

Application Type: Outline Application

Application No: 2/2017/1952/OUT

Applicant: A J Developments Ltd

Case Officer: Ms Clare McCarthy

Recommendation Summary: Approve

Location: Land At E 380667 N 111316 West Of, Castle Lane, Okeford Fitzpaine, Dorset,

Proposal: Develop land by the erection of up to 27 No. dwellings (Outline application with all matters reserved).

Reason for Committee Decision:

Written material representation has been received by the Head of Planning (Development Management and Building Control) and that representation has been made by Okeford Fitzpaine Parish Council in whose area the application is situated, and received by the Head of Planning (Development Management and Building Control) within the Consultation Period and contains a recommendation that is contrary to the proposed decision.

The Head of Planning (Development Management and Building Control) at his/her absolute discretion after consultation with the Chairman of the Planning Committee, the Vice Chairman of the Planning Committee and the Ward Member(s) of the area in which the site of the application is situated considers is a matter which ought to be referred to the Planning Committee for determination.

Planning Policies:

North Dorset Local Plan Part 1:

- Policy 1 - Sustainable Devt.
- Policy 2 - C Spatial Strategy
- Policy 3 - Climate Change
- Policy 4 - The Natural Env.
- Policy 5 - The Historic Env.
- Policy 6 - Housing Distribution
- Policy 7 - Delivering Homes
- Policy 8 - Affordable Housing
- Policy 13 - Grey Infra.
- Policy 14 - Social Infra.
- Policy 15 - Green Infra.

Policy 20 - The Countryside
Policy 23 - Parking
Policy 24 - Design
Policy 25 - Amenity

North Dorset District-Wide Local Plan to 2003- 2011

Saved Policies in the 2003 – 2011 Local Plan which remain valid are:

Policy 1.8 – Settlement boundary
Policy 1.9 – Important Open or Wooded Areas

National Planning Policy Framework:

The National Planning Policy Framework is a material consideration in this case. As far as this application is concerned the following sections of the NPPF are considered to be relevant:

1. Introduction
2. Achieving sustainable development
 - Para 11. Plans and decisions should apply a presumption in favour of sustainable development. For **decision-taking** this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are not relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or asset of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, which assess against the policies in this Framework taken as a whole.
4. Decision-making
 - Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, 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
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
 - Para 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland

16. Conserving and enhancing the historic environment

Current housing land supply and out-of-date Local Plan Policies

The North Dorset Annual Monitoring Report 2018 was recently published. This states that at April 2018 North Dorset had a deliverable housing land supply of 3.3 years, well below the required 5 year housing land supply the Council needs to maintain. Therefore Local Plan Policies 2, 6, 8, and 20 have to be treated as out-of-date. In these circumstances planning permission should be granted unless, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the market and affordable housing proposed, when assessed against the policies in the Framework taken as a whole.

Description of Site:

The proposed development is situated outside the settlement boundary and on the northern edge of the village of Okeford Fitzpaine. Directly to the south of the site is Castle Avenue with generally two storey red brick gabled C20 housing. The historic centre of the village lies further south and contains a mix of stone and brick dwellings over a range of periods and many listed.

To the north and west of the site is open pasture and arable land on low ground adjacent to Darknoll Brook. The land rises up to Conygar Coppice to the north with the high Wessex Ridgeway and Okeford Hill to the south beyond the village. The site is situated directly off Castle Lane, which forms its eastern boundary.

The application site, measuring 1.15 hectares, consists of one field located between 1 Castle Lane and Castle Cottage. Castle Avenue lies further to the south. The field is currently being used as equestrian grazing land and is often wet and muddy. Although devoid of hedgerows and trees when viewed from Castle Lane, there is an Oak tree on the southern boundary at 1 Castle Lane that would need protection if development proceeds.

The site lies beyond the Okeford Fitzpaine Conservation Area boundary which is drawn around many historic buildings in the village centre spreading out with linear frontages from the junction of Castle Lane, Higher Street and Shillingstone Lane. In the 20th Century, substantial additional residential streets and houses were built off the main routes. A substantial development has occurred this century in an area that was formerly part of Pleydells farm in the centre of the village.

Proposed Development

The application seeks outline planning permission to erect up to 27 houses with all matters of detail (access, scale, layout, appearance and landscaping) reserved at this stage.

The applicant has submitted indicative site layout plan and indicative highway layout plan demonstrating how the development could be delivered on site.

The applicant has agreed a set of infrastructure contributions and provision of a minimum affordable housing contribution of 40% to be compliant with Planning Policy. The illustrative site plan, accompanying this application, also demonstrates the a potential new footpath extension to connect a pedestrian route from the site to the village centre and an area of public open space to the rear of the site. The delivery of these public benefits would need to be secured by way of a planning condition or Section 106 legal agreement

Constraints:

Agricultural Land Grade - 3

Agricultural Land Grade - 4

Public Rights of Way - Route Code: N48/46

Path Type: Footpath

TPO Description: Area TPO 42/2/66 Okeford Fitzpaine No.2. The several hedgerow trees, principally Oak and Elm, with some Ash. A3

Ward Name - Bulbarrow Ward

Consultations:

Okeford Fitzpaine PC

Consulted on the 17 January 2018, their comments dated 7 February 2018 are as follows:

Okeford Fitzpaine Parish Council objects to the outline planning application for reason of it contravening the following policies in NDLP Part 1:

Policy 2 ' Core Spatial Strategy establishes that in the countryside (including Stalbridge and all the villages) the focus is on meeting local, rather than strategic, needs. There is no local need for the development in the timescale proposed.

Policy 20 Development in the Countryside. Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns. Development in the countryside outside defined settlement boundaries will only be permitted if: a it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or b for any other type of development, it can be demonstrated that there is an 'overriding need' for it to be located in the countryside .

Whilst the OF Neighbourhood Plan has not yet been 'made' and hence is not in force, we would request that when assessing the application the LPA (North Dorset) gives consideration to those aspects of the planning application that are in contravention of the policies of the OFNP,:

1. HP1 (Site 3) LNOF: Up to 31 (2026-31) at 35 DPH site area comprises 1.065 hectares)
 2. It is an Outline Planning Application (with all matters reserved), HP3 encourages full planning applications due to the environmental and heritage significance of the parish and the need to consider detailed design and layout issues at an early stage.
 3. Incorporate Sustainable Urban Drainage Systems and make provision for their maintenance (soakaways are proposed).
 4. Incorporate in landscaping schemes net gain in native species of trees, and burying utility supplies underground.
 5. Provide adequate amount of car parking spaces. We have requested additional parking places because of the rural situation of the village and the reliance on cars, including those belonging to visitors of the site.
 6. No mention is made of CIL and S106 monies to be paid to the Parish (IM1).
- We would also comment that the proposal for Affordable Housing is for Shared

Ownership dwellings. Based on the experience of Old Dairy, it has been extremely difficult for the Registered Provider to find customers for this type of offering. The developer had to change the last Old Dairy dwelling from Shared Ownership to the Reduced Price (75% of market price) option ' following consultation with the LPA.

Planning Policy Officer Comments

The emerging neighbourhood plan has not been progressed by the Parish Council. Little weight should be given to this emerging neighbourhood plan as set out national guidance. However the housing needs assessment evidence base which informed the neighbourhood plan is a material planning consideration that can be taken into account. This document has revealed a need of 107no. dwellings at Okeford Fitzpaine.

In 2011 there were 404 dwellings in the parish. Monitoring information from 2018 reveals that there have been 53 dwelling completions or commitments at Okeford Fitzpaine since 2015. The 27 dwellings that would result from this proposal (if granted planning permission and developed out) in conjunction with the existing 53 dwelling completions or commitments at Okeford Fitzpaine, would result in a total of 80 dwellings. This would equate to a 21% increase in the total number of dwellings in the parish of Okeford Fitzpaine, which is about double what would normally be expected. Consideration should be given to whether this level of growth is appropriate at Okeford Fitzpaine given the fact that the focus of development, should be on meeting local and essential rural needs.

However, as the Council cannot currently demonstrate a five-year housing land supply, the tilted balance applies to boost housing supply unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework taken as a whole.

Consequently, if the proposal is granted outline planning permission, it is important that the development is brought forward on the site as quickly as possible to address the existing shortfall with a planning condition ensuring development must begin within a timescale shorter than the default period.

Dorset County Council - Local Highway Authority

No objection subject to conditions and informative notes.

Dorset County Council -Lead Flood Authority

No objection subject to conditions and informative notes.

Dorset County Council -Natural Environment Team

No objection subject to condition(s).

Dorset Clinical Commissioning Group

DCCG has confirmed that they will not be seeking any contribution towards healthcare provision for this development. No objection.

Landscape Officer

Objection to density and impact on landscape.

Tree Officer

No objection subject to conditions.

Conservation Officer -

None received at the time of writing.

Representations:

21 letters of representation were received, of which 4 offered comments which neither supported nor objected to the proposal, 17 objected to the proposal and 0 supported the proposal.

Summary of issues raised:

- Overdevelopment of the site density too high
- Urban sprawl
- Loss of green pasture, impact on landscape, trees and biodiversity
- Inadequate hedging on north side of site to screen development
- Roads too narrow to support development or access or cycles
- Highway danger unless speeds reduced to 20mph
- Inadequate parking arrangements on site
- No safe pedestrian route to school or centre of village from the site
- Adverse impact on appearance of area
- Noise and disturbance
- No improved crossing of A357 to trailway
- No doctors surgery
- Bus service poor
- Outside Settlement Boundary contrary to policy
- Not in Neighbourhood Plan
- Inadequate facilities in village and poor quality

(Note: full comments can be seen on the case file online.)

Relevant Planning History:

None.

Planning Appraisal:

The main planning considerations that need to be addressed in this instance are:

- Principle of Development
- Sustainability of site location
- Affordable Housing
- Access, Highway impacts, parking and sustainable transport improvements
- Impact on Ecology
- Impact on Trees and Landscape
- Impact on Heritage
- Impact on Neighbouring Amenity

- Public Benefits
- The Planning Balance
- Conclusion

Principle of Development

Local Authorities are tasked to identify and update annually a supply of specific deliverable sites, known as housing land supply.

The NPPF's advice has also changed and now has a stricter requirement in terms of the delivery of housing within 5 years in that conditions can now be applied to planning permissions that require development to begin within a shorter time-scale than the relevant (three year) default time period.

A lack of a five year supply or evidence of persistent under delivery can make it much more difficult to defend speculative development proposals in both the towns and villages. Currently North Dorset District Council is unable to demonstrate a five year housing land supply. In this situation the relevant policies for the supply of housing must be treated as out-of-date. It is important that the Council maintains a supply of housing land to meet the needs within the district

The four main towns of Blandford Forum; Gillingham; Shaftesbury and Sturminster Newton, plus the 18 larger villages, including Hazelbury Bryan, are identified in the local plan as suitable locations to accommodate housing needs within their settlement boundaries.

The Council should therefore now apply a presumption in favour of sustainable development and grant planning permission for housing development in the larger villages, such as Okeford Fitzpaine which are considered to be sustainable locations for local needs development until such time as the Neighbourhood Plan has been adopted.

Given the housing policies in the Local Plan are deemed to be out of date, the larger villages would also need to meet a proportion of strategic needs, unless any adverse impacts of granting permission would significantly or demonstrably outweigh the benefits.

Sustainability of Site Location

The Parish of Okeford Fitzpaine has been identified as a larger village capable of meeting local needs housing within its settlement boundary.

Given the shortage of housing supply to meet strategic and local needs currently with North Dorset, this site now also falls for consideration under the tilted balance weighting exercise, which prioritises the need to boost the housing supply. This means that the fact that it lies outside the settlement boundary cannot in itself form a reason for refusal.

Furthermore, due to its location beyond any national landscape or conservation area designations that would trigger specific policies in the NPPF that seek to restrict development, the weighting of balance would fall more towards the delivery of housing than environmental constraints.

Given the position of the site adjoining the settlement boundary of Okeford Fitzpaine, which is now an out of date policy designation, the site is considered to be a sustainable

location. This is because the site is closer to village amenities such as public house, shop, village hall, play area and school than an isolated site in the countryside.

Affordable Housing

Following the submission of an amended illustrative layout, the applicant has offered 40% of the units on site towards affordable housing. The tenure split is proposed to be comprising 70% affordable rent and 30% intermediate housing at this outline stage. This is a policy compliant contribution of at least 10 dwellings for local needs within the Parish and is considered reasonable and acceptable.

Access, Highway Safety Impact and Sustainable Transport improvements

Access to the site will be provided from the existing gate on Castle Lane with visibility splays that accord with the guidance provided by Manual for Streets.

The proposed footway link on the western side of Castle Lane, from the site access to the existing footway to the south (at the Castle Avenue junction will ensure safe access for pedestrians. The precise design of the footway link will be confirmed through the reserved matters process.

The submitted Transport Statement has, complied with the recommendations of the TRICS Good Practice Guide 2013 and produced a robust daily trip generation for the proposed development. Whilst it is accepted that the proposal will obviously increase traffic flows on the highway network the residual cumulative impact of the development cannot be thought to be "severe", when consideration is given to paragraphs 29 to 36 of the National Planning Policy Framework (NPPF).

The Highway Authority accept the principle that an access and footpath connection can be secured to their satisfaction and confirm that an outline application, with access reserved is an acceptable solution as the access illustrative plan demonstrates a deliverable solution.

DCC highways has therefore raised no objection to outline consent, subject to conditions and informative notes to secure the insertion of a new access off Castle Lane to serve up to 27 dwellings, with a public footpath alongside and on the west side of the road to link with Castle Avenue. A link is also indicated on the east side of the road between Ridouts and the playing fields. Both footpath links would improve safe access for pedestrians to community facilities including the shop and playing field from this development. The details of access and footpath links would need to be submitted in detail at the reserved matters stage, with appropriate visibility.

Although several local residents object to the traffic volumes and safety due to traffic speeds in Castle Lane and danger with the narrow road with no pavements, a review of personal injury collision data has not identified any critical locations on the local highway network with poor collision records, so the proposed development is considered to be acceptable in both traffic generation and safety terms.

Impact on Biodiversity

Following the approval of the Biodiversity Mitigation and Enhancement Plan and the issue of a Certificate of Approval by Dorset Natural Environment Team in November 2018, the applicant has now demonstrated how with bat and bird boxes and appropriate hedgerow

planting of species rich native vegetation and trees the resident species can be protected together with their habitat and it will provide an enhanced attraction to a greater variety of birds, dormice and other protected species.

A condition is recommended to ensure the biodiversity mitigation and enhancements are introduced into the development.

Impact on Trees and Landscape

The Tree Officer identifies there is one Oak tree located within the property known as 1 Castle Lane outside the application site which would require root protection and appropriate fencing. Conditions are recommended to ensure it is protected along with other conditions for a full tree survey and method statement for the site together with guidance on hedgerow species to be planted and their locations.

The Landscape Officer has reviewed the long distant views of the site from several positions and retains his concerns that the density recommended by the NPPF of 30 dwellings per hectare for urban development would not provide a suitable transition with the adjoining countryside in this location. The density proposed would be 25 dwellings per hectare rather than 20 per hectare at Ridouts and the village centre. He recommends that a low density 20 dwellings per hectare is required to follow the key landscape management objective for this landscape character area by softening hard urban edges.

Some mitigation to the adverse impact of a medium density development has been offered through boundary hedging. Also sensitive tree planting and landscaping within the site can potentially minimise the impact of the density or the dwellings when viewed from beyond the site to a satisfactory degree to offset the identified harm.

The harm from a density midway between medium and low has to be balanced against the need for housing. To reduce density further on this site would affect the viability to a point where the housing would not be achievable without a reduction in the affordable housing provision.

Given the reduction of 4 dwellings on the site to assist with lowering the density and also the proposed substantial hedge planting that with biodiversity enhancements, it is considered that the overall harm to the wider landscape from a medium density housing scheme, can be sufficiently mitigated through planting in this instance.

Impact on Heritage

It is recognised that the development would not affect the setting of the Conservation Area as the Castle Avenue development intervenes with 1950s housing of a different character. However, the development would affect the setting of the Grade II listed 18th century Castle Cottage which lies just beyond the north-east corner of the application site and has a linear form facing the road with thatched roof two brick chimney stacks.

This heritage asset has been extended on three sides leaving the frontage to Castle Lane unaltered. Its heritage qualities therefore face Castle Lane frontage rather than having an aspect to the rising application site to the south-west. Views from the application site face the later additions to the Cottage rather than the frontage, which reduces any impacts on its significance which is derived from its linear street frontage.

Introduction of a proposed green buffer of planting to the edge of the application site would be necessary to be respectful of the significance and setting to the heritage asset of Castle Cottage. This could be secured by condition on the outline application, so that the reserved matters layout takes account of the appropriate relationship between modern housing and the listed cottage. The planting could then ensure a neutral impact from the proposed development on the listed cottage, as the listed cottage would still mark the northern most edge of the settlement, and would be seen separately from the new development alongside Castle Avenue, separated by a natural hedge buffer.

Given the above, and considering the fact that no works would be undertaken on the site of the Listed Cottage itself, it is concluded that the less than substantial harm to the Grade II Castle Cottage could be adequately mitigated and public benefits would outweigh the identified harm.

Impact on Neighbouring Amenity

The proposed housing development would be unlikely to generate harmful levels of noise and disturbance that would significantly affect the quiet enjoyment of neighbouring residential properties.

During the construction phase of the proposed development, there would inevitably be some adverse impact on neighbouring occupiers, by way of disturbance. However, a construction management plan condition is proposed to ensure that any such disturbance would be kept to a minimum. Such disturbance would also be transitory and, as such, it is not considered that the disturbance would be significant enough to warrant refusal of the scheme.

Therefore, notwithstanding local concern, a satisfactory detailed design at the reserved matters stage could ensure that the proposal would not have a significant adverse impact on residential amenity. Furthermore, a construction management plan condition would assist in protecting neighbouring amenities, in compliance with Policy 25 of the LPP1.

It is clear from the illustrative outline layout that the reduction in 4 dwellings would allow sufficient space to accommodate extra planting necessary on boundaries and to assist in a better transition between the edge of settlement and the countryside.

Infrastructure Provision via S.106:

Okeford Fitzpaine is well serviced by infrastructure as a rural settlement and from this site it is a walk of less than 5 minutes to a pub, shop, school and playing fields and less than 10 minutes to the village hall and church.

The Heads of Terms for the S106 agreement relate to the policy compliant provision of 40% Affordable Housing plus contributions towards Pre-school, Primary and Secondary Education, Rights of Way; Open Space; and, Social infrastructure in line with Grey Green and Community Infrastructure Policy.

The need for affordable housing throughout North Dorset is great and therefore a minimum of 10 affordable dwellings will meet the immediate need of affordable homes from within the Parish, will boost the mix of tenure available in the rural areas, and offer a small amount of additional affordable homes to meet the wider needs of North Dorset District Council rural areas.

The following list of the proposed grey (highway and footpaths) Green (open space and play) infrastructure and community contributions(village hall schools and pre-school) have been negotiated in consultation with the Parish Council and Dorset County Council. The contributions have been demonstrated to be reasonable, necessary and proportionate and to meet the regulations for Community Infrastructure Levy and have been agreed in full by the applicant.

Proposed Heads of Terms for S106 legal agreement

(subject to satisfactory grant of planning permission- including reserved matters- and subject to implementation of permission 40% Affordable housing and grey, green and community infrastructure as calculated below).

Contribution per dwelling:

Play Facilities = £967.52

Play Facilities Maintenance = £359.36

Allotments = £308.16

Formal Outdoor Sports = £1,318.80

Formal Outdoor Sports Maintenance = £128.73

Informal Outdoor Space = £2,307.36

Informal Outdoor Space Maintenance = £1,278.80

Community, Leisure & Indoor Sports Facilities = £2,006.97

Rights of Way Enhancements = £498.45

Primary and Secondary Education = £6,094

Pre-school provision = £190.50

The Planning Balance:

There is a shortfall in respect of the supply of land for housing within the District. As a result the planning balance is tilted in favour of development. However, the NPPF indicates that site specific issues can, where proven, outweigh the balance towards the presumption in favour of development.

This application is supported by assessments and reports that demonstrate that the application is technically and environmentally acceptable. The proposed development weighs in favour of approval because the site is not located in an Area of Outstanding Natural Beauty or a Conservation Area. It sits immediately adjoining the built up settlement with an acceptable density in relation to surrounding housing and provides a reasonable transition with the adjoining countryside, given the need to boost the housing supply.

The local needs quantity of 56 additional houses, after accounting for all recent permissions, has not yet been exceeded for Okeford Fitzpaine and would not be exceeded by this increase of 27 dwellings.

The increase in 60% market and 40% affordable housing, in this sustainable location, would serve to boost the housing supply in the district and meet local housing need. This development would also contribute towards the provision of grey, green and community infrastructure. Occupants of the new dwellings would also support the viability of the range of community facilities, ensuring the settlement of Okeford Fitzpaine remains a

sustainable residential community and location for housing. Taken together these benefits carry significant weight in the planning balance.

The proposal would have minor adverse impacts to landscape and less than substantial harm to heritage associated with its development. It is possible for it to be carried out sensitively in relation to the setting of the listed cottage, with buffer hedgerows and in the context of the surrounding landscape. Adverse impacts would be minimised through the consideration of the reserved matters of access, layout, scale and external appearance. The housing would not have a significant adverse impact such that it would cause significant harm to the surrounding countryside through its density.

The proposed development would help the Council to address the current identified need for housing and the existing shortfall in the supply. The benefits of the scheme in boosting housing supply has been attributed significant weight thereby tilting the balancing exercise in terms of the environmental, economic and social roles that comprise sustainable development.

This is a sustainable location for new housing and in the absence of any significant adverse impacts that demonstrably outweigh the benefits, the proposal is should be approved.

Conclusion:

Overall, the additional supply of housing and the provision of public benefits to Okeford Fitzpaine override the policy considerations. It is the opinion of your Officers, having regard to the details set out in this report, that the proposal represents a sustainable form of development, with benefits that outweigh the harm that would arise as a result. The application is therefore recommended for condition approval.

Recommendation:

Subject to a S106 agreement to secure infrastructure contributions and affordable housing, this application is recommended for conditional approval.

Conditions:

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
(i) the expiration of three years from the date of grant of outline planning permission, or
(ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for approval of any reserved matters must be submitted to the Local Planning Authority not later than the expiration of two years beginning with the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved

Reason: This condition with shortened timeframe, normally imposed by Section 92 of the Town and Country Planning Act 1990 (as amended), seeks to encourage development, due to the pressing need for housing to be provided in a short timeframe, within an area where housing land supply is not currently being met.

3. Approval of the reserved matters (that is any matters in respect of which details have not been given in the application and which concern the access, layout, scale or appearance of the building(s) to which this permission and the application relates or the landscaping of the site) shall be obtained from the Local Planning Authority in writing before any development is commenced, and such development shall be carried out as approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Block and Location Plan Drawing No: 8975/101A dated 23.01.2019

Reason: For the avoidance of doubt and to clarify the permission.

5. Outline Estate Road Construction (adopted or private)

No development must commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the proper and appropriate development of the site

6. Vehicle access construction

Before the development is occupied or utilised the first 15.00 metres of the vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

7. Visibility splays as submitted

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

8. Cycle parking scheme to be submitted

The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. Grampian condition

Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Local Planning Authority:

- The provision of a kerbed footway along the western side of Castle Lane, linking the site access to the existing footway at the junction of Castle Lane with Castle Avenue.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

10. Construction traffic management plan to be submitted

Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary.

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

11. Surface water Management Scheme

No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including due consideration of the construction phase, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

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

12. Maintenance of Surface water Management Scheme

No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

13. The submission of reserved matters for housing design shall reflect a palette of materials that are prevalent in other buildings in the core of Okeford Fitzpaine such as,

coursed stone rubble, or brick and thatch or slate roofs or clay tiles, along with dry layered course stone walls or hedges to mark boundaries.

Reason: To ensure provision of a high quality mixed housing development across the site in the interests of good design and to reflect the local distinctiveness of this rural settlement.

14. Prior to commencement of construction works a scheme for facilitating infrastructure to support superfast broadband technology to serve the development shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

Reason: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development.

15. As part of the layout design for the first reserved matters application, a lighting and signage strategy shall be provided to satisfy transport and biodiversity requirements for the development as a whole. The approved lighting and signage strategy shall then be implemented prior to first occupation within the phase of development to which it relates, and maintained and retained thereafter.

Reason: In the interest of road safety and protection of wildlife.

16. Biodiversity Mitigation

Prior to occupation of the dwellings hereby approved all the measures set out in the Biodiversity Mitigation Plan submitted by ABS Ecology Ltd dated November 2018, as certified by Dorset County Council Natural Environment Team, has been implemented in full.

Reason: To ensure that the development conserves and enhance biodiversity in accordance with the objectives of the National Planning Policy Framework

17. A full tree survey of the site shall be undertaken by reference to site layout drawings of an appropriate scale. The survey shall be submitted to, and agreed in writing by the Local Planning Authority before any site works commence. The survey shall show details of all existing trees with a stem diameter of 100mm or greater and shall include, as appropriate, the following information:

(a) The location, species, unique reference number, stem diameter, accurately plotted crown spread and an assessment of the age and condition of each tree.

(b) The existing ground levels at the base of any tree where excavations or changes in level are proposed near that tree.

(c) The position and individual details of all trees to be removed as a result of the proposed development.

(d) The position and details of any fencing, walling, service runs/trenches, drainage ditches etc.

(e) The manner and means of protecting all trees (incl. their stems, crowns and root systems) to be retained.

Reason: To enable proper consideration to be given to the impact of the proposed development upon the existing trees.

18. Before any works commence on site, a detailed Arboricultural Impact Assessment shall, by reference to site layout drawings of an appropriate scale, be carried out, submitted to and approved in writing by the Local Planning Authority. Based on the Tree Survey, the assessment will identify and assess the impact of the proposed development on the existing trees on site, as well as any appropriate measures to alleviate this

impact. The measures identified to alleviate impacts shall thereafter be implemented for the duration of the construction programme.

Reason: To ensure thorough consideration of the impact of the development and any mitigating measures on the existing trees in accordance with Policy 1.40 of the North Dorset District Wide Local Plan (First Revision).

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

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

20. No works shall commence on site until details of the design of building foundations, car park surface construction and the layout (with positions, dimensions and levels) of service trenches, ditches, drains and other excavations on site (insofar as they may affect trees on or adjoining the site) shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved tree protection details.

Reason: To ensure the protection of trees to be retained, and in particular to avoid unnecessary damage to their root systems.

21. No works shall commence on site until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity.

22. No development shall commence until a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

Human Rights:

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.

Public Sector Equalities Duty (PSED)

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.

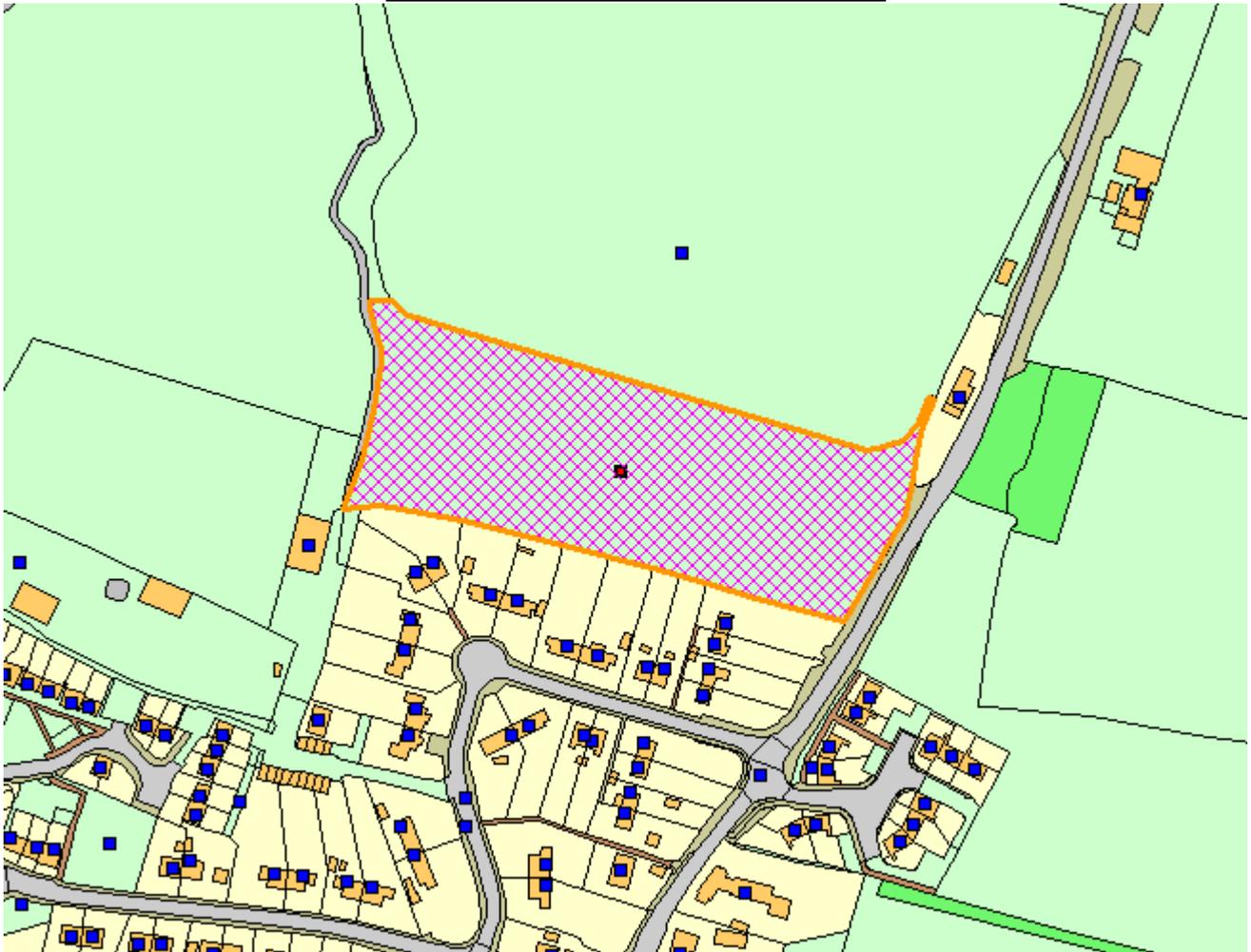
Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people.

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 PSED. In this instance, improvements are offered to enable better access to the village centre and playing fields for wheelchairs and pushchair accessibility and a level surface for elderly or visually impaired residents to have safe access into the village.

DECISION:

LOCATION PLAN 2/2017/1952/OUT



DO NOT SCALE

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