

Application Number:	P/VOC/2025/07020
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Quarterjack Park Development Leigh Road Wimborne Minster BH21 2DA
Proposal:	Variation of Condition 1 of application 3/19/2426/RM (approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to revise the landscaping and drainage (resubmission of previously refused and withdrawn applications)
Applicant name:	Rachel Ballam, Barratt David Wilson Ltd
Case Officer:	Naomi Shinkins
Ward Member(s):	Cllr Atwal and Cllr Todd

1. Reason application is going to committee:

Officer recommendation is contrary to Wimborne Town Council response.

2. Summary of recommendation:

GRANT planning permission subject to the conditions listed at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable
Scale, design, impact on character and appearance	Acceptable
Impact on the living conditions of the occupants and neighbouring properties	Acceptable
Flood risk and drainage	Acceptable
Impact on trees	Acceptable
Biodiversity	Acceptable

Issue	Conclusion
Environmental Implications	Acceptable

4. Description of site

- 4.1 This application site comprises a significant proportion of the Local Plan Allocation Site WMC8 (South of Leigh Road New Neighbourhood and Sports Village, Wimborne). The Application Site is also a significant proportion, but not all, of the site granted Outline consent (Application Reference 3/15/0789/COU) on 5 January 2018.
- 4.2 The application site was granted reserved matters approval in January 2019 under PA 3/18/2262/RM. The approved scheme is now built and mostly occupied. However, the main local area for play (LAP) landscaped area to the southwest, which forms part of the VOC application, is still under construction where drainage matters are unresolved and the sustainable urban drainage system (SuDS) area is still under construction.

5. Description of development

- 5.1 This application is to vary conditions related to landscaping of PA 3/18/2262/RM for changes that include the addition of SuDS features (one to the north and one to the southwest) and a change of tree species.
- 5.2 Site and landscaping plans are amended in line with the changes as follows:
- SuDS drainage pond added to the north opposite the care home.
 - SuDS drainage pond added to the southwest of phase 1, that will connect to phase 2 SuDS drainage.
 - Amend tree species where all Quercus Robur (oak) trees are replaced with Zelkova Serrata Fastigiata.
- 5.3 The change to drainage is to serve as surface water overrun for the Phase 1 development to mitigate localised flooding in peak storm events. The change to tree species is proposed because the developer is unable to source the oak trees due to processionary moth. The replacement species has been chosen on advice from Dorset Council to previous elements of the scheme.
- 5.4 This application is submitted to regularise the above changes that have already taken place. This application is submitted in place of previously submitted applications noted in the site history below, which were refused and withdrawn:

P/VOC/2024/03869 - Decision: REF - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved P/A 3/18/2262/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 including changes to drainage and tree species.

P/VOC/2025/03341- Decision: WITHDRAWN - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved PA 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 to include an additional drainage pond to the north of the development.

6. Background and relevant planning history

- 6.1 As noted previously, this application site comprises a significant proportion of the Local Plan Allocation Site WMC8 (South of Leigh Road New Neighbourhood and Sports Village, Wimborne). There has been a long history of applications submitted since the original permission outline consent (application reference 3/15/0789/COU, granted on 5 January 2018) as follows:

3/15/0789/COU - Decision: GRA - Decision Date: 05/01/2018

Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.

3/18/2262/RM - Decision: GRA - Decision Date: 23/01/2019

Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm, Leigh Road, Wimborne, Dorset, BH21 2DA.

3/18/3305/FUL - Decision: GRA - Decision Date: 22/12/2020

A hybrid application comprising:

1) An outline application for the erection of 174 dwellings, with all matters reserved save for means of access.

2) A full planning application for the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure.

3/19/0820/CONDR - Decision: REF - Decision Date: 22/10/2019

Variation of condition 2 of application 3/18/2262/RM to substitute drawings originally approved for revised drawings that seek to amend the proposed house types for plots 29, 30, 31, 41, 42 and 43. The application also proposes to separate plots 29 and 30 so that plot 29 is now detached and plot 30 and 31 form a pair of semi-detached properties. Plot 41 and 42 will also form a pair of semi-detached properties, so that plot 43 is now detached.

3/19/1577/NMA - Decision: REF - Decision Date: 22/10/2019

Non material amendment to P/A 3/18/2262/RM to substitute 11no. Ashurst House types with the Archford House types.

3/19/2132/NMA - Decision: REF - Decision Date: 25/10/2019

Non material amendment to P/A 3/18/2262/RM to amend the proposed house types for Plots 29, 30, 31, 41, 42 and 43

3/19/2426/RM - Decision: GRA - Decision Date: 05/03/2020

Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings.

3/20/0496/NMA - Decision: GRA - Decision Date: 17/06/2020

Non material amendment to 3/19/2426/RM to amend visitor parking bays material- tarmac instead of block paving

3/21/0338/CONDR - Decision: GRA - Decision Date: 20/05/2021

Application to Vary Condition 6 of Approved P/A 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.) To regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site

3/21/0840/FUL - Decision: GRA - Decision Date: 08/02/2022

Erect 66 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack Park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 9 units (description amended 21 Sept 2021 as per revised plans submitted)

3/21/1566/RM - Decision: GRA - Decision Date: 31/03/2023

Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas

3/21/1593/NMA - Decision: GRA - Decision Date: 19/05/2023

Non material amendment to approved P/A 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning

application 3/15/0789/COU for residential development of 305 dwellings) relating to the parking and pavements on the southern boundary of phase 1 to facilitate and improve the interface with phase 2.

P/VOC/2021/05473 - Decision: GRA - Decision Date: 08/07/2022

Vary condition 6 of PA 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace) / condition 5 3/21/0338/CONDR of PA (Application to Vary Condition 6 of Approved P/A 3/15/0789/COU to regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site) to amend wording to temporary priority junction.

P/FUL/2022/03200 - Decision: GRA - Decision Date: 22/07/2022

Widen SANG Access Road to comply with Highway Authority adoption standards.

P/NMA/2023/01668 - Decision: GRA - Decision Date: 21/04/2023

Non material amendment to 3/21/0840/FUL (Erect 66 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack Park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 9 units description amended 21 Sept 2021 as per revised plans submitted) to remove sections of the footpath arrangement to plots 239-238, 204-196, 306, 173-163, 307, 309-310

P/NMA/2023/02860 - Decision: GRA - Decision Date: 06/06/2023

Non material amendment - amend the tenures for plot 18 and 34 so that plot 18 is shown as Affordable Rent and Plot 34 is shown as Shared Ownership - to planning permission 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas).

P/NMA/2023/02861 - Decision: GRA - Decision Date: 06/06/2023

Non Material Amendment to PA 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas) to amend the approved brick types

P/VOC/2023/04786 - Decision: GRA - Decision Date: 18/12/2023

Variation of condition of PA 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas) to include PV panels on all dwellings in line with Part L building regulations

P/NMA/2023/06447 - Decision: GRA - Decision Date: 15/01/2024

Non Material Amendment to change the wording from the approved development description to 'replace approved retail unit (not commenced) with care home with associated access, car parking, foul and surface water drainage

and landscaping' to enable determination of associated application reference P/VOC/2023/04488

P/NMA/2024/00836 - Decision: GRA - Decision Date: 02/04/2024

Non material amendment to approved P/A P/VOC/2023/04786 (variation of condition of P/A 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application

3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public

open space and landscaped areas) to amend the roofs of the approved bin and cycle stores from hipped with slate coloured tiles to mono pitched with grey polycarbonate

P/NMA/2025/01025 - Decision: GRA - Decision Date: 11/03/2025

Non-material amendment to Approved P/A 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to amend the block paved areas to a Hoggin gravel path.

P/VOC/2025/02433 - Decision: GRA - Decision Date: 30/07/2025

Amend Condition 43 (community sports facility security gates) of Planning Permission 3/18/3305/FUL to amend occupation trigger from 30 to 165 residential dwellings (PP - 3/18/3305/FUL - A hybrid application comprising: 1) An outline application for the erection of 174 dwellings, with all matters reserved save for means of access.

2) A full planning application for the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure.

P/VOC/2024/03869 - Decision: REF - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved P/A 3/18/2262/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 including changes to drainage and tree species.

P/VOC/2025/03341- Decision: WITHDRAWN - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved PA 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 to include an additional drainage pond to the north of the development.

7. List of constraints

7.1 Constraints related to the application site include:

- Protected Heathland 400m-5km
- Airport Safeguarding
- Intermediate Pressure Gas Pipeline
- Fluvial Flood Zone 2
- Agricultural Land
- Site of Special Scientific Interest (SSSI) Impact Risk Zone – Natural England Consultation
- Site of Nature Conservation Interest
- South East Dorset Green Belt
- Public Right of Way (E2/22)

8. Consultations

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

Consultees

1. Dorset Council (DC) – Landscape – no response

2. DC - Flood Risk Management – no objection

3. DC - Env. Services – Protection – no comment

4. Colehill Town Council – no comment

5. Wimborne Minster Town Council

The areas being used to mitigate the drainage problems (that obviously weren't taken into account in the original plans) will not be usable as recreation areas - this changes the material boundaries of the public open space that the developer had promised to provide. Alongside this there seem to be no plans for the maintenance of these soon-to-be bogs and i would argue this raises safety concerns since these areas will not be fenced off. Suggest developer comes back with some ideas about how to regain the public open spaces this (unplanned) work has utilised.

6. DC - Trees (East & Purbeck) – no response to this application. Comments on the previous application include a preference for non-fastigiated variety of trees.

7. Bournemouth Water Ltd (South West Water) - no response

8. Wessex Water - no response

9. Colehill & Wimborne Minster East Ward Members- no response

Representations received

The application was advertised by site notice in December 2025. No responses were received. However, 14 comments were received objecting to PA P/VOC/2024/03869 and 18 received

objecting to P/VOC/2025/03341 which officer's believe are relevant and should still be taken into account when determining this application.

Summary of comments of objections:

(summary only full comments available online) :

PA P/VOC/2024/03869:

- Concerns regarding drainage issues
- Reduces available outdoor space
- Concerns regarding cost of maintenance of SUDs for residents and this should not be passed on
- Open spaces secured under previous approvals not provided
- Safety risk with the addition of SUDs pond
- Agree comments from Wimborne TC
- Invasive tree species should not be used
- Installation of play equipment will add additional costs to service charges
- Extra play equipment not required
- Play equipment would cause additional noise for nearby residents
- Concerns regarding parking
- There should be no more variations to the plans

[Officer note – play equipment was initially proposed under the refused application, P/VOC/2024/03869, and was subsequently removed in the process of that application. No play equipment is proposed in this application].

PA P/VOC/2025/03341:

- Health and safety concerns
- Loss of amenity space
- Cost and maintenance concerns
- Unsuitable location
- Loss of parking spaces
- Impact on existing trees
- Flood risk concerns
- Lack of an environmental impact assessment
- Highways concerns

9. 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.

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to the limitations of this specific proposal:

KS1 - Presumption in favour of sustainable development

KS2- Settlement hierarchy

KS12 – Parking Provision

HE2 - Design of new development

HE3 - Landscape Quality

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, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

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

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Supplementary Planning Document/Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Other

Dorset Council Sustainability statement and checklist for planning applications Interim guidance note Dec 2023

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. 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.

12. 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.

It is not considered the proposed development will impact on people with special characteristics.

13. Public Benefits

The proposals do not provide further financial and non-financial benefits, including public benefits above what is already approved.

14. Planning Assessment

14.1 Principle of development

14.1.1 The proposed is to amend landscaping plans to accommodate additional drainage requirements and replace tree species that cannot be sourced.

14.1.2 It is not unusual for a SuDS feature to be located within the open space of the residential development and alternative species to Oak trees can be accepted in principle.

14.1.3 The proposed is considered acceptable in principle subject to all other material planning considerations.

14.2 Impact on the character of the area

14.2.1 Again it is not uncommon for a SuDS feature to be located within an area of open space.

14.2.2 The changes to the trees sees approved oak trees substituted with Zelkova Serrata Fastigate. The tree officer has not responded to this application but on the previously refused application did note they had no objection to the use of Zelkova Serrata but has requested they are not fastigated. While the tree officer has requested the non-fastigate varieties are used, the Zelkova Serrata Fastigate are found elsewhere in the development and would not impact negatively on the character of the area.

14.2.3 Proposed changes are considered in keeping with the surrounding open space and residential area and accords with Policy HE2 of the Core Strategy.

14.3 Impact of the proposal on the amenity of neighbouring properties

14.3.1 The addition of SuDS and changes to tree species will not impact on neighbouring amenity.

14.3.2 Concerns have been raised that the proposed SuDS reduces amenity space for future occupiers.

- 14.3.3 Again, it is not uncommon for SuDS features to be located within an open space area. The proposed SUDs to the south west will be 400 sqm. This leaves approx. 5700 sqm in this particular local area for play (LAP) area. The proposed northern SuDS feature is approx. 200 sqm. This leaves approximately 700 sqm in the remaining open space. The total space required for the proposed SuDS is approximately 600 sqm, or 0.06 ha.
- 14.3.4 It is again noted the provision of SuDS is commonly found in public open spaces of residential developments. This is not considered a loss of open space, as the area is not built on and still provides visual amenity.
- 14.3.5 The NPPF advises *that “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities”*. Policy HE4 states that applicants are obliged to provide adequate open space to meet the needs of residents.
- 14.3.6 Policy HE4 guidance advises the provision of 35 sqm per person amenity green space and a requirement for children and young people’s space, within 450m of a development.
- 14.3.7 Exact occupancy rates are unknown but phase 1 accommodates 305 dwellings. With a mix of 1-4 bed dwellings, a likely average occupancy will be 2-3 people per dwelling (762 persons). Therefore approx. 2.6ha of open space is required based on 2.5 people per dwelling. A provision of approx. 2.4 ha is accomplished on the phase 1 part of the site through the provision of open space and play spaces alone, not including the proposed SuDS features. The application site is also within close proximity of the existing Suitable Alternative Natural Green Space (SANG), open space and play areas of the adjacent phase 2 residential development provided under Policy WMC8.
- 14.3.8 Given the provision of 2.4 ha of open space on site and the proximity to existing open space in the area, the proposed minor shortfall is acceptable and open space provision is considered to be in accordance with Policy HE4 of the Core Strategy.
- 14.3.9 With the above in mind it is considered there is still sufficient outdoor space for future occupiers with the proposed SuDS included.

14.4 Impact of the proposal on trees

- 14.4.1 Proposed changes do not impact on existing trees.
- 14.4.2 Changes to approved trees are addressed in section 14.2 and are considered acceptable.

14.5 - Impact on highways

14.5.1 The proposed results in no changes to the road network.

14.5.2 Comments regarding the loss of parking spaces adjacent to the SuDS to the north are noted, however, parking spaces previously located in this area are not proposed on approved plans under the original reserved matters application. It appears an area of tarmac was provided where the SuDS are now located, which officers believe provided parking for the showroom and marketing suite. This should have been open greenspace as approved under PA 3/19/2426/RM.

14.5.3 Parking spaces in this area are now in line with approved plans under PA 3/19/2426/RM. The DC Highways team were consulted on the previously withdrawn application, P/VOC/2025/03341, and raised no objection to the proposed SuDS area to the north.

14.6 – Flood Risk

14.6.1 The proposed results in additional SUDs being added to the western LAP space of the approved development and open space to the north.

14.6.2 The previously submitted application, PA P/VOC/2024/03869, was refused for the following reason:

Insufficient detail has been provided to assess the implications of the amended Sustainable Urban Drainage System. In the absence of this information, and until demonstrated otherwise, the precautionary principle must prevail in favour of flood risk mitigation. Therefore the proposal fails to accord with Policy ME6 of the Christchurch and East Dorset Core Strategy (2014) and guidance contained within paragraph 182 of the NPPF 2024.

14.6.3 An informative was also included in PA P/VOC/2024/03869 as follows:

The reason for refusal may be overcome by the submission of the requested information under a new application. This information can be reviewed under the Council's pre-application service prior to the submission of a new application.

14.6.4 Phase 1 plots are connected to a main run which goes from north to south into Phase 2. The surface water for all Phase 2 plots, with the exception of plots 41-43, is directed to the Phase 2 surface water pumping station, being pumped to the Phase 1 manhole before being discharged into the Phase 1 swale located south of the Foul Pumping Station. The two offline basins (A and B) in Phase 2 are designed to provide the offline storage for the surface water pumping station. The pumping station on Phase 2 has been designed to allow for the Phase 1 run off as well as Phase 2.

14.6.3 The Dorset Council Lead Flood Authority (DC LFA) have been consulted and confirmed that sufficient information has now been provided to confirm the proposed drainage with additional SUDs is acceptable. They also confirmed no conditions were required as the proposed drainage has already been built.

14.6.5 On the basis the DC LFA have no objection to the proposed additional SuDS the proposed is considered acceptable and in accordance with ME6 of the Core Strategy.

14.7 – Conclusion

14.7.1 The proposed amendments are acceptable in principle and sufficient information has now been provided to satisfy the DC LFA that the amended SuDS scheme is acceptable. Therefore, the previous reason for refusal has been overcome and the proposal is now considered acceptable and to accord with Policy ME6 of the Christchurch and East Dorset Core Strategy (2014) and guidance contained within paragraph 181 and 182 of the NPPF 2025.

15 Environmental implications

15.1 The proposed is not considered to have further environmental implications above the previously approved applications. However, it is considered biodiversity and ecology may be enhanced with the inclusion of pond features.

16 Conditions

16.1 As the application is a variation of condition it is necessary to transfer across conditions from the previous permission, 3/19/2426/RM, and amend where required as follows:

Condition under 3/19/2426/RM	Status for this application
1 – Approved plans	Amended for this application
2 – PD rights garages	Retained for this application
3 – PD rights parking	Retained for this application
4 – Obscure glazing	Retained for this application
5- 8 – Retail unit requirements (storage, floor area, opening and delivery hours)	Removed as the retail unit has been replaced by a care home under a separate application allowed at appeal (3/19/2449/FUL).

9 – Drainage	Amended to include the amended drainage proposals and LEMP reference removed where a new LEMP is required.
10 – Biodiversity mitigation enhancement	Retained for this application
11 – Tree protection	Retained for this application where the SuDS is still under construction

16.2 Previous conditions required compliance with an approved Landscape Ecological Management Plan (LEMP). An updated LEMP showing revised SuDS has yet to be submitted and therefore a condition has been added for it to be submitted within 2 months of the permission if granted. The applicant has advised the SuDS may require a knee rail. The LEMP condition also required these details.

17 Summary of issues and the planning balance

Issue	Conclusion
Principle of development	Acceptable under previously approved applications
Scale, design, impact on character and appearance	Acceptable
Impact on the living conditions of the occupants and neighbouring properties	Acceptable
Flood risk and drainage	Acceptable
Impact on trees	Acceptable
Biodiversity	Acceptable
Environmental Implications	Acceptable

18 Recommendation

Grant, subject to the following conditions:

- The development hereby permitted shall be carried out in strict accordance with the following approved plans:-
 - Proposed Site Layout Ref: SL-01 Rev. P

2. Proposed Site Layout Sheets 1 and 2 Ref: SL-02 Rev. P
3. Composite Plan Ref: SL-04 Rev P
5. House type Booklet (19 November 2019)
6. Storey Heights Plan Ref: SH-01 Rev. M
7. Proposed Materials Plan Ref: MP-01 Rev. N
8. Chimney Location Plan Ref: CP-01 Rev. M
9. Boundary Treatment Plan Ref: BT-01 Rev. R
10. LAP Proposals Ref: BDWS21671 20 Rev C (ACD Environmental)
11. **Soft Landscape Proposals (August 2018) Ref: BDWS21671 11 Rev. O (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)**
12. Hard Landscape Proposals (October 2018) Ref: BDWS21671 12 Rev. EE (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)
13. Engineering Layout Ref: 17-184/310 Rev. G Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15
14. Landscape and Ecological Management Plan Ref: BDWS21671 10 Rev G
15. Bin and Storage Plan Ref: BC-01 Rev. M
16. Affordable Layout Plan Ref: AP-01 Rev. M
17. SANG Car Park Plan Ref: SG-01 Rev. G
18. Adoptable Area Layout Sheet 1 of 2 Ref: 17-184-SK210 Rev. F (1:500@A1)
19. Adoptable Area Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK210 Rev. F (1:500@A1)
20. Preliminary Finish Floor Levels Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
21. Preliminary Finish Floor Levels Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
22. Visibility Splays Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK110 Rev. G (1:500@A1)
22. Visibility Splays Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK111 Rev. G (1:500@A1)
23. Pantechicon Tracking Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK104 Rev. F (1:500@A1)
24. Pantechicon Tracking Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK105 Rev. G (1:500@A1)
25. Refuse Vehicle Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
26. Refuse Vehicle Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
27. Fire Tender Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK100 Rev. G (1:500@A1)
28. Fire Tender Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK101 Rev. F (1:500@A1)
29. Proposed Retail Unit – Plans and Elevations Ref: RU-01 Rev. A

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces for residential vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the off-road parking spaces for retail customer and staff vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street retail car parking is retained in the interests of highway safety and in a visually acceptable manner.

4. Both in the first instance and upon all subsequent occasions the following WC, bathroom and en-suite bathroom window(s) for the residential dwelling types, as set out in the House type Booklet (19 November 2019), shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking:-

- 'Roseberry' – Rear Elevation 1st Floor Bathroom (Plots 36, 63, 67, 69, 71, 80, 91, 93, 111, 119, 145, 146, 148, 151, 153, 155, 157, 159, 206, 208, 228, 252, 254, 265, 267, 269, 278, 285, 35, 50, 68, 70, 72, 81, 92, 94, 112, 120, 147, 149, 150, 152, 156, 158, 160, 164, 207, 209, 253, 255, 264, 266, 268, 279, 288)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 76, 115, 121, 261, 275, 280, 281, 77, 116, 122, 262, 276, 282)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 52, 53, 54)
- 'Moresby' (Det) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 37, 173, 256, 144, 196, 205, 240, 277)
- 'Moresby' (Det) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 40, 56, 246, 74, 90, 212)
- 'Moresby' (End) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 55, 64, 154, 270, 286, 51, 60, 61, 163, 287)
- 'Moresby' (End) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 229, 263)

- 'Kingsville' – Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 165, 167, 169, 171, 197, 199, 201, 203, 213, 214, 243, 166, 168, 170, 172, 198, 200, 202, 204, 215, 244, 245)
- 'Kingsville' Variant 1 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plot 41)
- 'Kingsville' Variant 2 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 42 and 43)
- 'Maidstone' – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 65, 78, 117, 241, 59, 62, 66, 79, 118, 242)
- 'Maidstone' Variant – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 38, 39, 57, 58)
- 'Alderney' – Side Elevation 1st Floor En-suite Bathroom (Plot 73)
- 'Alderney' Variant 1 – Side Elevation 1st Floor En-suite Bathroom (Plot 110, 123)
- 'Hadley' - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 18, 34, 100)
- 'Hadley' Variant 1 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 2 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 3 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 14)
- 'Hadley' Variant 4 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 95, 99, 101, 105)
- 'Kennett' – 1st Floor Rear Elevation Bathroom (Plot 31)
- 'Kennett' Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 30, 237, 248, 29, 238, 249)
- 'Bayswater' – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 10, 124)
- 'Bayswater' Variant – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 25, 26, 46, 47)

- 'Cornell' – 1st Floor Rear Elevation Bathroom and Side Elevation En-suite Bathroom (Plot 9)
- 'Cornell' Variant 1 – 1st Floor Side Elevation Bathroom and En-suite Bathroom (Plots 23, 235, 49, 251)
- 'Holden' – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 20, 28, 48, 96, 102, 103, 19, 24, 44, 97, 98, 104, 127, 131)
- 'Holden' Variant 1 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plot 2)
- 'Holden' Variant 2 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 27, 45)
- 'Exeter' – 1st Floor Front Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 8, 21, 130, 236, 247, 7, 12, 13, 22, 128, 129, 239, 250)
- HT1 & HT2 – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 142, 143, 174, 175, 182, 183, 220, 221, 259, 260, 273, 274, 140, 141, 180, 181, 194, 195, 257, 258, 271, 272)
- HT1 & HT2 Variant – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 86, 87, 88, 89)
- Type 38 and 39 - Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 84, 85, 138, 139, 178, 179, 186, 187, 192, 193, 218, 219, 226, 227, 295, 296, 299, 300, 304, 305, 82, 83, 136, 137, 176, 177, 184, 185, 190, 191, 216, 217, 224, 225, 293, 294, 297, 298)
- Type 24 – 1st Floor Side Elevation Bathroom (Plots 188, 189, 210)
- Type 23 – 1st Floor Rear Elevation Bathroom (Plots 132, 134, 161, 301, 302, 133, 135, 162, 211, 303)
- Type 23 Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 222, 223)
- 'Alton' – Rear Elevation Bathroom and En-suite Bathroom (Plots 283, 284, 289, 290, 291, 292)

Reason: In the interests of Local General Amenity

5. The proposed development will be constructed in accordance with the site specific Construction Phase Drainage Strategy The Proposed Site Drainage Strategy, Drawing

Number DS-01 March 2019, **Phase 1 Drainage Redirection Plan BSO/E49271/1/494 Rev C.**

Reason: In the interests of the local ecology during the construction of the development.

6. The proposed development shall be built in accordance with:

(i) the protected species mitigation set out in the Landscape and Ecological Management Strategy (WYG, October 2018)

(ii) The information provided in the Landscape and Ecological Management Strategy (WYG, October 2018), and the Bird and Bat Box Specification regarding the protected species mitigation, and the Bird and Bat Box Location Plan (drawing number Figure 1, Revision A) setting out the location of the mitigation.

Thereafter approved mitigations measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

7. The tree protection for retained trees shall be undertaken in accordance with the approved plan (Amended Tree Protection Plan Rev. E November 2018) and the Arboricultural Impact Assessment & Method Statement, ACD Environmental, 6 July 2018 for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to trees that is shown to be retained on the site.

8. Unless within 2 months of the date of this decision an updated scheme for the Landscape Ecological Management Plan (including fencing details if required) is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within 2 months of the local planning authority's approval, the use of the Sustainable Urban Drainage System (SuDS) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

The SuDS shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the approved SuDS are maintained accordingly.

The following Informative Notes are drawn to the Applicant's attention:

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 05/01/2018 under Application 3/15/0789/COU and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.