

Your Ref:
Our Ref: PRE/2014/0420/PREAPP
Ask For: Mr Robert Lennis



Date: 17th December 2014

North Dorset District Council
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Dear Sir/Madam

Proposal: Pre App advice regarding Land adjacent to Barnaby Mead and Mulberry Close, Gillingham - see previous application 2/2000/0782

Location: Land East Of, Barnaby Mead, Gillingham, Dorset,

Summary response

Officers are generally supportive of residential development on this site subject to details of design, a legal agreement to secure affordable housing contributions, and other necessary facilities/contributions.

Details of proposal/planning advice being sought

As you have stated, further advice is sought with a view to submitting an Outline Planning Application for residential development on this site.

Appraisal

The following comments are in light of our meeting on 10 December 2014 and documents submitted 23 October 2014.

The proposal at this time only relates to establishing the principle of residential development on this site and access arrangements. No details with regard to density, scale, layout, appearance or landscaping are offered to comment upon.

The site has been advanced through NDDC emerging Local Plan procedures (referred to as 'Land at Bay'). It is projected that the site could accommodate approximately 50no. dwellings. With the submission of the emerging LP on the 5 December 2014, the Council accepts the principle of residential development on this site.

As you are aware from our discussion, I would agree with your assessment that there are no significant constraints to the site.

We have been informed that Dorset County Council as Highway Authority has been contacted directly by the applicant. It is our understanding that DCC has a preference that the site is accessed from Barnaby Mead rather than Bay Lane/Road. It is not clear if detailed access arrangements have been provided. If not these, along with the layout of the site's roads, should conform to DCC's Manual for Streets document.

In terms of affordable housing, we would be seeking to provide 35% of the total number of dwelling. I have provided you with a breakdown of what DCC hopes to receive for educational purposes. We would also be seeking contributions or provision of community facilities, outdoor sports/play, and highways/cycleways enhancements.

Relevant Planning History

In light of the site's allocation in the emerging Local Plan, the history supplied with the submission is not wholly relevant but it does confirm the Council's current position that the site is suitable for residential development.

Policy Considerations

The following policies have influenced our opinions on your proposal. This is not an exhaustive list, but the ones we consider most relevant to your scheme:

North Dorset District-Wide Local Plan Policies:

- * 1.1 Sustainable Development Strategy
- * 1.2 Towns for Major Growth
- * 1.8 Standard Assessment Criteria
- * 1.12 River Valleys
- * 1.15 Foul Drainage Arrangements
- * 1.18 Waste Recycling Centres
- * 1.40 Landscaping of New Development
- * 1.41 Amenity Tree Planting
- * 2.12 Size of Site on which Affordable Housing will be Sought
- * 4.3 New Community Buildings, Village Halls and Libraries
- * 4.5 Provision of Outdoor Sports Pitches and other Recreational Open Space
- * 4.7 Indoor Sports and Leisure Provision
- * 4.8 Play Areas and Amenity Open Space for Residential Estates
- * 5.10 Traffic Management and Pedestrian Priority
- * 5.20 Development Obligations

National Planning Policy Framework (the Framework):

Paragraph 14 states *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development,... For decision-taking this means:*
- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
o *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
o *specific policies in this Framework indicate development should be restricted."*

The following sections of the Framework are considered to be most relevant to this proposal:

- * 4. Promoting sustainable transport
- * 6. Delivering a wide choice of high quality homes
- * 8. Promoting healthy communities

In Annex 1: Implementation of the Framework paragraph 216 states that from the day of publication, decision takers may also give weight to relevant policies in emerging plans according to:

- * The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- * The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- * The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

As such the following Planning Policies of the Draft North Dorset Local Plan – 2011 to 2026 are relevant:

- * Policy 1 - Presumption in Favour of Sustainable Development
- * Policy 2 - Core Spatial Strategy
- * Policy 6 - Housing Distribution
- * Policy 7 - Delivering Homes
- * Policy 8 – Affordable Housing
- * Policy 13 – Grey Infrastructure
- * Policy 14 – Social Infrastructure
- * Policy 15 – Green Infrastructure
- * Policy 17 - Gillingham

If you choose to submit an application please be aware of the Planning application requirements which can be found online at Dorset for you:

<https://www.dorsetforyou.com/media.jsp?mediaid=165866&filetype=pdf>

The comments above are made at an officer level and are not binding to the Council on any future planning applications.

The local planning authority trusts that the above advice is clear and sets out the position of the department regarding such a proposal. However, if you have any queries concerning the above, please do not hesitate to contact the case officer on the number above.

Yours faithfully,

Yours

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