

Welbeck Strategic Land LLP

Land at Gillingham, Dorset

Planning Statement

January 2018

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1.0 EXECUTIVE SUMMARY

- 1.1 This Planning Statement has been prepared by Montagu Evans LLP to assist consideration and determination of an outline planning application submitted on behalf of Welbeck Strategic Land LLP “the applicant” to North Dorset District Council (NDDC) for the following:

“Outline planning permission for the comprehensive redevelopment of land south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092) (which forms part of SSA Gillingham Southern Extension – Local Plan (2016) Policy 21) comprising a residential-led mixed use urban extension, engineering works and construction of new buildings and structures to provide residential accommodation (up to 961 net additional dwellings), retail, community, health, leisure uses up to 2,642 sq.m in the Local Centre together with ancillary and associated development including new and enhanced pedestrian/cycle routes and open spaces, car parking and vehicular access with all matters reserved save for full details submitted for access points at site boundaries including associated works”.

- 1.2 The outline application seeks planning permission with all matters reserved for later approval, save for main points of access from the adjacent highway (with internal access routes reserved for later approval).
- 1.3 The application seeks to deliver the comprehensive redevelopment of the central part of Strategic Site Allocation (SSA) ‘Gillingham Southern Extension’ in accordance with Policy 21 of the North Dorset Local Plan Part 1 (2016). The application relates solely to the land incorporating Ham Farm and Newhouse Farm as identified by the Red Line Plan (drawing reference 01050_PP_01 Rev D3).
- 1.4 The proposed development will comprise a residential-led mixed use scheme creating up to 961 net residential units, up to a maximum of 2,642 sq.m of mixed uses (to include classes A1-A5, D1 and D2), and land to facilitate the extension to St Mary the Virgin primary school.
- 1.5 The application will enable delivery of up to 961 net residential units, in the most sustainable location to the south of Gillingham that will address the identified housing needs of the area. It is considered that benefits arising from the scheme including:
- the delivery of market and affordable homes;
 - high quality and sustainable development;
 - a mix of non-residential uses to serve the development which will assist in creating a sense of community;
 - a mixed use local centre which will create new job opportunities;
 - land to enable the extension of St Mary the Virgin Primary School;
 - provision of public open space and substantial landscaping; and
 - a permeable network of pedestrian and cycle routes connected to the existing network.

In considering the scheme in its totality the application is for a scheme which accords with the Development Plan. Where financial contributions are required to mitigate any impacts on the local area arising from the development, a Section 106 agreement between the applicants and North Dorset District Council will be agreed.

- 1.6 The scheme is informed by extensive consultation with officers, statutory consultees and the public. This has allowed the scheme to be developed in a manner which responds to matters raised by the local community and ensures there is a sensitive transition from the Site and its surroundings.
- 1.7 A suite of technical reports have been submitted as part of the planning application. The Planning Statement is one of these reports and provides a detailed planning policy analysis, considering the proposed development in the light of the relevant policies of the adopted development plan, as well as other material considerations.
- 1.8 In conclusion, this statement demonstrates that the proposals accord with the adopted development plan, and will deliver a substantial contribution to the housing demand across the District through the delivery of a key part of a sustainable extension to Gillingham.

2.0 INTRODUCTION

2.1 This Planning Statement ("the statement") has been prepared on behalf of Welbeck Strategic Land LLP ("the Applicant") by Montagu Evans LLP to assist the consideration and determination of an outline planning application for the comprehensive development of the central part of SSA: Gillingham Southern Extension, 'Land South of Gillingham' (the "Site" or "the Application Site"), defined within the North Dorset District Council (NDDC) Local Plan Part 1 (2016) for a residential-led mixed use development.

2.2 A planning application has been submitted which seeks permission for:

"Outline planning permission for the comprehensive redevelopment of land south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092) (which forms part of SSA Gillingham Southern Extension – Local Plan (2016) Policy 21) comprising a residential-led mixed use urban extension, engineering works and construction of new buildings and structures to provide residential accommodation (up to 961 net additional dwellings), retail, community, health, leisure uses up to 2,642 sq.m in the Local Centre together with ancillary and associated development including new and enhanced pedestrian/cycle routes and open spaces, car parking and vehicular access with all matters reserved save for full details submitted for access points at site boundaries including associated works".

Format of the Application

2.3 The planning application seeks outline planning permission with all matters reserved for later approval save for main points of access from the adjacent highway (with internal access routes reserved for later approval).

2.4 The outline application is accompanied by an Environmental Statement. The ES has been prepared in respect of a wider land holding than the application red line. It has been proposed on the basis of the Master Plan Framework (MPF) that is required by Policy 21, to be approved by the Council prior to the determination of any applications with the SSA.

2.5 The MPF constitutes a 'Schedule 2 – Infrastructure Project' development under the EIA Regulations (2011). An EIA Scoping process was undertaken with North Dorset District Council and a Scoping Request submitted on 20 October 2014. It has been agreed with the local planning authority that an Environmental Impact Assessment is required for the Gillingham SSA. The responses received are appended to the Environmental Statement submitted with this application. For completeness, a copy of the Scoping Opinion is at Appendix 1 (reference 2/2014/1315/SCOEIA).

2.6 The proposed development was scoped under the 2011 Regulations and has therefore been prepared under the transitional arrangements set out in paragraph 76 (2) (b) of the 2017 Regulations, which came into force on 16 May 2017.

- 2.7 Because the application is accompanied by an Environmental Statement there must be some parameters fixed to set the framework for those future reserved matters. By fixing certain maximum parameters it is possible to know that the likely significant environmental effects of the development will fall within the range of possible outcomes identified, assessed and where necessary mitigated through the EIS process.
- 2.8 The parameter plans submitted for approval relate solely to the application site. Where there is any deviation between these and the MPF, this is fully explained. All such deviations has been reviewed with the EIA consultants to ensure they have no material impact on its conclusions.
- 2.9 A Master Plan Framework (MPF) document has already been submitted to the Council to ensure a comprehensive and consistent approach to the delivery of the SSA in accordance with Local Plan Policy 21. At the time of submission, the MPF has not yet been adopted by NDDC, however the planning application is in compliance with the principles of the submitted MPF. IT is anticipated that the MPF will be approved by the Council before determination of the application.

Outline Application

- 2.10 The outline application seeks to establish the principles of use, amount, scale and massing of development. All matters, except for the main points of access from the site boundary, are reserved for future consideration.
- 2.11 A series of Parameter Plans are submitted for approval and establish the development's parameters in terms of use, amount, height and footprint of the proposed developable area, public realm and associated structures. It is anticipated that any planning permission granted would include a condition requiring any forthcoming reserved matters application relating to layout and scale to be fully in accordance with the approved Parameter Plans.
- 2.12 In addition to the Parameter Plans which are submitted for approval, full detailed access plans have been submitted, showing the proposed vehicular, pedestrian and cycle access and egress to the site from the main highway. Due to the outline nature of the scheme, details of internal access within the site will be brought forward at reserved matters stage in conjunction with each phase of development.
- 2.13 The outline application comprises the following information for approval:
- Planning Statement including Development Specification; and
 - Parameter Plans, as follows:
 - Red Line Plan – 01050_PP_01 Rev D3;
 - Land Use Plan - 01050_PP_02 Rev D4;
 - Density Plan – 01050_PP_03 Rev D4;

- Building Heights Plan – 01050_PP_04 Rev D4;
- Access and Movement Plan – 01050_PP_05 Rev D7;
- Landscape Strategy Plan – 01050_PP_06 Rev D4; and
- Phasing Plan – 01050_PP_07 Rev D5.

2.14 In addition, the following drawings are submitted for approval in detail:

- Signalised Junction on the B3081 Shaftesbury Road to the South of the Existing Park Farm Roundabout – ITB13010-GA-007;
- Western end of Principal Street – ITB13010-GA-006;
- Extension of Woodpecker Meadow – ITB13010-GA-008; and
- Pedestrian / cycle access via Pheasant Way via Existing Footpath N64/33 – ITB13010-GA-010.

2.15 In addition, two masterplan documents are also submitted which provide more detailed information and illustrate one way in which the Parameter Plans could be interpreted. These plans are not submitted for approval but serve to provide comfort that there is at least one acceptable form of development that could come forward in accordance with the submitted Parameter Plans.

2.16 The following illustrative plans have been submitted with the application:

- Masterplan – 01050_MP01 Rev D2; and
- Illustrative Masterplan – 01050_MP02 Rev D2.

Other Application Documentation

2.17 The following documents are provided with the outline planning application to inform its consideration and determination;

- Application Covering Letter;
- Planning application form and certificates;
- Design and Access Statement;
- Environmental Statement, Technical Appendices (including transport, ecology, Landscape and Visual Impact Assessment, flood risk/ utilities, noise and vibration, air quality, cultural heritage, ground conditions, socio-economics and energy);
- Transport Statement;
- Travel Plan;
- Utilities and Foul Drainage Statement;
- Lighting Assessment;
- Ground Conditions;
- Air Quality Assessment;
- Flood Risk Assessment;
- Cultural Heritage and Setting;
- Landscape;

- Ecology;
- Noise Assessment.
- Flood Risk Assessment & Drainage Strategy; and
- Statement of Community Involvement.

2.18 The proposed development has evolved in full consultation with officers and Members of NDDC, key stakeholders and the community. Full details of the consultation process undertaken by the applicant are set out within the Statement of Community Involvement prepared by JTP.

Purpose and Format of the Planning Statement

2.19 This statement sets out the details of the proposed development and assesses them against relevant planning policies of the development plan, the National Planning Policy Framework (“NPPF”) and other relevant material considerations.

2.20 The purpose of this Planning Statement is to examine the context of the application and provide a planning assessment of the scheme. This is achieved by describing the proposals; confirming the extent of discussions and liaising with key stakeholders and the local community; identifying planning policy at a national, regional and local level relevant to the consideration of the proposals; identifying other material considerations; examining the proposals in the context of planning policy and those considerations. Having regard to all this the Statement concludes why the proposals are considered acceptable.

3.0 SITE LOCATION AND PLANNING HISTORY

- 3.1 The site is located within the administrative area of North Dorset District Council (NDDC), and comprises an area of approximately 52.23 hectares, which is wholly within the Strategic Site Allocation – Gillingham Southern Extension (Policy 21).
- 3.2 Gillingham is located to the north of North Dorset District Boundary, approximately 35km to the west of Salisbury. It is recognised as one of the main towns in NDDC which serves a wide catchment of surrounding villages and settlements.
- 3.3 The Site is located to the south east of Gillingham town, to the immediate south of Ham. It comprises the land identified as Ham Farm and Newhouse Farm which is currently characterised by open fields, divided by a series of mature trees and hedgerows. The land is identified at 'Land to the South of Ham' in Policy 21 of the Local Plan Part 1 (2016).
- 3.4 To the eastern boundary is the B3081 Shaftesbury Road and to the west is the B3092 New Road. To the south is Cole Street Lane, with open fields beyond. The River Lodden runs along the north-western boundary of the site, and to the immediate north is the existing settlement of Ham, including the St Mary the Virgin Primary School.
- 3.5 To the east and west of the Site, beyond New Road and Shaftesbury Road are other Sites which form part of the Gillingham Southern Extension SSA. These sites will be subject to individual outline planning applications. There are no existing buildings within the application site.

Planning History

- 3.6 A detailed search of the Council's online planning history records has been undertaken for the Site and surrounding area and a limited number of results were produced. Details of the relevant applications are set out below.

On Site

- 3.7 A formal scoping request was submitted by WYG on behalf of the consortium of land owners and site promoters in respect of the Gillingham Southern Extension. The request was submitted on 20 October 2014 and a formal response was received on 12 December 2014 (reference 2/2014/1315/SCOEIA). The Environmental Statement has been prepared in accordance with this formal response.

Off Site

- 3.8 The most recent application of relevance to the proposed development relates to Land at Park Farm Kingsmead Business Park, Gillingham – adjacent to Shaftesbury Road. Planning permission was sought by Aldi Stores Ltd for a Class A1 foodstore (1,785 sq m) with associated access, car parking and landscaping (reference 2/2016/1899/FUL). The application was refused planning permission on 15 August

2017 as it was considered that it would have a detrimental impact on highway safety, and would prejudice the delivery of the local centre, which is a key part of the Gillingham SSA.

- 3.9 On 14 May 2015, outline planning permission was granted (with access determined) to develop 'Land to the East of Lodden Lakes' for up to 90 dwellings with public open space and access from Addison Close (reference 2/2014/0968/OUT). This site is to the west of the application site. No reserved matters applications have been submitted.

4.0 DEVELOPMENT PROPOSALS

- 4.1 The planning application seeks outline planning permission with all matters reserved for later approval save for main points of access from the adjacent highway (with internal access routes reserved for later approval).
- 4.2 The majority of the site is open land which is used for agricultural purposes. There are no existing buildings within the application site boundary.
- 4.3 The application seeks to establish the principles of use, amount, scale, massing and access. All matters, except for the main vehicular access points, are reserved for future consideration. The principal points of vehicular access are from New Road B3092, Shaftesbury Road B3081, and also Woodpecker Meadow to the north of the Site, which are for determination as part of the application. The access parameter plans also identify locations for pedestrian and cycle access. These specific points of access into and out of the Site are fixed but within the Site where access routes are identified on the parameter plans the alignment of the principal street may deviate within the limits of the 30m corridor.
- 4.4 All other access routes (vehicular/cycle and pedestrian) to be formed within the Site are reserved for later approval and are not fixed by the parameter plans but are shown illustratively in order to allow assessment of the impacts. This approach allows flexibility in terms of the relationship between access routes and development plots as both will be determined at reserved matters stage.
- 4.5 In addition layout, scale, appearance and landscaping are reserved for later approval. With regard to appearance and landscaping, the illustrative design set out within the illustrative drawings and Design and Access Statement (DAS) submitted in support of the application show one way in which the development could be brought forward within the parameters set. This approach, whilst allowing control over subsequent reserved matters, also allows for a degree of flexibility in the final design so that the scheme can evolve over time to take account of relevant factors including possible changes to the surrounding built environment and market conditions.
- 4.6 It is anticipated that conditions would be imposed upon the grant of outline planning permission requiring details of the layout and scale brought forward under reserved matters applications to be fully in accordance with the Development Specification contained in this Planning Statement and approved Parameter Plans.
- 4.7 Permission is sought for the following uses across the Site as set out in Table 1 below:

Table 1 – Gross External Floorspace (GEA)

Uses	Maximum Quantum (GEA)
Mixed Use Areas to include:	Total maximum area – 2,642 sqm

Retail (including convenience store) – Use Classes A1 – A5	Individual use classes subject to a maximum cap of: A1 (Convenience Retail) – 760 sq.m; A1 – A5 (excluding convenience retail)– 893 sq.m;
Non-Residential Uses (Use Class D1)	D1 – 989 sq.m
Residential (Use Class C3)	Up to 961 net residential units
Extension to Primary School	1 Form Entry
Car Parking	Residential and Non-Residential parking details will be defined within reserved matters applications

Notes and Assumptions for Table (The figures exclude open spaces and general amenity space and have been taken from the Illustrative Masterplan and Parameter Plans)

Parameter Plans

4.8 The content and purpose of each of the Parameter Plans are described below. The plans should be read in conjunction with this Planning Statement and cross referenced to the corresponding descriptions below.

4.9 Each plan should be read together with its key. For the avoidance of doubt, only development shown within the red line on the parameters plan is proposed.

Red Line Plan – 01050_PP_01 Rev D3

4.10 This plan shows the extent of the Application boundary for the Site based on Ordnance Survey Mapping. The plans shows the Site within the context of Gillingham and its immediate surroundings.

Land Use Plan – 01050_PP_02 Rev D4

4.11 This plan defines the disposition of land uses across the Site. The plan illustrates the residential – led mixed use character of the Site. Within the residential areas defines on the plan, only C3 uses will be permitted. Within the local centre area defined on the plan flexibility is provided between either **** uses. Within the mixed use allocation indicative floorspace thresholds are set out for each use. These have been used for the purpose of the Transport Statement only and are not fixed.

4.12 Broad areas have been identified across the site for landscaping, open space, play areas and SuDs attenuation.

4.13 The plan should also be read in conjunction with other Parameter Plans and the Design and Access Statement comprising design coding detail which will provide a

guide for future residential development. The design coding detail will ensure that the detailed design for the residential areas will broadly accord with the typology and character of development illustrated in the Design and Access Statement.

Density Plan – 01050_PP_03 Rev D4

- 4.14 This plan sets out the density ranges for residential development across the Site and includes area of up to 25 dph, up to 32.5 dph, up to 37.5 dph and up to 45 dph. A density of up to 60 dph is proposed within the mixed use / local centre including independent living). Density at the upper end of the density ranges expressed above are to be provided to the centre and east of the site, in close proximity to the principal road and local centre. Density at the lower end of the ranges expressed above are to be provided at the northern, southern and western boundaries of the site, to ensure appropriate density of development at the site boundaries, as part of the transition to the open countryside.
- 4.15 The final density of development will be determined at reserved matters stage. Density of development will need to take account of areas of landscape and visual sensitivity. The density of residential development within each plot must accord with the Parameter Plan.
- 4.16 This plan should be read in conjunction with the Land Use Parameter Plan and Design and Access Statement.

Building Heights Plan – 01050_PP_04 Rev D4

- 4.17 This plan sets out the maximum building heights for the proposed built form across the Site. The proposed building height ranges comprise up to 9m to top of ridgeline (up to 2 storeys), up to 11m to top of ridgeline (up to 2.5 storeys), up to 12m to top of ridgeline (up to 3 storeys) and up to 14m to top of ridgeline (up to 4 storeys).
- 4.18 Building heights are set from existing ground levels, not proposed finished floor levels (FFL) and therefore account for any ground works that may need to be undertaken. Each of the parameter levels has been set at such a level to allow for flexibility to be introduced in roof lines and the steepness of roof pitches in order to create variety and interest. Proposed building heights do not take account of other relatively minor features such as chimneys, antennae and plant that may be required subject to detailed design studies.
- 4.19 Houses will be predominantly 2-storeys in height. Some houses will be up to 3-storeys in height with provision for accommodation in the roof. Buildings of up to 4-storeys will be located within the Local Centre only. The detailed design and distribution of house types and mixed-use building types will also take account of areas of landscape and visual sensitivity.

Access and Movement Plan – 01050_PP_05 Rev D7

- 4.20 This plan defines the primary access points to serve the Site and should be read in conjunction with the detailed access junction drawings produced by I-Transport (listed on page 5 of this Planning Statement). Full planning permission is sought for the primary access points, however permission is not sought at this time for access routes within the Site. These will be resolved at reserved matters stage. As note on the plan, the alignment of the principal street may deviate within the limits of the 30m corridor shown on the plan.
- 4.21 The primary vehicle access points are from New Road, Shaftesbury Road and Woodpecker Meadow. Indicative pedestrian and cycle access points are also shown on the plan. The proposed bus route is shown along the length of the principal street.
- 4.22 Only a select number of routes within the site have been defined where there is greater certainty in respect of the final siting of the route. The aspirations for access and movement through the site is represented on the Illustrative Masterplan.

Landscape Strategy Plan – 01050 PP_06 Rev D4

- 4.23 This plan defines the different types of green infrastructure which will be delivered as part of the development. Within the areas of green infrastructure no development shall take place except for development related to open space, recreation, sustainable urban drainage systems (SuDS), including features providing surface water attenuation; earth works and re-contouring of land; works of public art; footpaths and cycle ways and any associated signs and apparatus; roads that may need to cross areas of green infrastructure in order to provide connections for the built development; play equipment and facilities; the creation of ecological habitats and measures necessary for the management and enjoyment of such habitats. This plan should be read in conjunction with the Land Use Parameter Plan.
- 4.24 The different types of green infrastructure include:
- Village Square;
 - Formal Sports Pitch;
 - Informal kickabout area;
 - Children's play areas;
 - Allotments;
 - Proposed structural planting;
 - Informal public open space; and
 - SuDS attenuation basin.

- 4.25 A detailed description in respect of the character of these parts of the development are set out in the Design and Access Statement.

Phasing Plan - 01050 PP_07 Rev D5

- 4.26 As part of this application, a Phasing Parameter Plan has been submitted for approval. This relates to the application site only. The plan identifies that the

development will be brought forward in 6 phases, focusing upon early delivery of a portion of residential development, the extension to the primary school and the local centre. Associated infrastructure will also be delivered. This detail will be determined at reserved matters stage.

- 4.27 Phasing of the development will proceed broadly in accordance with the timeline identified in the Environmental Impact Assessment. Please refer to Chapter 3 of the Environmental Statement for further details.
- 4.28 The Local Centre and extension to St Mary's the Virgin primary school are expected to be delivered within Phase 2 or 3 of the MPF. Housing development will also be brought forward at this time. It will be key to ensure that appropriate infrastructure is in place to support each phase.

5.0 PLANNING POLICY FRAMEWORK

- 5.1 The proposals for the Site have been formulated in light of adopted development plan policies, and other material considerations.
- 5.2 This section provides a summary of the planning context and **Section 6.0** provides an assessment of the Application against the policies and guidance contained within these documents.

Statutory Framework

- 5.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless other material considerations indicate otherwise.
- 5.4 Section 14 of the NPPF states that where the Development Plan is absent, or silent, or where relevant policies are out of date, the presumption should be in favour of sustainable development and planning permission should be granted, unless material considerations indicate otherwise.
- 5.5 North Dorset District Council have an up to date Development Plan which has significant weight in the determination of planning applications. The planning application should be determined in accordance with the policies contained within this plan, and other material considerations.

The Development Plan

- 5.6 The statutory development plan for the site comprises of the:
- North Dorset District Local Plan Part 1 (January 2016); and
 - North Dorset District-Wide Local Plan (January 2003) Saved Policies.

Emerging Policy Documents

- 5.7 NDDC are currently embarking on producing a new Local Plan for the District, which will replace both the Local Plan (adopted January 2003) and the Local Plan Part 1 (adopted in January 2016).
- 5.8 The Council is carrying out a Call for Sites consultation and anticipate that a Strategic Housing and Employment Land Availability Assessment (SHELAA) will be published for consultation in late 2017.
- 5.9 Due to the early stage of production of the new Local Plan, it can be given no weight at this time.

Gillingham Neighbourhood Plan

- 5.10 The Gillingham Neighbourhood Area was designated by North Dorset District Council on 20 August 2012.
- 5.11 The Gillingham Neighbourhood Plan and supporting documents were submitted to North Dorset District Council on Friday 28 July 2017.
- 5.12 The Gillingham Neighbourhood Plan (GNP) does not allocate further land for housing or employment, as this will be detailed through the master planning of the southern extension. Within Section 6 – Housing, the GNP refers to the Gillingham SSA housing allocation and associated infrastructure.
- 5.13 Section 8 – Retail and Town Centre Uses identifies that a new Local Centre will be provided to serve the southern extension. Finally, the Neighbourhood Plan also identifies proposed policies relative to highways, community and leisure uses, education, health and social care.

National Guidance

- 5.14 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance Notes and Planning Policy Statements. The Framework sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.
- 5.15 The National Planning Practice Guidance (NPPG) was published on 6 March 2014 and is supplementary to the NPPF. The guidance should be read in conjunction with the NPPF and is also a material consideration in the determination of planning applications.

Local Guidance

- 5.16 The Council has a number of adopted policy documents including Supplementary Planning Guidance (SPG's) which are material considerations in respect of the Application:
- Interim guidance on the Development of Areas of Amenity Open Space, Play Areas and Commuted Sums (2007); and
 - Gillingham Town Design Statement (2012).
- 5.17 The remainder of this document identifies the key issues relevant to the determination of this application and considers these in the context of the relevant policy and guidance.

Site Designations

- 5.18 The Site forms part of the land within a Strategic Site Allocation (SSA) – Gillingham Southern Extension, which is defined by Policy 21 of the Local Plan Part 1 as a key

strategic location for future housing and employment growth. This site is considered by the plan to be critical to the delivery of the Council's overall spatial strategy. The Policy states that the SSA as a whole should provide a total of 1,800 dwellings, with associated commercial space, highway improvements, landscaping and social infrastructure.

- 5.19 The majority of the site is located within Flood Zone 1, however where the site borders the River Lodden and the existing ordinary watercourse it falls within Flood Zone 2 and Flood Zone 3. The proposed developable area, as set out on the Land Use Parameter Plan, is located solely within Flood Zone 1.
- 5.20 There are no statutory or non-statutory designated sites of nature conservation interest within the Site and there are no listed buildings located on Site.

6.0 PLANNING POLICY ASSESSMENT

- 6.1 Within this section, we assess the proposed development and its component parts against the statutory development plan and other material considerations outlined in Section 5.0.

Principle of Development

Comprehensive Development

- 6.2 The North Dorset Local Plan Part 1 (LPP1) (2016) identifies the strategic policies for the District to 2031. Gillingham is identified as a main service centre, Policy 2 – Core Spatial Strategy states that most of the District’s growth will be focused towards the main towns, including Gillingham.
- 6.3 Policy 2 states that all development proposals should be located in accordance with the Spatial Strategy for north Dorset. The Southern Extension to Gillingham has been identified as a Strategic Site Allocation in Policy 21.
- 6.4 Policy 21 requires a Master Plan Framework (MPF) to be prepared for the whole of the southern extension to ensure a coordinated approach, which ensures facilities and infrastructure are provided and delivered in step with housing and employment development.
- 6.5 The MPF has been produced by a consortium of lead promoters for the southern extension which controls the majority of the southern extension land. The lead promoters comprise C G Fry and Son Ltd, Welbeck Land (“the applicant”) and Taylor Wimpey. The consortium is engaging with other landowners within the southern extension to seek to ensure the MPF addresses the comprehensive development of the entire site.
- 6.6 The MPF has been submitted to NDDC for approval alongside the Infrastructure Delivery Scheme and Collaboration and Delivery Note produced by Eversheds Sutherland on a private and confidential basis.
- 6.7 The Policy sets out specific matters which the MPF and subsequent planning applications should consider when proposing development on the SSA Site. This includes the incorporation of energy efficiency measures, addressing fluvial and surface water flooding and sustainable drainage systems, landscaping, and the conservation and enhancement of ecological and archaeological features.
- 6.8 This application is consistent with the requirements of Policy 21 and the MPF submitted to the Council. The application seeks outline planning consent for the land known as Ham Farm and Newhouse Farm, which forms the central part of the SSA area. Policy 21 in the LPP1 establishes the principle of the proposed development. The application parameters are in accordance with the wider MPF, to ensure a consistent and comprehensive development of the entire southern extension.

Mixed Use

- 6.9 The proposed development provides for a mix of uses including residential, commercial / local centre, primary school extension and open space. The mix of uses proposed is wholly consistent with Policy 21 of the LPP1 which calls for the residential-led mixed use development of the Site, as part of the wider SSA. The non-residential uses are provided to ensure the day to day needs of the community can be met in a sustainable way and to facilitate the delivery of services across the MPF area.
- 6.10 Furthermore, the Core Planning Principles set out at paragraph 17 of the NPPF promote the efficient use of land through higher density and mixed use development. The NPPF goes on to state at paragraph 38 that for large scale residential developments a mix of uses should be promoted so as to provide opportunities for day-to-day activities to take place on site, including work. Finally, the NPPF at paragraph 69 highlights the benefits mixed use developments can bring in terms of the creation of healthy, inclusive and sustainable communities. The proposed development, which comprises a mix of uses, is therefore considered to fully comply with the aforementioned sections of the NPPF.

Employment Uses

- 6.11 LPP1 Policy 21 outlines the requirements for the SSA in relation to employment provision. It states that the Shaftesbury Road corridor could support part of a local centre to support the Southern Extension. The remainder of the employment provision for the SSA is to be provided to the east and west of the central parcel.
- 6.12 Policies 11 and 17 identify the importance of economic development, particularly in the main towns.
- 6.13 The local centre is identified as part of the Village Core, to the east of the application site, within the Design and Access Statement (DAS). Whilst exact layout and uses are to be determined at reserved matters, the application seeks approval of a range of uses to enable retained flexibility. An illustrative layout has been provided within the DAS to demonstrate how the range of uses could be accommodated on Site.
- 6.14 The proposed application provides for a single area of employment land within a Local Centre which is capable of accommodating up to 2,642 sq.m of mixed retail and non-residential uses. Please see the Land Use Parameter Plan 02 and Table 1 within this Planning Statement.
- 6.15 The designation of part of the Site for employment uses will make a significant contribution to the local economy and is anticipated to facilitate the creation of approximately 50 jobs. The provision of employment space within the proposed

development will contribute to the economic objectives of the District by improving the range of employment opportunities, providing opportunities for residents to work close to where they live. The provision of employment floorspace within a mixed use local centre as part of the proposed development is therefore compliant with Policies 11, 17 and 21.

Education

- 6.16 The NPPF outlines that local planning authorities should take a proactive, positive and collaborative approach to ensure that there are enough school places to meet the needs of existing and proposed communities.
- 6.17 Planning permission is sought for an extension to the existing St Mary the Virgin primary school, to the north of the site. This extension to the existing school forms part of the wider MPF infrastructure which includes a new 2 form entry school, provisionally located to the east of the SSA. The total education provision fully accords with the requirement of Policy 21, Policy 14 – Social Infrastructure and the detail set out within the submitted MPF.
- 6.18 The Land Use Parameter Plan (ref: 01050_PP_02 Rev D4) identifies an area of land potentially required to facilitate the delivery of an extension to the existing St Mary the Virgin primary school. The proposed location of the land and expansion plan for the primary school is in line with Policy 21 as it contributes towards the required social infrastructure.
- 6.19 The applicant has engaged with the Head Teacher and Governors at St Mary the Virgin primary school in order to determine the most appropriate strategy to ensure the proposal is suitable for the school, and deliverable. It is understood that the school was only intended to be 2FE, however it is agreed that this application affords better provision.
- 6.20 The provision of education uses as part of the proposed development is considered to fully satisfy all relevant policies of the development plan.

Community / Health

- 6.21 The NPPF sets out at paragraph 69 that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The provision of health, community and cultural uses as part of the proposed development will contribute towards the principle of creating a sustainable community. This principle is reiterated within Local Plan Policy 14.

- 6.22 The proposed development provides for the inclusion of community and health uses (D1 use) up to a maximum of 2,642 sq.m as part of the mixed use floorspace. Whilst the application makes provision for up to 989 sq.m of D1 use, it is currently unknown if all of the mixed use floorspace would be occupied for D1 purposes.
- 6.23 These uses can only be located within the mixed use areas of the development and will only be provided subject to demand. Community/health provision is likely to be located on the mixed use plot to the east of the site.
- 6.24 The precise quantum and location of community/health uses will be determined at reserved matters stage and provision of these uses fully accords with Policy 21 of the LPP1.

Local Centre

- 6.25 Local centres typically include a range of small shops of a local nature, serving a small catchment. Local Centres might include, amongst other shops, a small supermarket, a newsagent, and a pharmacy. Other facilities could include a hot-food takeaway and other facilities.
- 6.26 In accordance with Policy 21 of the LPP1 (which recognises the need for a local centre to serve the southern extension) retail uses (comprising A1 – A5) are proposed as part of the mixed use floorspace. The exact mix of uses has not yet been determined and therefore an element of flexibility is sought. The maximum levels of floorspace that are being sought are set out in Table 1.
- 6.27 It is envisaged that the new local centre could accommodate a small convenience store, a newsagent, café, pharmacy and a hot-food takeaway. The purpose of the local centre is to provide residents and employees with day-to-day shopping needs within a walkable distance. The inclusion of complementary uses contributes towards the creation of a sustainable development and reduce the reliance on the private motor car. This is recognised as being important in both the NPPF (paragraphs 17 and 38) and the adopted LPP1.
- 6.28 As the allocation of the site for a local centre is in accordance with an up-to-date Local Plan there is no requirement to undertake a sequential site assessment. Policy 12 of the LPP1 requires an impact assessment to be prepared where more than 2,500 sq m of retail floorspace is proposed. The maximum level of retail floorspace proposed in the local centre is 1,653 sq m and therefore there is no requirement to undertake an impact assessment for the proposed local centre.
- 6.29 Policy 17 (Gillingham) recognises that in the period to 2031 additional retail floorspace will be brought forward through additional comparison retailing in

Gillingham (mixed-use regeneration of the Station Road Area) and a local shops forming an integral part of the local centre to serve the SSA. The proposed local centre will be at a lower level in the retail hierarchy than Gillingham town centre and will not undermine the role that the centre performs. The inclusion of local shops as identified by Policy 17 and Policy 21 as part of the SSA will complement the facilities and services available in Gillingham town centre.

- 6.30 The inclusion of retail uses as part of this mixed use development will also contribute to the creation of local jobs, in line with economic objectives of the District as set out within Policies 11 and 21 of the LPP1. The jobs that will be created by the proposed retail floorspace will comprise both full and part-time opportunities that will be accessible to the local community. It is estimated that there will be in the region of 50 new jobs created.
- 6.31 The proposed retail element of the scheme is part of the wider mixed use development and is intrinsic to ensure a balanced mixed use sustainable community is created, as part of this application. As set out above a new school and community facilities are proposed in addition to the retail floorspace which will help to create a sense of place and identity for the new residential development. The local centre is an integral part of the new development and will not be delivered in isolation from the remainder of the development.

Residential Development

- 6.32 The NPPF sets out the Government's objectives for development to deliver sustainable and mixed use communities in accessible locations. National Policy advises that a variety of housing should be provided in terms of tenure and price together with a mix of unit sizes.
- 6.33 LPP1 Policy 6 defines the District Council's strategy for the provision of new homes over the Plan period 2011 – 2031.
- 6.34 These policies confirm that land will be identified in subsequent Development Plan Documents – Local Plan Part 2 - for the provision of some 5,700 net additional dwellings in the District over the period of 2011-2031. Policies 6 and 17 confirm that approximately 2,200 new dwellings should be delivered within Gillingham. Within the plan, the SSA site is considered to be critical to the delivery of the Council's overall spatial strategy.
- 6.35 Policy 21 establishes the primary location of growth for Gillingham and specifically allocates the southern extension (including the application site) to provide approximately 1,800 homes and associated infrastructure. The Policy identifies how

the southern extension should be delivered in a comprehensive and collaborative manner, led by the production of a Master Plan Framework (MPF).

- 6.36 The development is wholly consistent with the relevant policies of the LPP1 as it will facilitate the delivery of up to 961 net dwellings within the strategic development area for Gillingham.

Residential Density

- 6.37 As set out on the Density Parameter Plan, the density of development will vary across the Site. Five density maximums are proposed, Up to 25 dwellings per hectare (dph), Up to 32.5 dph, up to 37.5 dph, up to 45 dph and up to 60 dph.
- 6.38 For completeness, the highest density of up to 60 dph will be located in the mix use / local centre only, which includes the location of proposed independent living units.
- 6.39 Generally, higher density development is proposed at the centre and east of the Site with densities reducing towards the south and west. The approach to the disposition of density is appropriate as the highest density of development is focused closest to existing development in Gillingham, and is therefore the most sustainable/accessible part of the Site. The highest density areas are also concentrated to parts of the Site which are least sensitive in landscape impact terms and will have the best connectivity to other parts of the SSA.
- 6.40 The development generates an average density of 36.2 dph across the site. This is considered to be appropriate for the site and surroundings. Neither Policy 7 nor Policy 21 of the LPP1 define a maximum density for the Site, however the design and layout of new development should seek to make effective use of the site, respect the character and distinctiveness of the locality and be acceptable in terms of design and amenity. The proposed development meets these requirements.
- 6.41 Policy 7 continues that high-density housing developments (above 50 dph) are only likely to be acceptable in town centres or where there are opportunities for walking, cycling and use of public transport to access essential facilities. The only proposed density maximum which exceeds 50 dph is within the Mixed Use area, and therefore will be centrally located within walking distance to all key services and public transport.
- 6.42 The range of densities proposed will allow for a mix of housing types to be accommodated within the development. The varied residential density will contribute to the creation of a sustainable and mixed and balanced community across the Site.
- 6.43 The density maximum approach proposed will also provide sufficient flexibility at the detailed design stage to allow for the development to appropriately respond to areas of landscape sensitivity.

Housing Mix

- 6.44 The proposed scheme will provide up to a maximum of 961 net residential dwellings, within the central portion of the southern extension.
- 6.45 The strategic allocation at Policy 21 identifies an appropriate housing mix for the site. It states that all housing should contribute towards the creation of mixed and balanced communities.
- 6.46 In the period to 2031, the Council will support the delivery of approximately 40% market housing units as 1 or 2 bed properties, and 60% as 3+ bed properties.
- 6.47 The Policy states that these proportions are the starting point, to be discussed with the Council depending upon local circumstances or viability considerations. Planning permission is not sought at this stage for a specific mix of housing, this will be resolved during the reserved matters stage. However, in order to assess the potential environmental impact and viability of the development, the Council's proposed mix has been used.
- 6.48 The proposed development has potential to provide a range of housing types appropriate for this location, and is therefore considered to accord with the relevant development plan policies and guidance.

Affordable Housing

- 6.49 Both the NPPF and the NPPG advocate the need for councils to be flexible in the application of planning obligations to ensure that schemes are not at risk of being delayed or abandoned.
- 6.50 Policy 21 directly deals with affordable housing for the Gillingham Southern Extension. Policies 7 and 8 relate to affordable housing requirements for the District as a whole.
- 6.51 Policy 7 states that the Council will support the delivery of about 60% of affordable housing units as 1 or 2 bed properties, and about 40% as 3+ bed properties.
- 6.52 Policy 8 specifies that within the urban extension to Gillingham, 25% of the total number of dwellings will be affordable. This principle is reiterated within Policy 21. Within the District as a whole, 70-85% of all new affordable housing should be provided as affordable rents and/or social rented housing. The remaining 15 – 30% should be provided as intermediate housing.
- 6.53 The Policy states that these proportions are the starting point, to be discussed with the Council depending upon local circumstances or viability considerations. Planning permission is not sought at this stage for a percentage of affordable housing, this will be resolved during the reserved matters stage.

- 6.54 As part of the production of the MPF, a site wide viability assessment has been completed based upon the submitted IDS.
- 6.55 In addition, a standalone viability assessment will be completed for this application site area, and subsequent reserved matters stages.
- 6.56 However, in order to assess the potential environmental impact and viability of the development, the Council's proposed affordable housing percentage and mix has been used.

Design

- 6.57 Design has been a key consideration throughout the evolution of the proposed development. The development of the illustrative masterplan, which responds to various constraints upon the redevelopment of the Site, has in turn informed the parameter plans. Constraints upon the redevelopment of the Site include the River Lodden to the north western boundary, areas at risk from flooding, drainage, topography, and existing landscaping features. These constraints require the adoption of a design approach which appropriately mitigates the impact of the proposed development both within and surrounding the Site.
- 6.58 The Site also presents a number of opportunities including, but not exclusively, the retention, integration and enhancement of the existing landscape features, creation of a new community, delivery of market and affordable homes, creation of a new principal street and bus route through the site, improved pedestrian and cycle connections into and out of the Site, and the contribution towards the comprehensive delivery of the MPF.
- 6.59 High quality and inclusive design, delivered through mixed and integrated development with well-planned public spaces, is encouraged at all policy levels. These design principles are considered important to ensure attractive, useable, durable and adaptable places and sustainable development.
- 6.60 The NPPF (paragraphs 56 & 58) and NPPG (Design – paragraphs 001 and 007) discusses the importance of new development responding in a practical and creative way to both the function and identity of a place. The consultation process which has been undertaken with local residents and stakeholders has sought to assist in designing a development which can both incorporate local character, whilst introducing distinctive qualities to deliver a sense of uniqueness to the urban extension of Gillingham.
- 6.61 The feedback received has informed the final design approach. For example, concerns were raised with regards to highway improvements, key local views and

localised flooding. As a result the masterplan evolved to ensure local views are protected and particular attention has been given to sustainable drainage and an attenuation basin to address localised flooding issues.

- 6.62 The masterplan seeks to ensure that the proposals are consistent with urban and landscape design objectives, respond appropriately to landscape edges, and at the same time allowing higher densities in the accessible, well connected parts of the Site. The opportunity to provide a range of high and low density development across the site, whilst delivering a wide range of dwelling sizes, has ensured that there is a sensitive transition from Gillingham town centre, particularly the adjacent community of Ham, to the countryside.
- 6.63 As the proposed site bridges between the open countryside and urban centre of Gillingham, the focus for this development has been establishing the extent of the proposed development (as defined by the parameter plans) whilst respecting the sensitive landscape setting and ensuring conformity with the wider MPF. This has been achieved by assessing the existing landscape features, creating a series of green infrastructure links and establishing focal points.
- 6.64 The illustrative masterplan, design code and landscape strategy sections of the DAS enable appropriate controls to be put in place to inform the detailed design stage. For example future reserved matters applications for built development will be expected to incorporate local building forms, generally orientate streets along contour lines with strong tree planting to protect sensitive views and boundaries. This approach is wholly consistent with the NPPG and in particular the Design section paragraph 007.
- 6.65 The illustrative masterplan demonstrates how the parameters could be interpreted to seamlessly integrate the development with the existing settlement of Gillingham and the wider southern Extension, whilst reducing the impact of the development on the landscape character and visual amenity of the Site. In the light of the scale of development proposed it is inevitable that there will be negative effects; however, thorough the application of the parameters and implementation of the landscape strategy and design code submitted with this application, these effects will be minimised as far as practicable.
- 6.66 On balance, it is concluded that the site character is significantly affected post construction and will have a substantial adverse landscape effects. After 15 years, with the anticipated growth of primary vegetation, the landscape effects are expected to reduce to moderate. The surrounding landscape character areas have no significant landscape effects.

- 6.67 This is summarised in detail within Chapter 6 of the Environmental Statement. The identified effects are considered to be outweighed by the significant benefits which will be generated by the proposed development, including, but not exclusively, the provision of market and affordable housing, job creation, landscaping enhancements, education provision and improved accessibility into and out of the Site.
- 6.68 Policy 21 outlines that the Council will encourage the development of high quality, safe and attractive living environments. The aspiration of the Council is to develop spaces and places which are sustainable, distinctive and durable places where people want to live, having consideration to climate change and green infrastructure (Policy 22).
- 6.69 Policy 24 states that development should be designed to improve the character and quality of the area within which it is located. Design principles and standards are set out within three tables, identified at Figures 10.1, 10.2 and 10.3. Figures 10.1 and 10.2 are of most relevance as these set out the importance of design principles and aspect of development form respectively.
- 6.70 Key design principles include character, ease of movement, quality of public realm, diversity. Legibility and energy efficiency. The aspects of development form are identified as layout, density, scale, massing, mix and appearance. All of these principles have been addressed in this application, through the parameter plans, DAS or planning statement.
- 6.71 These tables and core design principles are considered in more detail within the submitted DAS.
- 6.72 Policy 24 also requires developers to engage with the local community and provide adequate space for vehicle parking, cycle parking, storage bins and other associated facilities. The applicant has engaged with the local community in respect of the outline planning application and illustrative masterplan. Detailed matters such as the location and quantum of parking spaces, will be dealt with at the reserved matters stage.
- 6.73 Consideration in the design process has also been given to Policies 4, 13 and 15 of the LPP1 in relation to the protection and enhancement of the natural environment, public realm and green infrastructure.
- 6.74 Specifically, on this matter, Policy 24 states that developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into the surroundings.

- 6.75 As set out above, the illustrative masterplan which accompanies this application demonstrates one way in which the parameters can be interpreted so as to produce a scheme which can appropriately respond to the MPF and detailed design policies set out above.
- 6.76 To guide future reserved matters application the DAS identifies a number of character areas within the development which have been developed to guide the detailed design of the development so as to ensure it respects the character and function of the surrounding area and brings forward a form of development which is locally distinctive.
- 6.77 As defined by the Landscape Strategy Parameter Plan (01050_PP_06 Rev D4), the site provides a large element of public open space to serve the needs of both new and existing residents, this includes the provision of a network of green spaces for which full details are provided with this application.
- 6.78 The proposed development will deliver a network of green infrastructure including formal sports pitches, informal public open space and structured planting, which will interlink with existing landscape features including water bodies, trees and hedgerows. This approach, which is set out in more detail within the DAS (see landscape strategy), has been adopted to ensure that the proposed development will provide an appropriate transition from the urban area of Gillingham to the countryside setting beyond the site.
- 6.79 The illustrative masterplan and DAS, in particular the Design Code section, demonstrate that at the reserved matters application stage the detailed design of the proposed development can be of a high quality.
- 6.80 Details of access to the site, bar the main vehicular and pedestrian access points, are reserved for future consideration. The illustrative masterplan and access and movement parameter plan demonstrate that the relationship between pedestrian/cycle paths and the principal roads on the site will be carefully addressed to create a safe environment that enhance existing public rights of way and creates effective links between the proposed development, wider SSA and Gillingham town centre.
- 6.81 In conclusion, the design and layout of the proposed development is represented by the parameter plans and illustrative masterplan. Particular attention has been paid to the constraints and opportunities presented by the existing site and these have informed the development for which outline planning permission is sought. Consideration to the future detailed architectural design of the development has been

afforded and in particular the design code section of the DAS can be used to guide the architectural quality of future reserved matters applications. The parameter plans and landscape strategy will also ensure that new built development is contained within a generous and attractive landscaped setting. Due to the scale of development proposed there will inevitably be negative impacts on the landscape character and visual amenity of the Site. These will be mitigated as far as possible through the effective application of the parameters and landscape strategy. On balance, the benefits arising from the proposed development are considered to outweigh any harm to the landscape character of the Site and the surrounding area.

- 6.82 Overall, the proposed development is considered to fully accord with the relevant design policies of the development plan.

The Historic Environment (including archaeology)

- 6.83 The NPPF provides the government's guidance on managing the historic environment. Paragraph 128 states that LPAs should require an application to describe the significance of any heritage assets affected including any contribution made to their setting. The NPPF defines the matters to be taken into account in deciding applications which impact on heritage assets, both designated and non-designated with a presumption in favour of the conservation of designated assets. The policy notes that those elements that contribute positively to the setting of, or better heritage assets should be preserved.
- 6.84 A detailed desk based assessment of the historic context of the Site and surrounding area has been undertaken and is summarised within the Archaeological Desk Based Assessment, Setting Assessment and Geophysical Survey produced by WYG. Chapter 12 of the Environmental Statement also addresses these matters in respect of the whole Gillingham MPF area.
- 6.85 A desk based assessment has been undertaken which takes into consideration the historical and archaeological background of the proposed development area, using a range of sources.
- 6.86 The baseline data obtained includes a study area of 750m around the boundaries of the application site. It confirms that the application site is not located within a Conservation Area. The Gillingham Town Conservation Area is located on the northern edge of the study area and takes in the historic centre of the settlement.
- 6.87 There are a total of 5 Listed Building, all Grade II, within the 750m buffer study area, none of which are within the application site. Further detail in respect of these heritage assets are provided in the technical report and associated appendices.

- 6.88 In relation to the historic landscape character, the application site is characterised by enclosures and field boundaries which potentially originate from the later medieval period. This is reflective of the long term use of this land for meadow. Throughout the development area, there is extensive evidence of modern ploughing and field drainage. Former field boundaries are apparent within the application site.
- 6.89 A geophysical survey was undertaken within the majority of the application site in order to identify potential remains of archaeological and historical significance. Over the majority of the site there was little evidence for cut features representative of past activity beyond field drainage, modern services and the backfilling of day pits /ponds.
- 6.90 Policy 5 relates to the Historic Environment. It examines the approach the Council will take to assess proposals which harm a heritage asset, seek to justify harm or less than substantial harm. It also considers non-designated heritage assets and enabling development. The LPP1 in the pre-text to Policy 24 specifically refers to the importance of considering the potential impacts on the Historic Environment during the design process. This includes the asset, its setting, and views from, or of, a heritage asset.
- 6.91 In line with Policy 5 and the explanatory text of Policy 24, the proposed development has carefully considered the setting of designated and non-designated historic assets within and adjacent to the Site.
- 6.92 The assessment by WGY identifies that the heritage assets visited as part of the setting assessment were largely located to the south of the application site and were found to have predominantly rural and semi-rural settings. To the north of the application site, the topography and existing urban expanse of Gillingham, as well as the railway line, were found to separate the application site from the vast majority of the Heritage Assets, including Gillingham Town Conservation Area and its associated historic buildings.
- 6.93 Two Grade II Listed Buildings, one Scheduled Monument and two groups of non-designated historic buildings were found to have settings that will be impacted upon by the development proposal. These include:
- Madjestone Farm House Grade II Listed building (1110299 and MDO22173);
 - Park Farmhouse Grade II Listed Building (1172639 and MDO22169);
 - Newhouse Farmhouse and associated buildings (non-designated); and
 - Cole Street Farmhouse and associated barns (non-designated).

- 6.94 In each case, due to the varying sensitivity of their settings, the development proposals will result in some degree of negative impact upon the settings of these assets.
- 6.95 Generally, the application site contributes to the sense of open farmland in the wider surroundings. The report concludes that on balance, no mitigation measures are considered necessary for Madjestone Farm House or Park Farmhouse.
- 6.96 Although good design is not considered to be mitigation, this is identified as the only means to minimise the negative impacts upon the setting of the heritage assets. It is expected that the impact of the proposed scheme upon the setting of Newhouse and Cole Street Farms can be reduced from moderate negative through design measures, including the development layout, development design and the provision of adequate planting / screening.
- 6.97 The remainder of the heritage assets assessed were found to have settings that would not be affected by the proposed development.
- 6.98 For completeness, the applicant is happy to provide additional assessments at the reserved matters stage and accept an appropriately worded planning condition in respect of archaeological evaluation and mitigation.

Public Realm and Landscaping

- 6.99 Landscaping is a matter reserved for future consideration and will be subject to detailed design; however, the application comprises a Landscape Strategy Parameter Plan (01050_PP_06 Rev D4) which defines the minimum amount of open space to be provided by the proposed development.
- 6.100 Policy 21 outlines the importance of landscaping to integrate the development into the wider context, provide connections through the site and provide formal public open space, child play spaces and opportunities to enhance wildlife. Policy 13 incorporates public realm including the potential for public art, and protecting the visual impact of the street to ensure there is no detrimental impact from street or other lighting. These matters are to be determined at the detailed stage and are not considered as part of this outline application.
- 6.101 In addition, Policies 4 and 15 identify the key characteristics of the natural environment and green infrastructure, to ensure this is a central component of new development. Policy 4 specifically relates to the creation of new habitats and provision of buffers to protect environmental assets. This has been considered

through the landscape strategy and illustrative masterplan, which demonstrates a web of public open spaces across the application site.

- 6.102 Policy 15 requires new developments to integrate green infrastructure with existing green networks, promote outdoor sport and recreation and promote public enjoyment of wildlife. The Policy aims for new development to improve the quality of life of residents and deliver environmental benefits, these principles are set out within Figures 7.1 and 7.2 which explain the types and functions of green infrastructure and key benefits.
- 6.103 New development will be expected to deliver and contribute towards conservation and management of existing assets, the creation of new sites and links, for open space and children's play. Proposals must enhance the connectivity and functionality of green infrastructure.
- 6.104 A Landscape and Visual Impact Assessment has been undertaken and is submitted as part of this application. This assessment has informed the siting and scale of development and the landscape strategy for the Site. The landscape strategy is contained within the DAS and can be used in future to guide the detailed landscape design so as to ensure the landscaping and public realm provided is of a high quality.
- 6.105 The extent of open space defined on the Green Infrastructure Parameter Plan amounts to approximately 5.05ha on the Site which will be accessible to residents of the proposed development.
- 6.106 As defined on the Landscape Strategy Parameter Plan, open space on the Site has been broken down into six distinct typologies, comprising a village square, sports pitches, SUDs, play area, kick-a-bout areas and allotments.
- 6.107 The Design and Access Statement provides full details in respect of the identified typologies and how these fit into the character areas across the site. It states that the landscape strategy comprises a network of accessible open spaces, linear parklands and green links. There is a connection between open spaces, with smaller incidental open space and opportunities for play and recreation through peripheral areas of "Play on the Way" and more structured play spaces.
- 6.108 The proposed landscape strategy as set out on the Parameter Plan and within the Design and Access Statement ensures that the proposed development works with the existing landscape features and is sensitive to the countryside edge. It is in accordance with Policies 4, 13, 15, 21, and 24.

Transport and Access

- 6.109 The NPPF supports a pattern of development which promotes the inclusion of sustainable transport with Paragraph 33 stating that development should only be refused or prevented in circumstances where the cumulative impacts would be severe.
- 6.110 The NPPF seeks to minimise reliance on the private car and reduce the need to travel. It is stated that *“Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”*
- 6.111 The outline application reserves all matters for future consideration, except for the main vehicular/cycle/pedestrian access points into and out of the Site. The principle points of vehicular access from Shaftesbury Road (B3081), New Road (B3092) and Woodpecker Meadow are offered for determination as part of this application as are pedestrian/cycle routes at various locations across the site. Please refer to the Access and Movement Parameter Plan (01050_PP_05 Rev D7).
- 6.112 The illustrative masterplan demonstrates that the proposed development can deliver a well-connected network of streets as well as pedestrian / cycle routes of different character within the site. The illustrative access and movement plan has been designed to reflect the following principles:
- Providing a choice of routes into the development from the external highway network and avoiding undue traffic loadings at any single point;
 - An internal spine avenue and permeable street network which maximises opportunities for access to improve bus services; and
 - A fully connected and permeable network of streets which minimise barriers to walking and cycling, naturally calming traffic speeds and encourages these modes as an attractive means of travel.
- 6.113 The Transport Statement, submitted in support of this application, demonstrates in more detail the assessments that have been undertaken to demonstrate the acceptability of the road capacity at the points of access. This Statement makes reference to the principal Transport Assessment which has been produced in respect of the whole Gillingham SSA and forms part of the Environmental Statement.
- 6.114 The Transport Statement and Transport Assessment should be read together.

Vehicular/Bus Access

- 6.115 The main vehicular access routes to the Site have been identified by understanding potential movement and accessibility into and out of the Site and taking into account the strategic requirements for the wider SSA.

- 6.116 The vehicular accesses to the Site are proposed in the following locations:
- Shaftesbury Road (B3081)
 - New Road (B3092); and
 - Woodpecker Meadow.
- 6.117 The vehicular accesses serving the Site have been provided in accordance with the MPF and Policy 21. The Parameter Plan and Illustrative Master Plan are in accordance with these documents and policy requirements.
- 6.118 The vehicle accesses provide access to all of the land uses proposed, including residential and the mixed use area to the far east of the site.
- 6.119 The proposals will be assessed against the requirements of Policy 13, which states that the Council are seeking to develop a more sustainable approach to transport, achieve improvements to key strategic routes and junctions.
- 6.120 Planning applications must be accompanied by a Transport Statement or Transport Assessment to clarify the impact of the development, and identify any mitigation. Travel Plans must also be submitted with an emphasis on the use of public transport.
- 6.121 The Transport Assessment produced as part of the Environmental Statement assessed the application site as part of the whole Gillingham SSA area. The proposed development subject to this planning application is not materially different however the Transport Statement has considered any highway impacts.
- 6.122 There are no material amendments to the proposed vehicular and pedestrian / cycle access arrangements to serve the application site in comparison to that set out in the site-wide Transport Assessment. The minor alterations to the proposed development include the increase of one house, a slight reduction in the area of the local centre and an increase in the size of the convenience store.
- 6.123 The Transport Statement concludes that safe and suitable access to the site can be achieved for the proposed development. There are no changes to the sustainable transport strategy to serve the central parcel compared to that set out in the site-wide Transport Assessment.

Servicing

- 6.124 The Transport Statement comprises a vehicle swept path analysis in respect of the main vehicular accesses to the Site.
- 6.125 The swept path analysis demonstrate that the proposed access junctions can be negotiated safely by a range of vehicles and will not cause an obstruction to the wider highway network.
- 6.126 Details of how the residential, employment and commercial units will be serviced will be provided at reserved matters stage.

Car Parking

- 6.127 Car parking provision will be determined at reserved matters stage and will have regard to current standards set out in Dorset County Council documents 'Residential Car Parking Study' and the associated non-residential levels, or any other standards which may supersede those currently adopted.

Cycle Parking

- 6.128 Future reserved matters applications will provide details of cycle parking provision. Adequate cycle parking facilities will generally be provided for residential houses within rear gardens, sheds, garages or for flats/apartments within suitable communal cycle parking facilities.
- 6.129 Secure cycle parking will also be provided for the employment and commercial element of the scheme.
- 6.130 The provision of cycle parking will be provided having regard to local cycle parking standards at the time.

Travel Plan

- 6.131 The Framework Travel Plan sets out the overarching sustainable transport strategy for all the proposed uses within the development. It aims to promote sustainable lifestyle amongst the new residents, employees and visitors to the site, through reducing the need to travel by private car, and in particular reducing single occupancy car journeys, providing non-car mode travel options for local journeys and influencing modal choice.
- 6.132 A Framework Travel Plan has been prepared to support the Master Plan Framework for the whole Gillingham SSA. A Transport Management Association will be set up for the Gillingham SSA as a whole to provide an umbrella management regime with travel plans for specific land uses and parcels. A site-wide Travel Plan Co-ordinator will be appointed.
- 6.133 The Travel Plan for this application site identifies the proposed land uses and provides a summary of the key measures proposed for each.
- 6.134 The site will bring forward, as part of the Gillingham SSA, improvements to the pedestrian and cycle provision on Route 3 and Route 4. Route 3 operates Station Road from Gillingham Rail Station to town centre, and Route 4 operates Newbury (High Street) and Hardings Lane to Gillingham secondary school.
- 6.135 There will also be associated improvements to general pedestrian and cycle provision within Gillingham including additional cycle parking facilities in Gillingham town centre and infrastructure improvements to existing local bus stops. These will be delivered through financial contributions.

Summary

6.136 A comprehensive Transport Statement is submitted in support of this application. The Transport Statement concludes that:

- Safe and suitable access to the site can be achieved;
- The Site has appropriate accessibility to a range of destinations and facilities by a choice of travel modes and the Site is sustainable in transport terms;
- Future residents and employees at the proposed development have the opportunity to access a range of destinations by a choice of sustainable transport modes. The proposed development is located where the need to travel will be minimised and, through the Travel Plan, the use of sustainable transport modes can be maximised;
- Transport improvements have been proposed that cost effectively limit the significant impacts of the development, with the residual cumulative transport impacts of development fall short of the “severe” test set by the NPPF; and
- The proposed transport improvements, including the implementation of smarter choices, provide a benefit to existing residents and employees offering the opportunity for modal shift from single occupancy car journeys;

6.137 The proposed development therefore accords with the transport aspects of local and national planning policy.

Energy and Sustainability

6.138 Climate change is both an international and local issue and development should seek to mitigate and adapt to climate change. This is key priority for NDDC as set out at Policy 3 and site specific Policy 21. The principles apply to all new developments.

6.139 The NPPF outlines that when considering development proposals a positive approach that reflects the presumption of sustainable development is taken and seeks to ensure the delivery of low carbon energy development is proposed in order to address climate change and achieve environmental sustainability. Further clarification is provided within the NPPG which highlights the importance of protecting the local environment alongside protecting the global environment.

6.140 Policy 1 of the LPP1 accords with the NPPF and sets out that when the Council are considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.141 Policy 3 states that where proposals include new buildings, they should be in areas which are served by a good range of everyday facilities, with cycling, pedestrian and

public transport access. Measures for solar design and to meet current national targets for energy performance should be incorporated through building fabric and renewable or low carbon measures.

- 6.142 Throughout the LPP1 it is reiterated that the Council aspire to minimise the impacts of climate change, through the reduction of water consumption, flood risk and reducing excessive heat. Policy 22 – Renewable and low carbon energy reiterates that all new development must assess the social, economic and environmental benefits of the scheme, against the likely impacts.
- 6.143 As part of the production of the MPF, energy has been assessed across the MPF area within the Environmental Statement, at Chapter 15. An Energy Statement forms part of the technical appendices.
- 6.144 The Energy Statement sets out the process undertaken to produce an energy design strategy for the Gillingham SSA area. In line with the North Dorset Local Plan Policy, a Standard Assessment Procedure (SAP) energy model has been produced to determine compliance with Part L1A for the proposed residential dwellings.
- 6.145 The methodology provides the CO₂ emission rates as a Target Emission Rate (TER) forming a notional building. To achieve compliance the Building Emission Rate (BER) needs to improve upon the TER. The following design parameters have been included within the energy model to ensure sustainability features an energy efficient methods are considered for the development.
- 6.146 Substantial reductions in energy usage for the scheme have been achieved through the consideration of the passive elements of the design, together with improved occupancy comfort. The aim for the design of the proposed development is to optimise the passive building elements, where practical and hence reduce the energy consumption associated with mechanical systems, whilst maintaining a balance between a range of requirements and accounting for factors such as site constraints and acoustic considerations.
- 6.147 Passive design elements such as energy efficient fabric, natural day-lighting, solar control and reduced air permeability have been considered.
- 6.148 In addition, active design measures are those which seek to service the demand for energy, after implementation of passive design measures, in the most efficient way. They include; energy efficient lighting, highly efficient heat generation, local heating control, enhanced pipe work thermal insulation and energy metering.
- 6.149 An effort will be to reduce the un-regulated energy uses through energy efficient equipment such as external lighting and CCTV security.

- 6.150 Preliminary carbon emissions calculations using accredited Part L software have been carried out for the residential dwellings. The objective of these calculations is to verify the impact of the energy efficient measures upon the energy target of complying with Part L 2013 through energy efficiency alone, and before the integration of any low or zero carbon technologies.
- 6.151 The predicted carbon emissions for each unit (between 1 – 5 bedrooms) has been calculated and on average, it is estimated that the residential element at Gillingham would achieve at least a 7% improvement compared to Part L 2013 prior to implementation of low and zero carbon technologies.
- 6.152 The proposed outline application will seek to incorporate the same energy efficiency measures, as are proposed for the whole Gillingham SSA, in order to achieve at least a 7% improvement compared to Part L 2013.
- 6.153 The DAS also confirms that the development would be constructed to comply with energy efficiency requirements, and incorporating the measures to minimise the impacts of climate change, as set out in Policy 3.

Noise

- 6.154 Paragraph 123 of the Framework outlines that planning policies and decisions should aim to avoid noise giving rise to significant adverse impact on health and quality of life as a result of new development.
- 6.155 This is reiterated in Policy 25 of the LPP1 which outlines that development must not cause an unacceptable level of disturbance to the occupants of nearby properties. If it is found that there would be unacceptable harm even when mitigation measures are considered, planning permission will not be granted.
- 6.156 Appropriate mitigation, attenuation and control measure should be agreed with the Council.
- 6.157 Noise effects are considered within the Noise Impact Assessment. Firstly, an assessment of change in traffic noise was undertaken for both the effect the proposed developments would have and the effects in conjunction with other committed developments, within the surrounding area.
- 6.158 The results conclude the changes in noise level resulting from changes in traffic flow are minimal, with the maximum change predicted falling within 'Lowest Observed Adverse Effect Level'.
- 6.159 Where areas within the site exceed the guidance criteria, a glazing and ventilation strategy for the site is proposed. Overall, the proposed development is not expected to have an adverse impact on health or quality of life for existing or proposed

residents.

Air Quality

- 6.160 Both national and local planning policy reiterates the importance of complying with national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in the local areas. Planning decisions should ensure that any new development in Air Quality Management Areas (AGMA) is consistent with the local air quality action plan.
- 6.161 LPP1 Policy 25 relates to amenity, and includes broad principles to ensure that there is no adverse impact on occupants and neighbouring properties, including in relation to noise and vibration.
- 6.162 Policy 25 also relates to Unpleasant Emissions. It states that emissions should not adversely affect the amenity of people living locally. Any impact should be reduced through appropriate mitigation and control measures.
- 6.163 It has been found that the potential effects during the construction phase include fugitive dust emissions from site activities, such as demolition, earthworks, construction and trackout. The impacts during the operational phase take into account exhaust emissions from additional road traffic generated due to the proposed development.
- 6.164 During the construction phase, it is anticipated that dust sensitive receptors will potentially experience increased levels of dust and particulate matter before using any mitigation and control measures. However, these are predicted to be short term and temporary impacts. Potential impacts from construction will also be managed through site specific mitigation measures. With these mitigation measures in place, the effects from the construction phase are not predicted to be significant.
- 6.165 An assessment has been made for the future year of 2031 which concludes that the significance of the proposed development is determined to be 'negligible' for all receptors.
- 6.166 The report concludes that during the construction and operation there will be a negligible impact on air quality, appropriate mitigation and control measures have been suggested, and will be agreed with the Local Planning Authority in advance of commencement, in accordance with Policy 25 and national guidance.

Flood Risk and Drainage

- 6.167 The NPPF aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, whilst directing development away from high risk areas.
- 6.168 The River Lodden is of particular relevance to the proposal. Careful consideration has been given to this and the full engagement with NDDC, the EA and local community

has resulted in alterations to the design to address concerns regarding localised flooding.

- 6.169 LPP1 Policy 13 relates to 'Grey Infrastructure' include drainage and flood risk prevention. It states that the Council will work with the EA to make provision for dealing with flood risk, transport and treatment of wastewater and the introduction of Sustainable Drainage Systems (SUDs).
- 6.170 SUDs are encouraged for major developments, where they are appropriate to the site and underlying ground conditions. They should connect with the overall surface water management approach for the area.
- 6.171 An FRA and Drainage Strategy has been submitted with the application. The FRA confirms that all land parcels identified for development on the land use parameter plan are situated within Flood Zone 1 and therefore is not at risk of flooding from fluvial sources in the 1 in 1000 year return period flood.
- 6.172 Where the site falls within Flood Zones 2 and 3, there will be no development on this land.
- 6.173 The Framework promoted the use of Sustainable Urban Drainage Systems (SUDS) and states that local authorities should prevent both new and existing development from contribution to, or being put at an unacceptable risk of, water pollution.
- 6.174 In line with Policy 13 it is proposed for the development that surface water runoff will be controlled within the site through swales, above ground storage bays and detention basins in line with best practice. The strategy also safeguards against the upper end allowances for climate change (40%). Further details can be found within the Drainage Strategy submitted with this application.
- 6.175 Full details of the SUDS will be brought forward at detailed design stage but it is proposed they will be in line with best practices. Surface water runoff generation by the site will be attenuated on site and discharged to the River Lodden at rates which offer 10% reduction on the pre-development green field scenario.

Biodiversity

- 6.176 The NPPF at paragraph 109 encourages net gains to biodiversity where possible and recognises the importance of biodiversity within the planning and development process.
- 6.177 Additional guidance is set out within the NPPG, Biodiversity (Paragraph 017) which reinforces the importance of habitat restoration and incorporating biodiversity design features where appropriate.
- 6.178 Policy 21 places great emphasis on the conservation and enhancement of wildlife, through the improvements to landscaping and open space. Furthermore, Policy 4 reiterates the importance of the natural environment, improving biodiversity value and

facilitating adaptation to climate change. Where opportunities exist, new habitats should be created.

- 6.179 The ecological effects of the whole MPF development are considered in detail within Chapter 7 of the ES. The assessment relies on habitat surveys conducted between 2011 and 2017.
- 6.180 A Site specific ecology appraisal has been submitted in relation to the application site. This appraisal identifies the methodologies used during field surveys and desk appraisals.
- 6.181 An extended Phase 1 Habitat survey was completed in March 2015 which included a review of the vegetation and broad habitats on site. The site was also appraised for its suitability to support notable flora in accordance with guidance. The following habitats were identified across the site, plantation broadleaved woodland, species-rich hedgerows, species-poor hedgerows, improved grassland, semi-improved grassland, running water, standing water and bare ground.
- 6.182 The majority of these habitats have been classified as of local importance. The running and standing water is identified as a habitat of principal importance, and there are 7 species rich hedgerows present on the site. Opportunities to retain and improve the existing habitats where possible are identified and have been incorporated into the proposed development.
- 6.183 In addition, the site was inspected for evidence of, and it's potential to support protected or notable species such as Great Crested Newt, Bats, Reptiles, Badgers, Otter, Water Vole and other species.
- 6.184 Baseline surveys have been completed in respect of the above listed protected or notable species. Breeding bird surveys were completed between April and June 2015 and 30 species were considered to be breeding on Site. The Site is therefore considered to be of local value for breeding birds.
- 6.185 It is recommended that any Great Crested Newt found on the site are captured translocated to ensure they do not endure any temporary loss of habitat during the construction phase. An appropriate license would need to be sought, the full detail of which can be conditioned or dealt with during the reserved matters stage.
- 6.186 Translocation is also recommended for reptiles during the construction phase. It should be noted that the ecological appraisal acknowledges that areas of reptile habitat will be incorporated into the proposed development once construction has ceased and the development is occupied, to the benefit of both Great Crested Newt and Reptiles.
- 6.187 The areas of highest bat activity (River Lodden and Ponds) will be retained along with the majority of hedgerows used for foraging and commuting. Trees with bat roost suitability and confirmed roosts will be retained. Further habitat suitable for bats will

also be included within the informal open space and lighting levels will be limited to avoid disturbance.

- 6.188 The known badger sett, although currently inactive, is to be retained and protected during construction however no further mitigation is considered necessary.
- 6.189 Finally, otters and water voles will be protected to ensure there is no disturbance to these species during the construction and operational phases of the development. Recommendations are made in respect of buffers and mammal shelves associated with any vehicle or pedestrian crossing of the watercourse. Details in this regard will be provided at the reserved matters stage.
- 6.190 Policy 4 states that developments which offer gains in biodiversity, whether through the restoration of habitats, or creation of linkages between sites, will be looked upon favourably.
- 6.191 The ecological assessment of the Site concludes that it is generally of local ecological value. The proposed development provides the opportunity to enhance the ecological interest of the Site through the provision of new areas of species-rich grassland within the semi-natural green spaces, to include new native tree and hedgerow planting and the creation of a series of new SuDS basins, which will provide green links through the Site, linking onsite and offsite habitats.
- 6.192 Effects arising from the proposed development upon the habitats of locally identified species are all capable of mitigation, either through the implementation of the landscaping strategy or interventions such as provision of bat boxes and retention of existing habitats including woodland and hedgerow.
- 6.193 A summary of mitigation measures proposed is contained within the ES, and site specific mitigation within the Ecological Appraisal. With the mitigation proposed, the proposed development would not result in any adverse residual impact on habitats of species of any significance, and there will be no net loss of features of ecological importance.
- 6.194 Following mitigation and enhancement measures, overall impacts are considered to be positive at the local level and will ensure a net gain in biodiversity terms. The proposed development therefore fully accords with the relevant ecological policies of the Development Plan.

7.0 THE PLANNING BALANCE

- 7.1 This section of the Planning Statement provides a planning balance assessment as required under the policies and section 38(6) of the 2004 Act.
- 7.2 Having regard to the assessment undertaken within this Statement, we consider the planning benefits arising from this scheme can be summarised as follows:
- The comprehensive delivery of a high quality residential-led mixed use urban extension at land which forms part of the Gillingham Southern Extension as defined within Policy 21 of the Local Plan Part 1, consistent with the objectives of policy and submitted MPF;
 - The provision of 961 residential dwellings (net) which is consistent with the development priorities for this critical strategic site and will help meet the housing needs of the District;
 - Delivery of market and affordable housing, including family housing;
 - The delivery of high quality, modern and flexible employment floorspace;
 - The provision of approximately 50 Full Time Equivalent Jobs accessible to local residents;
 - Potential for the provision of a community hub;
 - Provision for land to facilitate the extension of St Mary the Virgin primary school from a 1FE primary school to a 2FE school, necessary to mitigate the impact of the development;
 - The delivery of enhanced amenity facilities, including children play areas;
 - The creation of new buildings which are sustainable in energy terms;
 - The delivery of significant landscaping and public realm;
 - Provision of a net gain in biodiversity terms;
 - Improvements to permeability within and through the Site for pedestrians and cyclists; and
 - Ensuring the best use of the Site, delivering a sustainable form of development, which gives rise to no demonstrable adverse impact on the residential amenity of existing or future residents.
- 7.3 The proposed development is compliant with statutory development policy and other material considerations, including the LPP1. Specifically, the proposal represents sustainable development that aligns with the key objectives set out in the Framework.
- 7.4 It is considered that on the basis of the above, even in the event of harm (which in this case concern Energy and Landscape and Visual Impacts) arising from the development proposals, the planning benefits brought about by and through the scheme represent significant material considerations which outweigh any such harm.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 The application proposals to which this Statement relates seek the redevelopment of the Site to deliver a residential-led mixed use scheme. The Planning Statement has assessed the proposals against the adopted Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act.
- 8.2 The proposals have been formulated in accordance with the NPPF, the North Dorset Local Plan Part 1, saved Local Plan Policies and the submitted MPF.
- 8.3 The proposals have been developed in the context of extensive pre-application consultation with officers at North Dorset District Council. The scheme for which permission is sought, has evolved considerably from that initially presented, on the basis of comments received, and the development of the policy allocation within the LPP1.
- 8.4 The proposed development will deliver a comprehensive scheme of 961 net additional dwellings in order to meet the identified housing need for Gillingham. In conjunction an appropriate mix of uses are proposed which will serve the immediate needs of the future residential community.
- 8.5 A dedicated area for employment and community uses comprises part of these proposals in order to meet the economic and social infrastructure objectives of the District. Combined with other non-residential uses the proposed development will deliver approximately 50 FTE jobs.
- 8.6 The disposition of uses, density and scale of development and green infrastructure defined by the parameter plans, in conjunction with the application of design code information, will provide a high quality development that is well related to the surrounding environment and which responds to specific policy objectives for the location. The application proposals are built upon principles of the highest design standards, ensuring a high quality environment for residents and visitors.
- 8.7 Safe and suitable access to the Site can be achieved. The Site has appropriate accessibility to a range of destinations by a choice of modes of transport and the Site is sustainable in transport terms. The proposed development is located where the need to travel will be minimised and, through the Framework Travel Plan, the use of sustainable transport modes can be maximised. Transport improvements proposed will limit the impacts of the development which fall short of the 'severe' test set by the NPPF. In transport terms the proposed development is considered wholly compliant with local and national policy.
- 8.8 The proposals respond to the allocation as set out within the LPP1. It is considered that the benefits arising from the scheme, including the delivery of market and affordable homes, high quality and sustainable development, provision of public open space, expansion of the primary school and highway improvements, all, on balance, produce a scheme which accords with the Development Plan.

- 8.9 Where financial contributions are required to mitigate any impacts on the local area arising from the development, a Section 106 Agreement between the applicant and North Dorset District Council will be agreed. The Section 106 Agreement will also deal with affordable housing and other matters such as the provision of open space.
- 8.10 In conclusion, the Proposed Development is considered to accord with the relevant policies of the adopted development plan, demonstrating consistency with national planning policy and meeting the majority of the objectives set within the LPP1 and the limited Saved Policies of the Local Plan 2003.
- 8.11 In accordance with Section 38(6) of the 2004 Act and by reference to the presumption in favour of sustainable developments set out within the Framework, planning permission should be granted by North Dorset District Council.

APPENDIX 1
EIA SCOPING OPINION (2//2014/1315/SCOEIA)

Date: 12 December 2014

Mr S Coles
WYG
HawkrIDGE House,
Chelston Business Park
Wellington
Somerset
TA21 8YA

Dear Mr Coles

Application: 2/2014/1315/SCOEIA - Request for scoping opinion relating to proposed mixed-use sustainable urban extension, Land south of Gillingham New Road, Gillingham, Dorset

Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (S.I. 2011/1824)

I write with reference to your letter dated 20 October 2014 requesting a scoping opinion in light of Regulation 13 of the Environmental Impact Assessment Regulations 2011 (the Regs) referred to above.

I have noted your request that you wish this scoping opinion to exclude the southern extension to Brickfields Business Park and the land currently identified for the local centre in Policy 21 of the 'draft' North Dorset Local Plan 2011-2026 (Drw. no. 220703D/URB/SSARL/003).

In this scoping opinion I have taken into account the specific characteristics associated with residential development having particular regard to the scale, location, and infrastructure required of your particular proposal. This scoping is intended to be comprehensive of the environmental features likely to be affected by the proposed development.

The legal minimum requirements for the content of an Environmental Statement (ES) are set out in Schedule 4 of the Regs. For the ES to fulfil its primary objective of enabling environmental considerations to be incorporated into the decision-making process, it must be focused on the most potentially significant environmental issues. These key issues have been identified through discussion with Dorset County Council, other statutory consultees.

While Schedule 4 sets out the requirements to assess these key issues some of our consultees have provided additional information of what they would care to see in the ES. I have included this information where possible.

Key issues:

1. Transportation / highways:

The ES should include a comprehensive Transport Assessment (TA) prepared in accordance with DfT Guidance on Transport Assessments (2007), which would include an outline Travel Plan. The TA should include an assessment of the potential effects as outlined below, using standalone junction modelling software, traffic survey data and assessment methodology as agreed with the Highway Authority during pre-application discussions.

The ES should address the following transportation and access related effects:

- temporary disruption to pedestrians, cyclists, buses and road vehicle users during the construction works, including public footpaths;
- temporary generation of construction-related traffic during the construction works;
- effects upon traffic flows and capacities of the local highway network;
- effects upon pedestrian and cycle accessibility.

2. Ecology – flora and fauna

As you are aware protected species occur within the site, and there are a number of hedgerows and trees worthy of protection.

3. Flood Risk and Drainage

See attached comments from the Environment Agency.

A foul water drainage strategy will need to consider the following points:

- Development proposals and phasing arrangements for the site
- Points of connection to the public foul sewer
- Gravity or pumped discharges
- Schematic proposals with design flows for critical sewer routes and adoption requirements
- Trigger points for capacity improvements
- Off-site requisition arrangements/capacity improvements

Network modelling of the public sewer system will normally be required with flow surveys and verification with simulations to test a range of engineering options and cost estimates for sustainable solutions.

Incremental flows over the progress of the development will be used to appraise the hydraulic and process loading required at the sewage treatment works and assist in planning capital investment. There is a high probability for future expansion of the works during the plan period.

4. Socio-economic

In addition to the matters listed in your letter: the housing mix, populations projections, and employment needs should be explored; healthcare provisions doctors/dentists/ambulance; health risk identified by the Health and Safety Authority consultation zone.

5. Archaeology and heritage

There is a high potential for as yet unrecorded archaeological remains to be present for a site of this size close to an historic town with known remains in the vicinity. Therefore it is considered that the site requires an archaeological assessment and an archaeological field evaluation before an informed planning decision can be made on a planning application. The assessment also needs to consider the impact of the proposed development on the setting of the Scheduled Monuments and other heritage assets surrounding the site; ie King's Court Place, and Deer Park.

6. Landscape and visual impact

As stated in your letter.

7. Noise and Air quality

As stated in your letter.

8. Energy efficiency and carbon emissions

In July 2013, Government issued a Written Ministerial Statement on the changes to Part L of the Building Regulations for 2013, setting out the uplift to Part L. This year the Queen's Speech reiterated the zero carbon homes 2016 policy and the intention to introduce the Allowable Solutions mechanism bringing in the necessary powers through the Infrastructure Bill. In this context, the ES should look at the phasing of development to completion and assess what the needs for the entire site might be and consider the alternatives to achieving these targets.

9. Land contamination

To identify or dismiss any possibility of contamination a desk top study of the site and potential impact or remediation is necessary.

Many of the above issues are interrelated. Whilst there is no statutory provision as to the form of an Environmental Statement it must contain the information specified in Part II of Schedule 4 of the Regs.

I trust the above is sufficient for your needs should you have any questions please do not hesitate to contact me directly.

Sincerely,

Robert Lennis
Major Projects Officer
North Dorset District Council

