for the development of this site for up to 48 residential (Class C3) units has been granted under Outline application P/OUT/2021/02316. The Outline consent has already dealt with the matters of principle and established that this is a suitable site for a residential development of this scale and nature. The Outline permission also agreed the detailed matter of access. The only matters to be considered under this Reserved Matters application therefore are the outstanding reserved matters of layout, scale, appearance and landscaping.

Issue	Conclusion
Principle of development	The principle of development has previously been established for the construction of up to 48 dwellings on this site as part of the outline planning permission ref. P/OUT/2021/02316.
Scale	The scale of buildings would be a mix of two-storey and single storey dwellings, with the single storey dwellings positioned within the southern portion of the site where the land rises and is in accordance with the details agreed at outline stage.
Layout, character and appearance	The proposed layout does vary to the indicative layout provided as part of the outline application, however, the revised layout provides a suitable arrangement to the built form and public open space. The design, proposed material palette and general arrangement of the development is considered to respect the character of the area and to sit comfortably alongside existing development.
Landscaping and impact on trees	An acceptable landscaping scheme and tree protection details have been provided as part of this application. The landscaping scheme includes the provision of an acceptable level of public open space as well as significant new tree planting, including the provision of street trees where feasible and practicable. Overall the scheme should allow for an attractive scheme for future occupiers and to appropriately mitigate the proposal's impact on local landscape and character of the area.
Impact on the living conditions of the occupants and neighbouring properties	The scheme will allow for an acceptable level of amenity for future occupiers of the proposed dwellings whilst also ensuring the amenity of neighbouring properties is not unduly impacted.

Issue	Conclusion
Flood risk and drainage	The Lead Local Flood Authority is satisfied that it has been demonstrated that the development can be served by an acceptable drainage scheme that ensures that the development will not be at risk of flooding nor that it will give rise to any new or increased flood risk elsewhere.
Highway impacts, safety, access and parking	Traffic impact and details of access were agreed at outline stage, therefore only the internal arrangements of the development are to be considered as part of this application. The Highway Authority has raised no objection to the proposed internal layout and proposed parking provision, as such there are no highway related reasons to object to this application.
Impact on public rights of way	No objections raised by the Rights of Way Officer
Ecology	A revised Biodiversity Plan and LEMP (Landscape and Ecological Management Plan) have been provided which acceptably mitigates any ecological and biodiversity impacts of the development.

5. Description of site

The site is located in the countryside on the southwestern fringe of Sturminster Newton and is adjacent to the designated settlement boundary. It is approximately 2.6 hectares in area and lies to the south of the A357 and west of Glue Hill and forms part of the settlement of Sturminster Newton. The site comprises two agricultural fields bound by hedgerows which are interspersed with trees, with a hedgerow separating the two parcels of land north to south. The site is sloping and is raised up above the A357 and rises further across the site area from north to south, with an overall incline of approximately 10m across the entire site.

There is a public right of way (PRoW) that crosses the site. Footpath N53/46 runs northwest to southeast through the site close to the central field hedgerow and provides a link from the A357 to Hillcrest Close. The Council's mapping system shows a second PRoW, Footpath N53/47, as cutting across the southwestern corner of the site, however, this has been confirmed to be an error by the Council's Rights of Way Officer, instead the definitive route of this footpath is across adjacent land to the south.

The site context comprises residential development to the north, east and south/southeast, with planning permission granted (planning ref. P/FUL/2021/00824) for a scheme of 8 dwellings on land adjoining the northeast portion of the site. To the north/northwest lies an allocated / committed industrial estate (North Dorset Business Park) which has been partially built out and contains a number of businesses. To the west and south lies further agricultural land.

The main centre of Sturminster Newton lies to the north-east approximately 1.1km away and contains a range of everyday facilities including educational and childcare facilities, medical centre, supermarket and other town centre retail opportunities and services.

The site is situated approximately 60 metres to the west of a conservation area where there are numerous listed buildings, the site itself however is not subject to any specific landscape, heritage or other environmental designations.

The site is located in flood zone 1 and therefore has no theoretical risk of surface water flooding up to the 1 in 100 year rainfall event but has a small area of ponding on the east side of the site during the 1 in 1000 year rainfall event. Surface water flooding during the 1 in 30 year rainfall event has been modelled within the A357 near to the site.

6. Description of development

This application is seeking to agree the reserved matters of scale, layout, appearance and landscaping pursuant to outline permission P/OUT/2021/02316, which granted consent for a residential development of up to 48 dwellings with associated onsite public open space and play facilities and which also determined access details.

7. Background and relevant planning history

Application site:

2/1988/0862 - Decision: Granted 09/09/1988

Erect agricultural dwelling and garage, modify vehicular access.

2/2019/0589/MODPO - Decision: Granted 12/09/2019

Request to discharge all Planning Obligations of an Agreement dated 15 August 1988 made under the Town and Country Planning Act 1990, sect 106A which restricts the occupation of the dwelling to a person employed on and owning the whole agricultural holding known as Conways relating to Planning Permission 2/1988/0862.

P/OUT/2021/02316 - Decision: Granted 28/10/2022

Develop land by the erection of up to 48 No. dwellings, form vehicular access, public open space and carry out ancillary works. (Outline application to determine access).

P/NMA/2025/00142 - Decision: Granted 13/02/2025

Non-material amendment - to change the wording of Condition No. 18 to require the submission and approval of an updated Biodiversity Plan; to Outline Planning Permission No. P/OUT/2021/02316 (Develop land by the erection of up to 48 No. dwellings, form vehicular access, public open space and carry out ancillary works).

Adjacent site (adjoining to east):

P/FUL/2021/00824 - Decision: Granted 12/11/2021

Develop land by erection of 8no. dwellings, alter existing access and re-route drive to The Orchard

8. List of constraints

North Dorset Local Plan Part 1 (2011-2031): site is located outside but adjacent to defined settlement boundary

Sturminster Newton Conservation Area; approximately 60 metres east of site

Public Right of Way: Footpath N53/46 passes through site area

Within a Site of Special Scientific Interest (SSSI) impact risk zone

Scheduled Monument: Sturminster Castle (List Entry: 1002719.0) located 370 metres to east

Groundwater Flooding: Part of site is located within an area identified as being susceptible to groundwater flooding

Risk of Surface Water Flooding Extent 1 in 1000

Minerals Safeguarding Zone

9. Consultations

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

Consultees

Sturminster Newton Town Council – Object. We have concerns regarding the exit road from the estate, the safety of pedestrians and that the appearance of the buildings is not in keeping with the town.

Sturminster Newton Ward Cllr – No comments received

Highways – No objection.

Initial comments sought further information in relation to the submitted Travel Plan and raised concerns in relation to the estate road layout including the need for a 1.0m wide service margin along the northern side of the carriageway opposite plots 36 to 38, provision of traffic calming measures every 60m to keep vehicle speeds to 20mph or lower. They further requested a Stage 1 Road Safety Audit. Following the submission of further information, including a Stage 1 RSA and revised Travel Plan the Highway Authority confirmed that they had no objections to the proposed development.

Dorset Waste Team – Satisfied with the suggested waste collection route and bin collection points but requests confirmation that there will be sufficient room for a 26 tonne waste vehicle to manoeuvre around the site and that the road surface will be of an adequate specification to carry a vehicle of this weight.

Dorset Fire & Rescue Service – Raised no objections but commented that the development will need to be designed and built to meet current building regulations, and drew attention to the recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010 and recommendations to improve safety and reduce property loss in the event of fire.

Public Transport – Requested a contribution towards new bus stop poles and flags on the A357 close to the site access.

Rights of Way Officer – No objection, subject to condition/informative.

Noted that the route of N53/47 shown to be cutting across the site was an error on the digital definitive map. Advised that as the development will result in the irreversible obstruction of the PRow that passes through the site, the PRow will need to be diverted by legal order before the development begins.

Ramblers Association - We are disappointed that the footpath which runs across the site is to be diverted mainly on to estate roads but warmly welcome the S106 contribution towards improving nearby rights of way.

Lead Local Flood Authority (LLFA) – No objection, subject to conditions.

Identified that the site lies within Flood Zone 1 and that prevailing flood risk to the actual site is low but there is some predicted downstream surface and river flooding.

The LLFA's initial comments sought further information in relation to:

- The new surface water connection proposed;
- Groundwater monitoring for the proposed soakaways;
- Shared soakaways in privately owned parts of the site;
- Provision of an exceedance plan to demonstrate that flooding will be directed away from property.

Following receipt of further information provided by the applicant, the LLFA has confirmed that the necessary detail to substantiate the proposed Surface Water Strategy and that the development can be served by an acceptable drainage scheme to safeguard against any new or increased flood risk either to the proposed development or elsewhere. They therefore have no objection subject to condition.

Dorset Police Architectural Liaison Officer – No comments received

Housing Enabling Team – No objection.

Acknowledged that the affordable housing provision at 40% was policy compliant. Initially requested further consideration of the house sizes and tenure types in order to better meet the housing needs of Sturminster Newton and also queried the positioning of the affordable units and whether they could be spaced more evenly through the development. Latterly accepted a revised housing schedule / layout plan submitted by the applicant in response to the officer's initial concerns.

Economic Development and Tourism – No objection

Minerals & Waste Policy – No comments received

Tree Officer – No objection. Is satisfied with the root protection measures, proposed crown lifting to a number of existing trees and provision of extensive additional tree planting proposed as part of the scheme.

Environmental Protection – No comment

Building Control North Team – No comments received

CIL / S106 Officer – Subject to this reserved matters application being determined in line with the S106 agreement that formed part of the approved outline consent I have no further comments.

Wessex Water – No comments received

Public Health Dorset – Expressed some concerns around safety of pedestrian and cycle access across the A357 and how this might impact the perceived opportunity to travel actively and recommended that this be considered further.

Natural Environment Team – No objection. Confirmed that the findings and mitigation measures set out within the Biodiversity Plan and Landscape and Ecological Plan (LEMP) are acceptable.

Representations received

Total - objections	Total - No objections	Total - comments
20	1	21

Summary of comments of objections:

Principle

- This housing is not needed, there is already more housing planned in the town.
- The development is in conflict with the Neighbourhood Plan which seeks to protect rural settlements including Newton and Glue Hill.
- It is outside the settlement boundaries.
- Newton was never supposed to take new development.
- The Neighbourhood Plan was formulated with the additional housing needs of the area in mind, to help protect rural settlements and to keep them in a manner for future generations to enjoy. This development is contrary to these aspirations.
- The site is poorly connected to the main built up area of the town.
- The Outline permission was undemocratic (a delegated decision by officers).
- Questions the legalities of this application and right of planning law/legislation to override individuals rights / interests.
- Questioning the methodology used to determine housing need and that other factors that impact on supply and demand are not considered.
- The planning contributions could be interpreted as bribery
- Negative impact on local services which are already struggling
- There must be at least 25% affordable
- Loss of productive agricultural land

Character and appearance:

- This high density scheme is at odds with the character of the area.
- The density and exterior appearance of the proposed dwellings is uncharacteristic of Newton which is dominated by stone frontages and thatch.
- The visual prominence of the site makes it unsuitable for development.
- The introduction of street lighting will impact the night environment and night sky

Amenity

- The entrance is opposite Newton Gate, and will cause extra glare to Newton Gate properties from headlights at night.
- Concerned the future dwellings could be prone to subsidence due to geology and drainage concerns.

Flooding impact:

- The A357 at the bottom of the proposed development frequently floods with runoff from the fields, which also impacts residents of Barton Close and Hillcrest Close. Building 48 dwellings will make this situation more frequent and severe.
- The position of the access, which is opposite neighbouring development, could lead to increased flood risk to these properties.
- The original site survey (percolation tests) are flawed and should be carried out again.
- There is a sewer line that crosses the site, has this been considered?

Highway impact:

- Lead to increased traffic through Newton and the town which are already coping with excessive through traffic including HGVs.
- Safety concerns in respect of the access, the A357 is a fast road despite speed limits.
- The submission does not show how safe pedestrian / cycle access from the site to the town can be achieved, leading to excessive car use.
- The pavements that connect the site to Sturminster Newton are very narrow and unsafe to walk along and cannot accommodate prams or wheelchairs.
- There is insufficient parking provision to meet demand and will likely result in additional parking on the local road network which is already at capacity.
- The right of way needs to be resurfaced from Gypsy Drove to Dirty Gate so that it can be utilised by all.
- The public open space is by the road which is not safe

Impact on ecology:

- It will have a harmful impact on wildlife through the destruction of hedgerows and open pasture and introduction of lighting
- The extra noise, lighting and disturbance will harm wildlife.

Summary of comments of support:

- Development is needed, there is a massive shortage of housing in and around Sturminster Newton.

10. 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.

11. Relevant policies

Sturminster Newton Neighbourhood Plan 2016-2031 made March 2019

Policy 1 Design and character of buildings and their settings

Policy 2 Important views and landscape sensitivity

Policy 6 Trees in the landscape

Policy 7 Housing numbers and locations

Policy 8 Settlement boundary revision

Policy 9 Housing types

Policy 11 Open space and recreation provision and standards in new housing developments

Policy 12 Delivering a safe and convenient travel network

Policy 14 Rural recreational trails

Policy 36 Protecting Rural Settlements' character: Newton, Glue Hill and Broad Oak

Policy 37 Rural areas countryside character

North Dorset Local Plan Part 1:

Policy 1: Presumption in favour of sustainable development

Policy 2: Core Spatial Strategy

Policy 3: Climate Change

Policy 4: The Natural Environment

Policy 5: The Historic Environment

Policy 6: Housing Distribution

Policy 7: Delivering Homes

Policy 8: Affordable Housing

Policy 11: The Economy

Policy 13: Grey Infrastructure

Policy 14: Social Infrastructure

Policy 15: Green Infrastructure

Policy 19: Sturminster Newton

Policy 20: The Countryside

Policy 23: Parking

Policy 24: Design

Policy 25: Amenity

Material considerations

Emerging local plans:

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

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 plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable 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 specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 2 – Achieving sustainable development
- Section 4 – Decision making
- Section 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong, competitive economy
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment
- Section 17 – Facilitating the sustainable use of minerals

Other material considerations

National Planning Practice Guidance

Sturminster Newton Town Design Statement SPD (2008)

National Character Areas (NCA) Profile: 133 Blackmore Vale and Vale of Wardour (NE539)

Local Development Framework: North Dorset Landscape Character Assessment (as amended) (2008)

North Dorset Strategic Landscape and Heritage Study (October 2019)

National Design Guide (January 2021)

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

12. 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. 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.

The proposed development is considered to be in a sustainable location that affords reasonable levels of accessibility to locally available facilities, services and public transport, as established through the grant of Outline permission P/OUT/2021/02316). The development will provide 48 dwellings, of which 40% are to be affordable homes, along with onsite open space and play facilities. A range of further obligations and contributions have been secured by legal agreement as part of the Outline consent to ensure the future needs of the occupiers of this development will be met without disadvantage to existing local residents.

Officers have considered the requirement of the duty, and it is considered that the proposal would not give rise to specific impacts on persons with protected characteristics.

14. Financial benefits

A Section 106 Agreement was completed for the outline permission, securing the following obligations and contributions:

- 40% affordable housing (of which 70% to be affordable rent and 30% to be shared ownership)
- £308 per dwelling contribution towards the provision of new or enhanced allotment provision
- £2,006 per dwelling towards leisure and indoor sports facilities
- + commuted sum
- £967 per dwelling towards destination play facilities (i.e. children’s play equipment, outdoor teenage/adult gym and cycle jumps/BMX track
- £359 per dwelling towards the maintenance of destination play facilities
- £80 per dwelling towards provision of NHS primary care services
- £6,094 per qualifying dwelling towards meeting additional educational needs
- £1,318 per dwelling towards the provision of or improvements to formal outdoor sports facilities
- £128 per dwelling towards the future maintenance of formal outdoor sports facilities
- Provision of an onsite LAP (local area of play) and its ongoing maintenance

- £75 per dwelling towards library services in Sturminster Newton
- Provision of onsite public open space and its ongoing maintenance
- £1,640 per dwelling towards local Rights of Way improvements

15. Environmental Implications

In May 2019, Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning process will secure carbon footprint reductions in new developments.

The application was accompanied by a Sustainability Statement outlining a fabric first approach to minimise energy use, the development will deploy either air / ground source heat pumps and / or solar panels, EV charging points and natural ventilation to aid energy efficiency.

The development would result in change to the nature of the site with increased vehicle movement, domestic noise and general activity. However, the site is located in a sustainable location that has access to public transport and is within walking distance of the town centre and most key day to day services and facilities. The scheme is subject to a Travel Plan and there is a requirement for cycle parking to encourage future occupiers to consider sustainable forms of travel whenever possible. The proposal will not lead to any significant air quality, noise or other amenity impacts.

It is considered that there is sufficient scope within the proposed development to incorporate a wide range of sustainability measures in the interests of reducing the impact of the development on the environment.

16. Planning Assessment

The application site is a greenfield site comprising two agricultural fields that are located outside but adjacent to the defined settlement boundary of Sturminster Newton.

The principle of residential development on this site, including matters of access, have already been established and approved as part of extant planning permission P/OUT/2021/02316 in October 2022. The permission gave consent for a residential scheme of up to 48 dwellings, the formation of a new access leading on to the A357 and provision of onsite open space and play facilities.

The outline application included a S106 agreement which secured a range of obligations and financial contributions, as detailed in Section 14 of this report above, to mitigate and make the development acceptable as a matter of principle. In brief, these obligations include the provision of 40% affordable housing, informal open space and a LAP (Local Area of Play) on site, and financial contributions towards leisure and sports facilities, allotment provision, NHS primary care services, education provision, library service and local Rights of Way improvements.

The current application is seeking to agree reserved matters of layout, scale, appearance and landscaping.

Scale and layout

As previously noted the application site comprises two parcels of agricultural land that rises up from the A357 to the southern end of the site by approximately 10m overall. Whilst the site is relatively well screened by established vegetation from close to views from the A357, the topography of the site means that its southern portion has a degree of prominence within more

distant views when approaching from a westerly direction. In view of this sensitivity maximum building heights for the dwellings were established as part of the outline permission, with only single storey dwellings to be permitted at the southern, more exposed end of the site, with two-storey dwellings permitted within the northern portion where the land drops towards the A357. The submitted scheme conforms to these parameters.

Concerns have been raised locally regarding the number of dwellings and overall density of the scheme being out of character with the area. The number of dwellings, i.e. 48 units, was accepted as part of the outline permission and results in a density of approximately 18.5 units per hectare, which is generally accepted to be a relatively low-density scheme. Paragraph 129-130 of the NPPF sets out a need to make efficient use of land, optimising the use of land, whilst taking into account viability, the prevailing character and setting of the area and the importance of achieving well-design, attractive and healthy places. In this instance, a density of 18.5 units per hectare is considered to respect this edge of settlement location. The relatively low density combined with the scheme's layout, low building heights at the higher southern end of the site, the setting back of any built form from the A357 behind an area of landscaped public open space and the accompanying comprehensive and robust planting scheme (discussed later in this report), ensures the scheme sensitively addresses the transitional rural/developed nature of its location. As such the proposed development is considered to balance the need make efficient use of land whilst respecting the character of the area.

The level of public open space and landscaped areas being provided is considered to be proportionate and appropriate considering the scale of the development and the nature and context of the site. In accordance with the S106 agreement a LAP (local area of play) is to be provided within the site. The applicant has confirmed an intention for this to be within the area of open space at the northern end of the site which is generally considered to be acceptable from an amenity point of view whilst allowing a reasonable level of oversight by surrounding houses. The details and layout of the LAP have yet to be provided, as such a condition is proposed to allow this information to be provided and agreed at a later time.

The dwellings are predominantly either semi-detached or detached, with a single terrace of three units towards the middle of the site. They are each served by a private garden and their layout, design and juxtaposition with neighbouring dwellings ensure that future occupiers of the proposed dwellings will have a good level of amenity without compromising that of existing neighbouring properties.

The position and layout of the access was fixed at outline stage and is not therefore under review as part of the current application.

The layout of the roads reflects that indicated at outline stage and following the submission of further information including a Stage 1 Road Safety Assessment, the Highway Authority has confirmed that they are satisfied with proposed layout. Dorset Waste Team sought confirmation that a 26 tonne waste lorry would be able to manoeuvre around the development, this information has been provided within the submitted Transport Assessment. The scheme incorporates 10 visitor spaces which have been well spaced throughout the development, along with 96 allocated parking spaces, which are mostly on drive with the exception of a small parking court serving plots 7-9 towards the southeast of the site, with an overall level of parking equating to 2.2 spaces per dwelling. Some local concerns were raised that the development would lead to the displacement of parked vehicles on to surrounding roads where on-street parking is already strained, however, the Highway Authority is satisfied with the levels of parking being provided, which generally accords with the Council's parking standards, and there is no evidence to support the view that the development would exacerbate an existing onstreet parking issues that could result in any new highway safety concerns.

Appearance

Some local concerns have been raised that the appearance and material choices are out of keeping with the area with particular reference made to the nearby conservation area.

The proposed dwellings are to be a mix of two-storey and single storey dwellings as previously described, and to be constructed from a mixed materials pallet including brick and flint, brick, painted brick, render, tiles and slate. Care has been taken over the general design and material choice to ensure the appearance of the buildings reflect the local vernacular.

The site is located on the western edge of Newton and approximately 60m to the west of the designated conservation area. The site itself is not subject to any landscape or heritage designations. Due to the position and intervening distance of the site to the conservation area the proposed development is not considered to impact on the character and setting of the conservation area.

The design and appearance of the proposed dwellings in any case make clear reference to existing built form within the local area both in terms of form, design and material pallet. In particular plots no's 36-38, which face towards the area of open space and the A357 beyond and will be some of the most visually prominent when viewed from the A357, clearly echo the character and materials of the dwellings located on the opposite side of the main road, including that of Newton Gate.

Overall the design of the houses are considered to be of an acceptable quality that respects the character of the area.

Landscaping

The application is supported by a tree protection scheme and proposed landscaping scheme. These proposals include the retention of the existing field hedgerows around the outer perimeter of the site and as many of the existing trees as possible, including those growing along the roadside frontage.

An amended landscaping scheme has been provided during the course of the application in response to initial concerns relating to some of the proposed tree species and their proximity to built form as well as the need to consider the provision of street trees. This revised landscaping scheme is now considered to be acceptable in these regards.

As identified earlier in this report the site inclines from north to south. Given this topography and the position of the site at the edge of the settlement the southern portion of the site has a degree of prominence in wider views from the west, such as when approaching Sturminster Newton along the A357. To take account of this sensitivity the landscaping scheme includes a landscaped buffer along the west and southeast boundaries of the site which includes retention of the existing field hedgerows and the provision of substantive new tree planting. Additional new tree planting will also be provided along the eastern boundary and within the areas of open space, with street tree planting provided where possible.

Overall this scheme is considered to be a well thought through scheme, that will provide robust mitigation in terms of the scheme's impact on this western edge of Newton and its presence within the aforementioned views and wider landscape.

Other matters

Affordable housing – the development will deliver 40% affordable housing (70% affordable rent / 30% shared ownership), as secured at the time of the outline permission. Details of the affordable housing, including size, tenure and distribution were provided on request during the course of the application. Some initial concerns were raised by the Housing Enabling (HE) Officer in relation to these details which the applicant has sought to address and the HE Officer has confirmed that they are now satisfied with the revised schedule of accommodation and its

distribution within the site. It can also be noted that the floor space of the dwellings exceed the Nationally Described Space Standards. On this basis the scheme can be considered to be compliant with NDLP Policy 8 (affordable housing) and to be making a positive contribution to meeting the housing needs of Sturminster Newton.

Ecology – Details of ecology and biodiversity were fully considered at the time of the Outline sent with a Biodiversity Plan (BP) and Landscape and Ecological Management Plan (LEMP) secured by condition as part of that permission. For technical reasons resulting from the proposed layout provided as part of this reserved matters application these matters have needed to be revisited as part of the current application. An Ecology Update note and revised BP and LEMP have been provided in support of this application which the Natural Environment Officer has found to be acceptable. On the basis of these details, it is accepted that the proposed development will not result in harm to any protected species and will lead to overall biodiversity enhancement of the site.

Public Rights of Way (PROW) – A PROW (footpath N53/46) crosses the site leading from A357 in the northeast corner of the site to Hillcrest Close in the southeast corner and currently roughly follows the existing hedgerow that runs north to south through the centre of the site area. The precise route of this PROW through the site will need to be revised as a result of this development, with a diversion order agreed prior to the development commencing. The Council's Countryside Ranger has not objected to the principle of this subject to the correct procedures being followed to address this matter, as set out in detail in their comments.

Further to this, the points of access from Hillcrest Close and the A357 currently include field gateways as well as stiles. The existing stiles are awkward and difficult to use except for the most agile and the field gateways will no longer be required as part of this scheme and it is anticipated the gateways are blocked up and the stiles improved and made more accessible. This matter has been raised with the applicant however they would prefer for these details to be agreed at a later time. A condition is therefore proposed to address these matters.

Flooding and drainage – The site is located in flood zone 1, the lowest risk of fluvial flooding, and the risk of surface water flooding is low, except for a small area on the east side of the site that has a slightly higher risk of surface water flooding (1 in 1000 year rainfall event). Surface water flooding within the A357 close to the site has been modelled at the 1 in 30 year rainfall event. A drainage strategy has been provided in support of this application, prioritising sustainable drainage techniques. The Lead Local Flood Authority (LLFA) initially raised some concerns in respect of some the design aspects of the drainage strategy however upon receipt of further information from the applicant the LLFA has now confirmed that they are satisfied that the details provided demonstrate that an acceptable drainage scheme can be achieved. On this basis it is accepted that the development will not be at risk of flooding and nor will it give rise to any new or increased flood risk elsewhere.

Summary

Through the granting of the Outline consent (ref. P/OUT/2021/02316) the principle of constructing 48 dwellings on this site, along with details of access leading on to the A357, have been accepted. The Outline consent also secured a range of planning obligations and infrastructure necessary to meet the future needs of the occupiers of this development.

The current reserved matters application seeks only to agree the outstanding matters of layout, scale, landscaping and appearance. Since the current application was first submitted, the applicant has worked with Officers and positively responded to concerns raised during the course of the application. The resulting revised details of layout, scale, appearance and landscaping are considered to be acceptable, and to respect the character of the local area and appropriately mitigate its impact on this edge of settlement location. All technical matters have been satisfactorily addressed. Therefore, subject to the conditions outlined below, the proposed

development is considered to accord with the aims of the Development Plan and National Planning Policy Framework and is recommended for approval.

Recommendation

Grant, subject to the following conditions:

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

LP.01 A Location Plan; ESP.01 Existing Site Plan; AHL.01 B Affordable Housing Layout; SL.01 B Site Layout; CSL.01 B Coloured Site Layout; CSE.01 B Coloured Street Elevations; SE.01 B Street Elevations; DML.01 B Dwelling Materials Layout; BML.01 C Boundary Materials Layout; PSL.01 A Parking Strategy Layout; RSL.01 A Refuse Strategy Layout; CP-1.pe A Car Port 1 (Plots 36-37) Floor Plan & Elevations; CP-2.pe A Car Port 1 (Plot 38) Floor Plan & Elevations; ESS.pe A Electricity Sub-Station Floor Plan & Elevations; SH.01-1.pe A Garden Shed 1.8m x 2.4m Floor Plan & Elevations; SH.01-E.pe A Garden Shed 2m x 3m Floor Plan & Elevations; HT.3BW-A.p A Plots 1, 26 (House Type 3BW-A) Floor Plans; HT.3BW-A-2.e A Plot 1 (House Type 3BW-A) Elevations - Painted Brick; P.2-3.e A Plots 2-3 (House Types 2BH) Floor Plans; P.2-3.e A Plots 2-3 (House Types 2BH) Elevations; P.4-5.p A Plots 4-5 (House Types 2BH) Floor Plans; P.4-5.e A Plots 4-5 (House Types 2BH) Elevations; P.6-7.p A Plots 6-7 (House Types 2BH) Floor Plans; P.6-7.e A Plots 6-7 (House Types 2BH) Elevations; HT.2BB(2blk).p A Plots 8-9 (House Type 2BB - 2 Block) Floor Plans; HT.2BB(2blk).e A Plots 8-9 (House Type 2BB - 2 Block) Elevations; HT.3BB.p A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Floor Plans; HT.3BB-1.e A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Elevations – Brick; HT.2BBW-A.p A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Floor Plans; HT.2BBW-A.e A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Elevations – Render; HT.2BBW-B.p A Plots 14-15 (House Type 2BBW-B) Floor Plans; HT.2BBW-B.e A Plot 17 (House Type 2BBW-B) Elevations – Brick; HT.2BBW-A(2blk).p A Plots 20-21 (House Type 2BBW-A - 2 Block) Floor Plans; HT.2BBW-A(2blk).e A Plots 20-21 (House Type 2BBW-A - 2 Block) Elevations; HT.3BB-2.e A Plot 22 (House Type 3BB) Elevations – Render; HT.2BBW-A.2.e A Plot 23 (House Type 2BBW-A) Elevations – Brick; HT.2BH(3blk).p A Plots 28-30 (House Type 2BH - 3 Block) Floor Plans; HT.2BH(3blk).e A Plots 28-30 (House Type 2BH - 3 Block) Elevations; P.31-32.p A Plots 31-32 (House Types 2BH) Floor Plans; P.31-32.e A Plots 31-32 (House Types 2BH) Elevations; P.33-34.p A Plots 33-34 (House Types 3BH) Floor Plans; P.33-34.e A Plots 33-34 (House Types 3BH) Elevations; HT.4BW-A1.p A Plot 35 (House Type 4BW-A Option 1) Floor Plans; HT.4BW-A2.p A Plots 36, 38 (House Type 4BW-A Option 2) Floor Plans; HT.4BW-A2.e A Plots 36, 38 (House Type 4BW-A) Elevations - Brick & Flint; HT.3BW-C.p A Plot 37 (House Type 3BW-C) Floor Plans; HT.3BW-C.e A Plot 37 (House Type 3BW-C) Elevations; P.39-40.p A Plots 39-40 (House Types 3BH) Floor Plans; P.39-40.e A Plots 39-40 (House Types 3BH) Elevations; HT.3BH(2blk).p A Plot 41-42 (House Type 3BH - 2 Block) Floor Plans; HT.3BH(2blk).e A Plot 41-42 (House Type 3BH - 2 Block) Elevations; HT.4BW-C.p A Plot 43 (House Type 4BW-C) Floor Plans; HT.4BW-C.e A Plot 43 (House Type 4BW-C) Elevations; P.45-56.p A Plots 45-46 (House Types 2BH/3BH) Floor Plans; P.45-56.e A Plots 45-46 (House Types 2BH/3BH) Elevations; P.47-48.e A Plots 47-48 (House Types 3BH) Elevations; P.47-48.p A Plots 47-48 (House Types 3BH) Floor Plans; HT.3BW-A-1.e B House Type 3BW-A Elevations Brick; HT.3BW-B.e B House Type 3BW-B Elevations; HT.3BW-B.p B House Type 3BW-B Floor Plans; HT.4BW-A1.e B House Type 4BW-A Elevations Brick;

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

2. Prior to development above dampproof course level, samples of materials to be used in the construction and finish of the buildings shall be made available on site and retained in that location for inspection by the Local Planning Authority. Any such samples shall be approved in writing by the Local Planning Authority and thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To safeguard the visual amenity of the locality.

3. Prior to the construction or installation of any boundary walls, samples of the materials to be used for the walls must be submitted to and approved in writing by the Local Planning Authority. Prior to the construction or installation of any boundary fences or railings, visual details of the fences and railings must also be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area.

4. All hard and soft landscape works must be carried out in accordance with the approved drawings number 566-1-R5, 566-2-R2, 566-3-R2 and 566-4-R2 received 17/03/2025 and 566-5 received 11/03/2025. The soft landscaping works detailed on the same approved drawings must be carried out in full during the first planting season (November to March) following commencement of the development. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 10 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

5. Where surface water drainage infrastructure is located within private property the following requirement applies. Prior to occupation of the development, evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.

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

6. The development hereby approved shall be completed in accordance with the submitted Biodiversity Plan (BP) prepared by GE Consulting (signed and dated 05/03/25).

Reason: To mitigate impacts on ecology and provide enhancements biodiversity

7. Prior to the implementation of the approved landscaping scheme, the existing field gateways leading onto the A357 and Hillcrest Close shall be stopped up in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and permanently maintained in accordance with such details.

Reason: In the interests of highway safety and visual amenity.

8. Prior to the implementation of the approved landscaping scheme, details of replacement stiles serving Public Rights of Way N53/46 at the point of egress on to the A357 and Hillcrest Close shall be submitted to and approved in writing by the Local Planning Authority. The new stiles shall be designed to allow for improved accessibility for users of this Right of Way. The agreed details shall thereafter be fully implemented.

Reason: In the interests of the amenity and improved accessibility for users of the public right of way.

9. Prior to the first use or occupation of the development hereby permitted details of the Local Area of Play (LAP), to include its position, layout and details of the specific play equipment to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and be available for use prior to first occupation of the development.

Reason: In the interests of the amenities of the future occupiers of the development.