

Planning Committee



Application Address	Land east of Phase 8 Hoburne Farm Estate Christchurch BH23 4HP
Proposal	Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive)
Application Number	8/23/0512/FUL
Applicant	Burry and Knight Ltd
Agent	Giles Moir Chapman Lily Planning Ltd
Ward and Ward Member(s)	Mudford, Stanpit & West Highcliffe Cllr Lesley Dedman Cllr Paul Hilliard
Report status	Public
Meeting date	19 February 2026
Summary of Recommendation	Grant subject to conditions and legal agreement in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	More than 20 third party representations contrary to the officer recommendation.
Case Officer	Senjuti Manna
Is the Proposal EIA Development?	No

Description of Proposal

1. Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive). There is an existing access to the site from Cornflower Drive that the proposal will utilise.

2. The proposal includes the following housing mix:
 - 22 x 1-bedroom flats
 - 34 x 2-bedroom houses
 - 40 x 3-bedroom houses
 - 8 x 4-bedroom houses
3. Flats will be arranged in three blocks, two storey height with two blocks of 8 units and one block of 6 units. Houses will be provided in clusters of 4 units; semi-detached; and detached forms. 40% of the proposed units will be Affordable Housing and the mix will comprise 22 x 1-bed flats and 20 x 2-bed houses.
4. The proposed landscaping includes creation of public amenity spaces including a children's play area, reinstatement of an existing walled garden and informal footways to improve connectivity across the site. The public open space is proposed along the eastern boundary to create a buffer between the proposed development and Verno House, which is a non-designated heritage asset.

Description of Site and Surroundings

5. The site is located at the edge of the existing settlement boundary, south of the A35 Lyndhurst Road and borders the Verno Lane Conservation Area to the east and Hoburne Lane to the south in the Highcliffe area of Christchurch. The site is accessed via Cornflower Drive with no direct access onto the A35 Lyndhurst Road. It is an irregularly shaped open land of 4.8 hectares area and is partially developed with an existing area of hardstanding occupying the western boundary abutting the existing properties on Cornflower Drive. This area benefits from an extant outline permission for 38 dwellings (8/17/0195). The rest of the site is undeveloped, with the eastern and south-eastern boundaries marked by established areas of woodland.
6. A group of veteran trees run along the middle of the site that are protected by tree preservation order. Additionally, a group of protected Monterey Pines delineates the northern boundary along Lyndhurst Road.
7. Existing residential estate roads surrounding the site are Primrose Way, Saffron Drive and Cornflower Drive, all of which benefit from footways and street lighting on either side of the carriageway.
8. The topography of the site is relatively flat, with a gentle rise in levels to the eastern boundary with access road of Verno House. The site is adjoined to the south and west by established residential developments of Hoburne Farm Estate and Manning Avenue whilst to the east is the sporadic development which forms the Verno Lane Conservation Area. In terms of context, the established development within this part of Hoburne Farm Estate is primarily two storeys in height whilst development in Verno Lane is mixed in terms of height and design. The site is bound to the north by Lyndhurst Road carriageway and the residential curtilage of the Grade II Listed property known as The Thatch, and is visually contained due to the presence of mature vegetation on three sides.
9. There are no public rights of way crossing the site, but it was observed during the officers site visit that local residents have currently been using the site for recreational purposes.

Relevant Planning History

10. The current application follows the refusal of an outline permission for up to 121 dwellings with only access to be considered. The reasons for refusal included harm to designated

heritage asset, harm to the visual amenity of the area, loss of open space and lack of mechanisms to secure planning obligations.

11. Additionally, part of the site benefits from an outline permission for 38 houses. The reserved matters application for this scheme is currently under consideration. Table 1 below lists the relevant planning history for the application site.

Reference no.	Description	Decision and Date
8/23/0786/RM	38 dwellings, including affordable dwellings, public open space and landscaping with associated access. approval of reserved matters in respect of application no 8/17/0195/OUT	Under consideration
8/21/1210/OUT	Outline planning application with all matters reserved except access for up to 121 dwellings	Refused 12/12/2022
8/17/0195/OUT	Outline Planning application with details of Access for consideration, for up to 38 dwellings, including affordable dwellings, public open space and landscaping with associated access	Granted 15/01/2021
8/90/0243/R	Erection of 275 x 2 storey dwellinghouses 26 bungalows & 36 x 2 storey flats with parking/access provisions (Phases 5-8) (Minor Amendment)	Granted 19/07/1991
8/88/0877/R	Erection of 39 bungalows, together with access, parking and landscaping provisions	Granted 01/11/1990
8/77/0026/P	Residential Development Including Shops and Educational Site	Granted 18/06/1979

Table 1: Relevant planning history of the application site

12. In addition to the extant planning permission covering part of the site, there is an outline permission for up to 875 homes and associated infrastructure at Roeshot Hill, North of A35 and directly opposite to the application site that was approved on 13/03/2019 (8/16/2932/OUT). Whilst this development is yet to be fully implemented, it has commenced and is a material consideration for the current application.

Constraints

13. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest – section 66 – Planning (Listed Buildings and Conservation Areas) Act 1990.
14. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
15. Planning constraints associated with this site include:
- Partially within Verno Lane Conservation Area
 - Within the setting of Grade II Listed Building 'The Thatch'
 - SSSI Impact Risk Zone
 - Within Dorset Heathland 400m – 5km Zone

- Tree Preservation Order

Public Sector Equalities Duty

16. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

17. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
18. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
19. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
20. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council’s area for their own self-build and custom housebuilding.
21. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
22. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

23. Dorset & Wilts Fire & Rescue Service – In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The proposed development should be served by the necessary water supply and fire hydrants for use in the event of fire.

24. Natural England – No objections subject to HIPs contributions towards Two Rivermeets SANG and Appropriate Assessment to be carried out by the Council.
25. Dorset Wildlife Trust – None received
26. Dorset Council Archaeologist – No objections.
27. NHS Dorset – A monetary contribution to be secured by s106 legal agreement.
28. Wessex Water – No objections.
29. Hampshire Minerals and Waste – The proposed development lies within the Hampshire mineral and waste consultation area (MWCA) – Sites section. It lies within the buffer zone of the safeguarded site Roeshot Quarry. This area is informed by the safeguarded sites list as defined through Policy 16: Safeguarding – mineral infrastructure of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP). The purpose of this policy is to protect current and potential minerals sites from pressures to be replaced by other forms of development, including through ‘encroachment’ where nearby land-uses impact their ability to continue operating.

Appropriate buffers and mitigation measures can make potential nearby development compatible. The appropriate mitigation measures are best informed through direct discussions with the operator of the safeguarded site as they will be most aware of operational requirements.

30. West Hampshire Mineral Company Ltd – As noted in the consultation response from Hampshire County Council (dated 29 September 2025) the proposed development lies within the mineral and waste consultation area (MWCA) relevant to the safeguarded site of Roeshot Quarry operated by West Hampshire Mineral Company Ltd. Hampshire CC stated that they would expect to see how the nearby safeguarded site was considered, how operator comments were taken into account and what impacts that had on the proposed development design. Since these have not been provided, there is a holding objection from the West Hampshire Mineral Company Ltd.
31. Christchurch Environmental Management Ltd – Concerns specifically relate to the application’s strategy to mitigate impacts on the Dorset Heathlands which fails in its effectiveness and thus directly conflict with Policy ME2 of the Christchurch and East Dorset Local Plan (April 2014). The planning application proposes to mitigate its impact on the Dorset Heathlands by making a financial contribution to strategic SANG provision at Two Rivers Meet. The effectiveness of strategic SANG provision is assessed in the document Dorset Heaths: Long Term Analysis & Evidence Base Review (Footprint Ecology – 2022). The report considers the question: ‘What are the catchments of HIPs/SANGs and how do these compare to heaths?’ (paras 2.70 – 2.77). Based on survey data the report sets out that the distance visitors will travel (based on the 75th percentile of visitors) from their home to the Dorset Heaths is 4.4 km and for the Riversmeet & Stanpit SANG this is 2.8 km. However, the site at Hoburne is approx. 3.1 km from the Riversmeet & Stanpit SANG indicating it is located outside the area which the vast majority of people would typically travel. This raises questions as to the effectiveness of the SANG for the site in question.
32. Christchurch Harbour Ornithological Group (CHOG) – The 10 houses proposed between The Thatch and Verno House includes land used by feeding birds such as the red-listed House Martin and nesting birds including the red-listed Greenfinch and Marsh Tit. CHOG’s objection could be overcome by removing the houses from the northern part of the site and retaining this multi-functional green space as part of BCP’s green infrastructure network.

Whilst CHOG's primary concern is with the impact of development on birds, it is clear that this area performs other valuable functions as a green space, not only for other species, such as bats, but also because of its contribution to local heritage and as "publicly accessible land", which requires preserving.

33. Highcliffe & Walkford Parish Council

18th September 2023 – We support the proposals for family homes of a modest size. The council does however have concerns regarding:

- Traffic flow – We have a concern that the two points of exit from the estate will become very congested at peak times.
- Impact on schooling – We trust that the local schools have been approached to ensure capacity for increases in pupil numbers and that CIL/S106 money will be included to mitigate any expansion needs.
- Impact on medical facilities – Similarly, we trust medical practices been approached to ensure capacity for increase inpatient numbers.
- Impact on Verno Lane – Verno Lane conservation area was highlighted in the recently approved Highcliffe and Walkford Local Plan (ref Policy HWNP11) and some of this proposal encroaches on this area; that part should be refused.

15th October 2025 – Objects to the application on following grounds:

- The Council does not feel that the concerns raised in previous objections have been adequately addressed.
- The proposed development encroaches on the designated Conservation Area.
- The Council believes the application will adversely affect the local environment and ecology.
- The developer has not responded to the issues previously raised by the Tree Officer.

34. Historic England

5th March 2025 – Objected to the original proposal of 109 dwellings:

- The proposed development will introduce substantial built form into the north-western part of the currently undeveloped and rural Verno Lane Conservation Area. This development of houses by way of its regular and orthogonal layout, scale and suburban character would be of an incongruous form in this historically agrarian landscape. Extending development into the Conservation Area will erode the clear legibility of the historic access to and setting of Verno House, which has been included within the designated CA for its contribution to the special interest of the whole.
- Harmful impact of the proposals on the character and appearance of the Verno Lane Conservation Area which would result from the extension of development into the north-western part of that area, as well as the erosion of its historically open setting. It is considered that the issues and safeguards need to be addressed in order for the application to meet the requirements of paragraphs 208, 212, 213, 215 and 219 of the NPPF.

27th October 2025 – Objected on the revised proposal of 104 units:

- The changes made are of such a limited nature that the response letter dated 5 March 2025 is still valid.

35. BCP Trees & Landscaping – Some concerns remain regarding tree protection and boundary treatment, but these can be secured by conditions. No objections subject to conditions.
36. BCP Highways – No objections subject to conditions and planning obligations including Traffic Regulation Order.
37. BCP Lead Flood Authority - No objections subject to conditions.
38. BCP Planning Policy – The was previously proposed for allocation for 80 dwellings under the withdrawn BCP Local Plan. However, as the plan was withdrawn prior to examination and the site was never formally allocated, the proposal must now be assessed under the Christchurch Core Strategy and the relevant policies therein. The site is partially located within a green space. The loss of this green space needs to be justified or sensitively designed to protect the loss of this green space. The site is also located adjacent to the Verno Conservation Area, and therefore any development proposal must be assessed under Policy HE1 of the Christchurch and East Dorset Core Strategy.
39. BCP Housing Development Officer – The proposal will have to provide 40% of the proposed units as Affordable Housing (41 units); 70% of which to be affordable rent and 30% shared ownership. The following mix of units are required:
- Rented (27 units):
10 x 1-bed flats
8 x 2-bed houses
9 x 3-bed houses
 - Shared Ownership (14 units):
7 x 2-bed houses
7 x 3-bed houses
40. BCP Greenspace – The proposals can be considered an improvement of the current scenario. No objections subject to appropriate management of the play area and the open space.
41. BCP Conservation/Heritage – Objections to the proposal on following grounds:
- Harm to the Verno Lane Conservation Area and its settings.
 - Harm to the setting of the Grade II listed 'The Thatch'.
42. BCP Education – No comments received.
43. BCP Environmental Health (Air Quality, Land Contamination, Noise) – No objections subject to conditions.
44. BCP Urban Design – The proposal has evolved significantly over various iterations. No objections subject to conditions.
45. BCP Ecology – Objections. Over development of area and too much loss of habitat.
46. BCP Waste and Recycling – No objections.

Representations

47. The application was originally consulted with local residents in September 2023. Following negotiation between the applicant and officers, an amended scheme had been submitted that supersedes the previous proposal. Notification of the amended scheme was given by displaying site notices on 2 October 2025 as well as publishing newspaper advertisement on 3 October 2025.
48. Representations from 167 separate addresses have been received of which 163 are in objection, 2 in support and 2 making general comments.
49. **Objections** have been received on following grounds:

Highways:

- The existing road network is inadequate. Additional vehicles will cause further congestion. This development should have a direct access to A35 Lyndhurst Road or at least 2 access/ exit points.
- The proposed access road is from Cornflower Drive, which is a narrow road. Cars are already blocking pavements and driveways, making the road narrower. The proposed access is on a bend, making it a dangerous junction.
- The transport/trip-generation assumptions are not correct. The demographic profile of this area suggests more retired population – they will not use cycling or walking.
- It is becoming dangerous to drive in and out, and more houses will only make this worse. There were accidents in recent weeks in this area.
- The proposal does not provide enough parking spaces.
- Public transport is inadequate in this location.
- The proposed roadway would be inadequate for refuse collection & emergency services.
- The majority of the proposed roads are unadopted that will not have pavements or streetlights. Lack of pavement will result in safety concerns, especially for children and pushchair users.
- The pedestrian foot link is inadequate. The proposed green space will not be well connected to existing properties in Juniper Drive and Iris Close.
- The proposal does not follow the BCP Council's Walking and Cycling policy.
- Construction traffic would cause significant disturbance within the area.

Heritage:

- The proposal will impact the designated conservation area.
- The proposal would detrimentally impact the setting of the Grade 2 Listed Building The Thatch.

Character of the area and Visual amenity:

- Overdevelopment of the site that does not reflect the spacious layout of the previous phases.
- The housing density is out of character with the surrounding area. The proposal is too cramped.
- Loss of natural environment and valued green space.
- Proposed houses are too close to the existing properties. The outlook of the existing properties will be blocked, and the aesthetics will be damaged by bin stores and car parking spaces.

- The proposed narrow shrub borders/ hedges will be difficult to plant and maintain. The edges will simply become parking areas on muddy ground.
- Social housing and flats are not in keeping with the character of the area.
- The site is currently designated as open space for recreational use. The proposal would result in loss of designated 'Accessible Green Space'.
- The proportion of usable open green space being left is disproportionate to the open green space being taken by the proposed plans. Majority of the undeveloped green space are taken up by densely spaced trees and will not be useable.

Neighbour impact:

- The proposal will cause noise impact.
- Additional traffic will result in air pollution.
- The proposed housing mix and tenure will result in anti-social behaviour.

Ecology and biodiversity:

- The site hosts a large number of wildlife species and trees. The proposal will destroy the habitat.
- The proposal will result in increase in recreational dog walking that will have negative impact on sensitive ecology.
- This development along with the already approved Roeshot Hill development will adversely reduce the green corridor.
- The proposal will reduce the feeding habitat for adjacent House Martin Colony Project.
- The proposal would result in additional phosphates released in River Avon.

Local services:

- There is not adequate infrastructure available in this area.
- Local services are already stretched. GP appointments, schools and dentists are over capacity. Adding more homes without new facilities will place impossible pressure on residents.
- This development along with the 850 dwellings approved in Roeshot Hill will cause severe pressure on the local infrastructure including school, GP, dentists etc.).
- There is not adequate water pressure within this area and 104 more dwellings would worsen the situation.
- The level of development in this area has been gradually increasing to a level of being unsustainable.
- There is a lack of adequate employment opportunities in Christchurch and Highcliffe to support families moving here.
- The proposal does not include adequate children's play areas.

Drainage:

- The proposal could have potential water runoff problems.
- The current infrastructure is unable to cope with the additional run off.
- The surface water drainage scheme is not adequate.

Other:

- This application has not addressed the previous reasons for refusal.

- Loss of property value.
- Lack of community engagement from the developer.
- The previous permission for 38 dwellings is more appropriate in this location.
- The development will reduce the current quality of life of the existing residents.
- Due to the recent approval of the Roeshot Hill development, there will not be any demand for the current proposal, which is of similar type.
- All properties should have solar panels and heat pumps. If not, the application should be refused.
- A percentage of the proposed houses must be social housing.

50. **Support** letters stated that the plans looked good.

51. All representations have been given due consideration in determining the application. Matters such as the loss of property value is not material consideration in planning. Other issues including highway safety, parking, impact on character of the area, heritage, impact on residential amenity, landscape and ecology have been discussed in the planning assessment section below.

Key Issue(s)

52. The key issue(s) involved with this proposal are:

- Presumption in favour of sustainable development.
- Principle of development.
- Heritage Considerations.
- Impact on the character and appearance of the area.
- Tree and Landscape and open Space.
- Affordable Housing, Dwelling Mix and Standard of Accommodation.
- Amenity of future occupants.
- Neighbouring amenity.
- Highways considerations.
- Waste and recycling.
- Drainage.
- Ecology and Biodiversity.
- Impact on Protected Sites.
- Other planning obligations.

53. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

54. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan Core Strategy (2014); Christchurch Local Plan (2001) Saved Policies and Highcliffe and Walkford Neighbourhood Plan (20230).

Christchurch and East Dorset Local Plan, Part 1 – Core Strategy(2014)

- Policy KS1 – Presumption in Favour of Sustainable Development
- Policy KS4 – Housing Provision

- Policy KS11 – Transport and Development
- Policy KS12 – Parking provision
- Policy HE1 – Historic Environment
- Policy HE2 – Design of new Development
- Policy HE4 – Open Space
- Policy LN1 – Size and types of dwellings
- Policy LN2 – Design and Density of New Development
- Policy LN3 – Provision of Affordable Housing
- Policy LN7 – Community facilities
- Policy ME1 – Safeguarding Biodiversity and Geodiversity
- Policy ME2 – Protection of the Dorset Heathlands
- ME3 – Sustainable Development Standards for New Development
- ME6 – Flood Management Mitigation and Defence

Saved Policies of the Borough of Christchurch Local Plan (2001)

- Policy H12 – New Development
- Policy L9 – Designation of Land at Hoburne as Open Space
- Policy BE5 – Setting of Conservation Areas
- Policy BE15 – Setting of Listed Buildings
- ENV 21 – Landscaping

Highcliffe and Walkford Neighbourhood Plan (2023)

- HWNP4 – Local Green Spaces
- HWNP6 – Proposed Accessible Green Spaces
- HWNP7 – Walking and Cycling Routes
- HWNP8 – Parking Standards
- HWNP10 – Housing Design for Practical Living
- HWNP11 – Retaining and Reinforcing Local Character

Other Documents

- BCP Parking Standards SPD
- Dorset Heathlands Planning Framework SPD
- Housing and Affordable Housing SPD
- Christchurch Borough-wide Character Assessment
- Dorset Historic Towns Project report on Christchurch – Historic Urban Character Area 20 Hoburne

55. National Planning Policy Framework (“NPPF” / ”Framework”) 2024

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Presumption in favour of sustainable development

56. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
57. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
58. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
59. At 1 April 2024 BCP Council had a housing land supply of 2.1 years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
60. In this instance, the scheme would provide 104 additional dwellings that would contribute towards the Council's housing delivery target. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Principle of development

Locational sustainability

61. This site falls within the urban area of Christchurch, identified as a main settlement in Policy KS2 of the Local Plan, being a sustainable location where development is supported. The site is within close proximity to facilities and services including Hinton Admiral Railway Station (1 km), Highcliffe School (800m) and Lyndhurst Road retail centre (1km). Consequently, additional residential development is acceptable in this location.
62. Additionally, the majority of the site benefits from an extant outline permission for residential development of up to 38 dwellings (8/17/0195/OUT) and this is a material consideration for the determination of the current application. As such, the principle of residential development is acceptable in principle, subject to compliance with other Local Plan policies.

Open Space

63. Saved policy L9 of Christchurch Local Plan 2001 designates a large proportion of the application site as public open space for formal recreational use. This is reflected in the Highcliffe and Walkford Neighbourhood Plan policy HWNP6 which proposes a section of the current site to be accessible green space (AGS) and states that accessible green spaces should remain largely undeveloped and be managed to both allow recreational access and support and enhance the area's tree cover and biodiversity.
64. The proposal will reduce the amount of formal recreational open space and would be in direct conflict with policy L9. However, the extant permission has already established a level of residential development on this parcel of land, which is a material consideration. As a result, any conflict with policy L9 will attract limited weight in the planning balance. Whilst the NP had been adopted after the determination of the extant permission, it only proposes a smaller section of the site as accessible green space that should largely remain undeveloped. The proposal would utilise this area as predominantly public open space, see figures 1 and 2 below. Whilst approximately 15 dwellings are proposed within the proposed accessible green space, this would not be in conflict with policy HWNP6 which requires the AGS to remain 'largely undeveloped'. Additionally, the proposal includes public footpaths within this area that would improve the accessibility. Consequently, the proposal will comply with HWNP6 which requires the inclusion of paths and seating for improved recreational use of the AGS.



Figure 1: HWNP Map 7 – Location of the site (outlined orange) with respect to the proposed accessible green space (green-grey chequered)



Figure 2: Proposed site plan with indicative location of the proposed accessible green space (outlined dark green)

65. It is acknowledged that the increased number of dwellings on this site will reduce the amount of open space available. However, this needs to be balanced against the quality of the remaining public open space as shown on the proposed site plan as well as the five-year housing land supply position of the BCP Council. It must also be noted that currently this land is not publicly accessible and there are no formal public rights of access through it (although it was observed during the officers site visit that local residents have currently been using the site for recreational purposes by accessing it from A35 and Manning Avenue).
66. The draft HWNP had proposed the entire site to be designated as the Local Green Space (site identified as LGS26). However, the inspector examining the NP stated that,

I have not supported the designation of sites LGS12 (covered by saved policy ENV15) and LGS26 (part within and adjoining a Conservation Area) because there are outstanding planning applications on both sites, and they may have the potential to contribute to the delivery of housing. Whilst I acknowledge the views of the Parish Council, I am mindful, firstly, that permission has been granted in the past for up to 38 dwellings at Hoburne Farm and the BCP Council appear to conclude (in the Statement of Common Ground) that both sites would help the delivery of much needed housing in sustainable urban locations, in accordance

with Core Strategy policy KS4. Secondly, the SoCG confirms that Christchurch currently has a 2.7 year housing land supply and therefore there is a need to identify more land for housing in order to deliver the housing requirements for the area. (Inspector's examination report paragraph 4.24).

67. The BCP Council's current housing land supply position is 2.1 years, which is lower than the level considered by the NP inspector. As such the provision of additional housing attracts more weight compared to the weight afforded by the neighbourhood plan examination inspector.
68. Core Strategy policy HE4 aims to protect the existing open spaces and leisure facilities and states that, *"their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility"*. As noted above, the inspector of the NP has already identified the current site would contribute to the delivery of much needed housing in this area. The proposal also includes delivery of 42 Affordable Housing that are much needed in this area. Moreover, the proposal would result in improved accessibility to the remaining public open spaces, revive a dilapidated walled garden and create a play area that can be used by existing residents of the surrounding residential estates. As such, the proposal would result in significant public benefit compared to the retention of the open space that does not have any authorised public right of way.
69. Overall, it is considered that whilst the proposal would be in partial conflict with policies L9 and HE4 of the adopted Local Plan, the provision of additional dwelling within a sustainable location outweighs any harm caused by the conflict with the Local and Neighbourhood Plan policies. Consequently, the proposal is acceptable in principle.
70. It is to be noted that the loss of open space for formal recreational use and associated conflict with policy L9 was one of the refusal reasons of the previous planning application 8/21/1210/OUT. However, as explained above, due to the lack of housing land supply and associated presumption in favour of sustainable development, this policy conflict is now considered to be outweighed by the benefit of the provision of additional housing including affordable housing in a sustainable location and this objection is withdrawn.

Heritage Considerations

71. Policy HE1 of the Local Plan states that heritage assets will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment. Similarly, NP policy HWNP11 requires developments to respect the character and heritage of the Conservation Areas and the setting to the Listed Buildings and other buildings of local architectural or historic interest.
72. The proposed development will introduce 10 new dwellings and associated surface infrastructure and revive the walls of an existing walled garden with children's play area within Verno Lane Conservation Area that will also impact the setting of the Grade 2 Listed Building the Thatch. These developments will also be within the setting of the Locally Listed Verno House. The Council's heritage officer considers that the level of proposed development within the Conservation Area would result in harm to this designated heritage asset and its setting as well as impact the setting of the Grade 2 Listed the Thatch. This harm needs to be weighed against the public benefits of the proposed development in accordance with Section 16 of the NPPF.
73. It is to be noted that there is no Conservation Area Appraisal available for the Verno Lane CA. The Council's Heritage Officer reviewed the original proposal for 109 units and commented that,

The site is within the larger Hoburne farm, established in the 18th C and purchased by and developed by Hoburne developments from 1912. The site includes designated heritage assets with remnants of a 19th C walled garden as well as an historic boundary with several trees with historic and amenity value.

The Verno Lane Conservation Area was designated in 1988 to protect historic buildings and their settings within the context of a historic landscape. The area retains the character of a former rural hamlet known as the heart of Roeshot Hill and is reflected in and represented by both the extant historic buildings and landscape character. The Conservation Area includes the north lodge to Hoburne House, the non-designated Verno House and its outbuildings and the listed thatch fronting Lyndhurst Road.

The proposed development will have a major, irreversible, and detrimental impact on this landscape as a number of buildings are proposed within the west side of the Conservation Area. The development will impact on historic landscape structures, though its proposed to create a reinstated walled garden area. Notwithstanding this proposal, trees of historic and amenity value as well as the characteristic undergrowth that forms a strong historic and biodiverse boundary to Verno House will be removed.

The proposals do not preserve the setting of the listed building and do not preserve or enhance the character or appearance of the Verno Conservation Area. Less than substantial harm to the significance of the designated heritage assets will result and irrespective of the level of harm great weight should be given to the asset's conservation (dated 23 October 2023).

74. Following the submission of the revised proposal for 104 dwellings, the Heritage Officer continued to object to the proposal,

Following from my previous comments of 23/10/2023 improvements have been made to the proposals in terms of the design of the housing types, the materials and some elements of the landscaping.

The ten dwellings set out within a grid and the setting south of the listed thatch cottage, all within the CA, could be reduced or minimized to retain the open character which is a remnant of the historic rural landscape of this area and the 19th C Verno House estate. This would provide the development with a more spacious natural aspect to the east and preserve more of the Conservation Area and the setting of the listed thatch cottage.

The housing types are based on traditional styles though the materials are not clearly identified on the plans. The use of "clay effect tiles" and other non-traditional materials could undermine the achievement of quality and character befitting this choice of styles. A greater mix of brick colours and coloured renders would enrich the streetscenes.

To avoid harming the Verno Lane Conservation Area and setting of the listed building the options for revising the scheme will need to be carefully considered and weighed against achieving substantial public benefits that outweigh the harm or loss in line with NPPF 214. Despite the level of harm great weight should still be given to the conservation of the heritage assets (dated 23 October 2025).

75. It is to be noted that the harm identified by the Heritage Officer is less than substantial.

76. It is acknowledged that the Verno Lane conservation area itself retains the character of a former rural hamlet and the rural context of this heritage asset is important. However, this is not the character of the whole Hoburne area that was included in the Dorset Historic Town Survey: Christchurch Historic Urban Character Area 20 (figure 3).

Christchurch Historic Urban Character Area 20 Hoburne

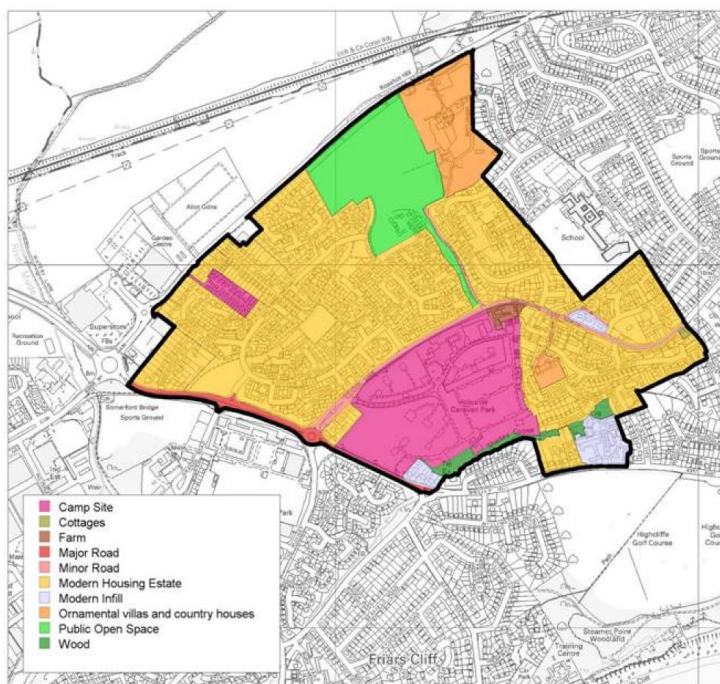


Figure 3: Map of Hoburne showing the various character areas

77. The Dorset Historic Town Survey (2011) defines the present-day character of the Hoburne area as:

The 19th century Verno House lies to the north of Hoburne, within landscaped grounds. This may also represent the site of a small 18th century hamlet, a group of three houses and paddocks occupied the site in 1796. The grounds of Verno House are themselves a survival from the 19th century. A modern housing estate which now encompasses the entire area of Hoburne Court gardens. The area is dominated by Modern Housing Estates with some Modern Infill, and a Camping Site.

78. The Historic Town Survey goes on to judge the strength of historic character of the Hoburne area to be low because much of the area now consists of modern suburban development. The Survey considers the area has a medium sensitivity to major change arising from largescale development.
79. The proposal includes ten houses within the Conservation Area which also forms part of the setting of the Grade 2 listed Thatch. This area does not have any building or surface infrastructure and currently contains grassland, predominantly free of any notable trees in the middle and slopes up east towards the boundary with Verno House where substantial vegetation screens intervisibility. Notwithstanding the lack of physical features, the site contributes to the character of the CA to some extent as a result of its existing openness. However, when viewed from the existing residential developments of Hoburne Farm

Estate and Manning Avenue, it is the case that views between the site and rest of the CA are almost wholly screened by existing mature planting along the eastern and southeastern boundaries of the site. As such, the existing openness of the site, and its relationship with the western extent of the CA, can only be appreciated from elevated vantage point of Verno Lane, albeit to a limited degree due to the presence of mature vegetative screening. Nevertheless, the development would erode the rural context of the Conservation Area to some degree.

80. However, given the existing homes that are present immediately to the west and south of the site, it is considered that the proposed development would appear as being well related to the existing urban form rather than a contrived incursion into the rural context of the Conservation Area. Moreover, the context of the surrounding area has been constantly evolving with the extant outline permission of up to 875 houses at Roeshot Hill that, when completed, will significantly urbanise the wider area. Consequently, the harm to the character of the Conservation Area would be less than substantial and will be weighed against the public benefit of the scheme in the planning balance.
81. The proposed 10 houses would also be located within the setting of the Grade 2 listed building the Thatch which is a modest cottage. The BCP Conservation officer states that *“Thatched cottages are typically the first generation of buildings in an area and represent early settlement”*. As such, its significance arises from its appearance and the importance of the historic use. The openness of the immediate area including the application site also adds to the significance of the heritage asset. The proposed development would introduce a significant amount of built form to the south of the Thatch. It is therefore inevitable that the existing openness of the setting will be reduced. However, the proposal demonstrates the potential to include a landscape buffer between the Thatch and the proposed dwellings, which is secured by a condition. Additionally, the houses are designed with significant back-to-back separation to create a wide-open vista directly behind the Thatch to retain a degree of open setting (figure 4). Furthermore, the Thatch is already experienced within the context of existing nearby residential estates. Consequently, it is considered that the harm to the setting of the Grade 2 listed building would be limited.



Figure 4: Relationship between the Thatch and the proposed development

82. The proposal would also impact the setting of Verno House, a non-designated heritage asset. The BCP Heritage Officer commented that *"trees of historic and amenity value as well as the characteristic undergrowth that forms a strong historic and biodiverse boundary to Verno House will be removed. The loss of the trees and vegetation will reduce the boundary between and exposing Verno House which is not currently visible from the site giving it a less distinct character"*. The proposed site plan shows several of the existing boundary vegetation will be retained. Additionally, a condition is included to secure additional planting to enhance the boundary screening. Moreover, BCP Tree Officers have reviewed the proposal and have not raised any objections on loss of trees grounds.
83. Verno House was re-built from an earlier footprint in the later 19th century and lies to the NW of Verno Lane. The property is substantial with an annex, farmhouse, principal house and cottage. The Verno House's significance is derived from the historic design features and the contribution that this makes to the character of the wider CA. However, given that any visibility of Verno House from the site is limited, and the fact that the significance is primarily appreciated from close range, it is considered that the development's impact on the setting of Verno House will not be detrimental warranting refusal.
84. The site also contains remnants of a brick wall and foundations that formed part of a 19th C walled garden, originally associated with the Verno House. The BCP Heritage Officer states that, *"The remnant structures add to the richness of the landscape and represent associations with the rural past and story of the estates nearby"*. The proposal includes reinstatement of the walled garden by rebuilding the walls and using part of the garden as play area. Whilst it is acknowledged that the walled garden did not have any direct association with the current application site and the proposed reinstatement of the walls with a play area within it does not represent a traditional walled garden, it's reinstatement will nonetheless contribute to telling the story of the rural past and history of the nearby estates. Consequently, this aspect of the proposal is considered to have public benefit and given moderate weight in the planning balance.
85. Overall, it is considered that the proposal will introduce significant amount of built form within the CA, impacting the landscape character and rural context of the heritage asset that will also reduce the openness of the setting of Grade 2 listed the Thatch. This harm would be at the middle level of less than substantial. In these circumstances, the National Planning Policy Framework requires that this harm must be weighed against public benefits. Great weight must be given to a designated heritage asset's conservation and any harm to its significance requires clear and convincing justification. In this instance, the development would provide 104 new homes, 42 of which would be affordable. Given the existing shortfall in housing supply in the wider area, these benefits must be afforded very significant weight. It is therefore considered that the public benefits associated with the housing provision alone would outweigh the less than substantial harm to the character and setting of the CA, despite affording that harm great weight. Additionally, the proposal includes provision of well-designed open spaces and revival of a historic walled garden; both will have public benefits.
86. It is to be noted that the previous application for 121 dwellings (8/21/1210/OUT) was refused on adverse impact to the significance of the heritage assets grounds. However, as noted above, in this instance the harm is considered to be outweighed by the public benefit of the scheme and consequently, the objection on Heritage grounds is considered to have been overcome.

Impact on the character and appearance of the area:

87. Core strategy policy HE2 states that *within Christchurch and East Dorset, the design of development must be of a high quality, reflecting and enhancing areas of recognised local*

distinctiveness. Paragraph 131 of the NPPF establishes that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

88. The site is partially previously developed land and majority of the site benefits from an extant permission for residential development of 38 houses, which is a realistic fallback position for the current application. The current scheme proposes 104 units over 4.8ha of area, which represents a residential density of 21.67 dwellings per hectare (dph). This will be similar to the residential density of existing estate to the west that has 97 houses within 4.5ha of land (existing density of 21.55 dph), see the blue shaded area in figure 5 below. It is also to be noted that the current scheme includes more public open spaces compared to the neighbouring estate.

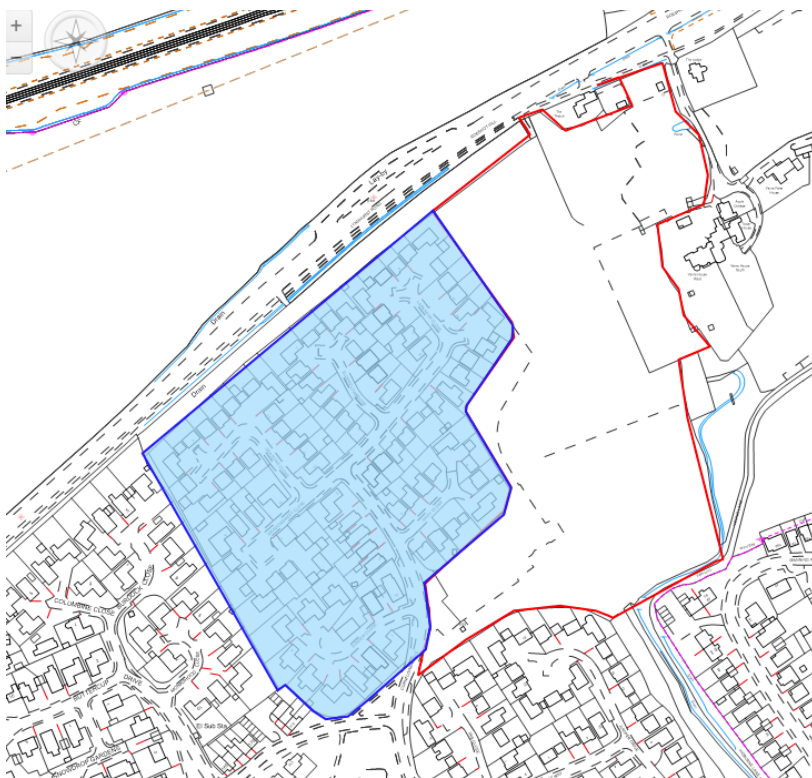


Figure 5: Existing residential density of surrounding estate

89. Objections have been received from neighbouring residents on overdevelopment and excessive density grounds. However, as discussed above, the proposed density is similar to the existing density and as such, the proposal will integrate well within the area.

Design and Layout:

90. The proposed development would utilise the access off Cornflower Drive, as approved by the extant outline permission. The proposed development will result in 104 new units (22 flats and 82 houses) arranged around a main spinal access road with cul-de-sacs branching out of it. This layout is similar to the surrounding residential areas and is acceptable. The layout also includes pedestrian links to surrounding areas resulting in permeability and supporting movement. Currently there is no authorised public access onto the application site. The proposal would increase the public appreciation of the site and it's relationship to the surroundings including the historic environment.

91. The BCP Urban Design officer has commented that *“The layout provides routes through the site with pedestrian connections to the north south and west. The latest amendments have improved the connections to the south, including the route towards the school which I welcome. It is positive to see direct pedestrian access to front doors from the street where this was previously missing”*.
92. The proposed dwellings will be two-storey houses arranged in detached, semi-detached and clusters of four units as well as three number two-storey high blocks of flats oriented to address the street frontages and public open space with windows and doors providing active frontage and natural surveillance, while private gardens are secure and located to the rear. Front entrances are set behind small front gardens creating opportunities for tree planting and green frontage along the main central road, that would provide a strong sense of place. Whilst layout itself is dominated by hardstanding to provide for access road and car parking, nevertheless a significant amount of open space would be retained, and the development would be softened by planting.
93. Ten dwellings are proposed within the Conservation Area and behind the listed Thatch. The layout of this section of the development is carefully designed to retain a degree of spaciousness within the setting of the listed building (figure 4 above). A condition is included removing the domestic Permitted Development rights of these houses to help retain the openness. Overall, it is considered that subject to conditions, the proposed layout is satisfactory and would result in a high-quality development.

Car Parking

94. Car parking is a dominant feature in the layout. The Urban Design officer comments that *“this is hard to avoid given the level of parking required for family housing in this suburban location. It is positive that a variety of parking arrangements are used such as on plot to the side, small parking courts, and on street spaces. The parking would be laid out in block paving, and its impact would be somewhat softened by planting”*. Additionally, as noted above, the proposal would provide high quality open space and as such, the hard surfacing would be further softened and no objection is raised.

Appearance:

95. The proposed buildings would utilise traditional design with pitched roofs that would be in keeping with the surrounding area. The houses would generally create an active, attractive and varied street scene using traditional materials. Chimneys, dormers and gables have been proposed to add interest at roof level. The BCP Urban Design officer commented that *“In my view the appearance of the proposed homes would be in line with Highcliffe and Walkford Neighbourhood plan in that they would “have variety / interest / character / charm, without being too fussy / ostentatious” and would “have a varied roofline” (7.22).*
96. The prominent side elevation of flatted block 1 (FB1), which addresses the site access, has been carefully designed to provide a focal point and visual interest. Similarly, the cluster blocks are designed with front entrances within front and side elevations to address the main road as well as to create visual interest. The buildings within the Conservation Area have minor variations to designs and proportions compared to the buildings within the main section to reflect the historic setting. Additionally, different porch styles within the conservation area provide a degree of variety within this part of the site.
97. The material palette would include brick and render finishes with red and grey tiled roofs which are appropriate for the location. Notwithstanding the design, specification of good quality wall and roof materials and windows will be required to achieve a high-quality development with strong sense of place. The Urban Design officer has also suggested

utilisation of a range of front door colours to add interest and complement the different building materials. These are secured by a condition.

98. Overall, it is considered that the proposal would have satisfactory visual amenity that would respond to local character and historic context, in accordance with policies HE2 of the Core Strategy and HWNP10 and HWNP11 of the Neighbourhood Plan which together aim to protect and enhance the areas' local distinctiveness.

Trees, Landscape and Open Space:

99. Core Strategy policy HE3 requires new developments to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that natural features such as, inter alia, trees, hedgerows, and woodland have been taken into considerations.
100. Trees are key features of the site that currently contribute to the verdant character of the site. Majority of the boundary trees are covered by tree preservation orders including the Monterey Pines along the northern boundary. The site also includes three significant Veteran Oaks, situated within the middle of the site. The proposed development would avoid impacting all of the key trees including the veteran trees and as such, the harm to landscape character arising from the development would not be significant.
101. It is proposed to remove 12 Category C and U trees across the site, which are of low quality and their removal is acceptable subject to mitigation including replacement planting that is secured by condition. Whilst the proposal also includes removal of several trees from the walled garden area, it has been noted during the site visit that majority of these trees are self-seeded and of poor quality. Consequently, their removal and replacement with better quality trees at appropriate location would provide higher amenity value. The Council's trees and landscape officer had originally objected to the proposal on impact on protected trees grounds including inappropriate location of the playground near the veteran trees. However, following the amendment of the proposal it is considered that most of the concerns are now addressed and any remaining concerns can be sufficiently addressed by conditions.
102. The proposed development attempts to create a tree-lined street for the first 50m of the access road but is not continued after this stretch. Notwithstanding, the clustered dwellings on the eastern side of the road would be set within a treed backdrop and the significant separations between the blocks will allow views of the trees from the background, thus enhancing the visual character. In this regard, the proposal seeks to retain the degree of spaciousness and integrate larger trees in the layout which make an important contribution to the visual character of the area, in accordance with policy HWNP11.
103. In terms of the landscape character, as noted before, the expansion of built environment within the site would erode the open character of the existing landscape that will have negative impact on the rural character, particularly that of the Verno Lane Conservation Area. However, the proposal will not result in reduction of landscaping within the gardens of designated and non-designated heritage assets such as the Thatch, Verno House, and the Lodge. Whilst some of the boundary screening would be lost due to selective removal of trees, this will result in better maintenance of the remaining trees and as such their removal would not have detrimental impact on the general landscape character of the area.
104. The proposed public open space would be of high-quality with better permeability and linkages to surrounding residential estates. The Walled Garden will be suitably designed to provide optimum use value. The playground is proposed in a convenient, central location in the walled garden where it would be better overlooked by housing. This is

welcomed. Whilst the detailed designs of the Walled Garden have not been finalised yet, this is secured by a condition. Boundary treatments include brick walls and picket fence, which are positive. Whilst some concerns remain relating to the boundary treatments including protection of the veteran trees, these are secured by conditions. Continued maintenance and management of open space including the play area will be secured by S106 legal agreement.

105. Overall, the proposal provides high-quality design and layout including appropriate level of public open space, which is an improvement of the current scenario. Whilst the proposal would result in a degree of harm to the rural landscape character of the site, this will not be detrimental. The harm would be moderate and will be weighed against the benefits of the proposal in planning balance section.
106. Harm to the landscape character of the area was one of the reasons for refusal of the previous application (8/21/1210/OUT, refusal reason 2). In this instance, due to the amended proposal including provision of better-quality open space and appropriate replacement planting, it is considered that the level of harm to the landscape visual character would be moderate and will be considered in planning balance.

Affordable Housing, Dwelling Mix and Standard of Accommodation

107. The Core Strategy policies KS4 (Housing provision) and LN1 (Size and Types of Dwellings) require that residential development should provide an appropriate density and mix of accommodation reflecting the current and projected local housing needs identified in the latest Strategic Housing Market Assessment and Affordable Housing SPD. Additionally, policy LN3 requires the development to provide 40% of the proposed units as Affordable Housing. Affordable Housing SPD suggest a guide mix and policy LN2 suggests a minimum density of net 30dph to maximise the housing delivery, unless local context requires a lower density. As noted above, the proposed density would be lower than the recommended density. However, given the site's context, the reduced density is appropriate and in keeping with the character of the area.
108. In this instance, the 40% affordable housing policy requirement would be wholly met on-site and will be secured by S106 Legal Agreement. This is considered to be a significant benefit of the proposals that should be afforded great weight in the planning balance. In line with advice provided by the Council's Housing officers, the schedule of accommodation suggests following affordable housing mix, split into 67% rented and 33% shared ownership:

Rented

10 x 1 bed flats
8 x 2 bed houses
10 x 3 bed houses

Shared Ownership

7 x 2 bed houses
7 x 3 bed houses

109. The Affordable Housing mix also reflects the current housing needs of Mudeford, Stanpit and West Highcliffe ward, as identified in the Council's housing register (35% 1-bed units; 30% 2-bed units; 35% 3 + 4 bed units). Following mix of affordable housing is proposed:

10 x 1 bed flats = 23%
15 x 2 bed houses = 37%

17 x 3 bed houses = 40%

Whilst the proposed AH mix does not include any 4-bed units, it is considered that the proposed mix and tenure type is appropriate for this location.

110. In terms of market housing, the Local Housing Needs Assessment (LHNA) (2021), which formed part of Council's evidence base for the withdrawn emerging Local Plan provides the most up-to-date information/guidance on market housing mix. Paragraph 9.29 (reproduced in figure 6 below) provides a guide to the potential size of dwellings based upon past trends of the sizes of dwellings occupied by different household types across the authority area:

Market Housing	BCP	Dorset
1-bedroom:	5%	5%
2-bedrooms:	35%	35%
3-bedrooms:	40%	45%
4+-bedrooms:	20%	15%

Figure 6: The Local Market Housing Need for BCP area

111. The schedule of accommodation for current application advises that the intention is to broadly follow the suggested market housing split as cited within the above referenced LHNA 2021.

12 x 1 bed flats = 19%
19 x 2 bed houses = 31%
23 x 3 bed houses = 37%
8 x 4 bed houses = 13%

112. Whilst the percentage of one-bedroom flats are higher and that of the four-bedroom houses are lower than the recommended mix, the proposal nonetheless demonstrates a good mix, balance and quality of dwelling types and sizes to meet a range of housing needs. As such, the proposal complies with the requirements of policies KS4, LN1, LN2 and LN3 as well as the recommendations contained in the Affordable Housing SPD.

Amenity Considerations

Amenity of future occupants:

113. The proposal includes a mix of 1-, 2-, 3- and 4-bedroom flats and houses in various arrangements. All units have been designed to meet the requirements of Nationally Described Internal Space Standards and is acceptable. All habitable rooms will be served by good sized windows, and all units will have access to daylight and sunlight. The proposal will comply with the Neighbourhood Plan policy HWNP10 which requires new housing to "*attain the national space standards, and include sufficient doors and windows, to allow the main habitable rooms to be adequately sized with plenty of natural light and ventilation, visually and physically connected to attractive and useable outdoor spaces*".
114. All individual houses include good sized domestic gardens at the rear. The domestic gardens will be private and majority of them will be located away from the main access road to minimise noise impact. All gardens will have adequate depth to accommodate a shed to store cycles as well as storage for waste bins in addition to providing meaningful

amenity areas. Additionally, the gardens will have access to *daylight for a reasonable period of the day, and can be used for sitting and relaxation, as well as providing for biodiversity and practical arrangements such as clothes drying* in accordance with Neighbourhood Plan policy HWNP10.

115. Flatted blocks 1 and 2 will have communal gardens within the curtilages. Whilst Flatted Block 3 would lack any dedicated communal garden area, this block is located in close proximity to the proposed walled garden and as such, the future residents will have easy access to the public open space and no objection is raised.
116. Overall, the proposal will provide high level of internal and external amenity for future residents and in accordance with Policy HWNP10 of the Highcliffe and Walkford Neighbourhood Plan.

Neighbouring amenity:

117. The proposed dwellings have been carefully designed to minimise impact on residential amenities of neighbouring estates. New dwellings to the west and south sides of the site would share boundaries with existing properties and these have been designed to have back-to-back relationships with an average separation distance of 20m. This is consistent with the existing back-to-back separation distances of surrounding estates and is acceptable. First floor habitable windows of the new dwellings would have a degree of overlooking into the neighbouring residential gardens, which is expected in a suburban residential estate and no objection is raised on loss of privacy grounds.
118. All new dwellings would be of two storey height, similar to the surrounding dwellings. Due to their limited scale and separation distance, the proposal would not have any overbearing or oppressive impact. Whilst it is acknowledged that the open aspect that is currently enjoyed from the rear of the properties to the west and south of the site will be altered, this will not have any detrimental impact on neighbouring residential amenity.
119. Objections have been received from local residents on noise, pollution and anti-social behaviour grounds. The proposal would result in additional activity and movements and therefore noise, vehicular movements and lighting levels in the immediate area. However, this is not intrinsically harmful given the existing residential estate that surrounds the application site to the south and west. No evidence has been provided to demonstrate that the proposed development would result in increased anti-social behaviour in the area.
120. The proposed development will comply with the test in Policy HE2 which requires developments to be compatible with or improve its surroundings in its relationship to nearby properties including minimising general disturbance to amenity.

Highways considerations

Access:

121. Vehicular access to the site will be achieved from Cornflower Drive via the consented site access and will comprise a simple priority T-junction. Cornflower Drive is subject to a speed limit of 30mph and visibility splays of 2.4m x 43m is appropriate.
122. The main spine road will be 5.5m wide and whilst the width of the road within the site would vary, majority of the road sections would be 5m wide. A width of 5.5m is suitable to allow two large vehicles to pass and a width of 5m will allow a car and large vehicle to pass, as per Manual for Streets guidance. A two-metre-wide footway will be provided along both side of the spine road for the first 14m, which will tie into the existing footway on Cornflower Drive. Beyond this, a single footway will be provided along the

northern/eastern side of the main carriageway. Further into the site, shared surface carriageways will be provided.

123. Objections have been received from local residents on limited footways within the site and a potential for high vehicle speeds. The proposed plans have been amended to show raised tables throughout the site which will keep speeds low and an improved footpath connection within the site and connecting to the green space will improved pedestrian permeability through the site. These are welcomed by Highways and Urban Design officers and no objections are raised. The Design officer raised some concerns about some of the corner radii at the entrance to side roads being excessive. However, this space is needed for large waste collection vehicles to manoeuvre without damaging the kerb.

Road Adoption:

124. A road adoption plan has been submitted which shows that the access and main spine road up to unit 24 is proposed for Council adoption. The remainder of the site will be privately maintained. There is no objection to this aspect of the proposed development.
125. The pathways that run through the site are shown to be private. This includes the path connecting to Lyndhurst Road. However, BCP will require a passive public access to allow unfettered public access through the site. This is secured by a condition. Additionally, footpath links to Hoburne Lane (path) and Manning Avenue are important due to the desire line and proximity to Highcliffe school. A well design path linking to the adjacent paths will encourage residents to walk rather than purely relying on a private vehicle. This is particularly important for sustainable travel habits to access the school. It is noted from a site visit that there are already well trodden informal paths leading to this development site that indicates existing residents on the surrounding roads have established walking routes and therefore there is likely to be future residents as well as existing local residents using the paths, as the paths lead to Lyndhurst Road and Sainsbury's supermarket. The provision of footway links is considered to be suitable mitigation for this development and no objection is raised.

Cycle Parking:

126. Paragraph 3.3.3 of the Parking Standards SPD states that "*cycle parking should be in the most accessible location near the main entrance to any development and not be located in remote or inaccessible areas. Access to cycle parking should be easier than access to car parking with the exception of disabled car parking.*" This echoes the advice in Manual for Streets (8.2.1) and Building for a Healthy Life, which states that cycle storage should be provided close to front doors to make cycling as convenient as using a car.
127. Cycle parking is required on a 1 space per bedroom ratio. The amended site plan now shows a dedicated cycle store for each dwelling, with side access and sufficient gaps between parked vehicles in order to wheel cycles out of the cycle stores. The amended site plan also shows the location of a communal cycle store for the flats. The location is considered acceptable with clear access. The proposed cycle parking is acceptable and supported by the LHA.

Car Parking:

128. The application site is located in Zone D – Suburban & Rural which is where there is the greatest reliance upon a private vehicle and less access to sustainable transport options. In this zone, there is expected to be a high car ownership and therefore it is

important that the site provides adequate car parking for future residents as well as visitors.

129. Table 10 of the Parking Standards SPD is relevant to this application as it lists the benchmark number of car parking spaces required for the zone D location.
130. The proposed development consists of:
- 22 x 1 bed flats. There is a benchmark requirement that 1 car parking space is provided per flat = 22 parking spaces required.
 - 34 x 2 bed dwellings. There is a requirement of 1 car parking space per 2 bed dwelling = 34 parking spaces for this type of house.
 - 40 x 3 bed dwellings. There is a requirement of 2 car parking space per 3-bed dwelling = 80 spaces for this type of house.
 - 8 x 4 bed dwellings. There is a requirement that 2 car parking spaces are provided per dwelling = 16 spaces for this type of dwelling. Visitor car parking is also required.
131. In total, 152 car parking spaces are required for residents. The development is proposing 154 resident car parking spaces and 10 visitor car parking spaces. This totals 164 parking spaces for the development. A 10% visitor parking ratio is reasonable and to be expected on a scheme of this size. The proposed parking spaces are compliant with the Parking Standards SPD. A condition is included to ensure that the visitor parking spaces are marked out for visitors and retained for that purpose prior to occupation.
132. Objections have been received from local residents on lack of adequate parking provision grounds. The proposal provides SPD compliant level of parking and no objection is raised.

Travel Plan:

133. A travel plan is submitted with the application which states it will offer future residents' vouchers for active travel. This allows travel choices to be made early on once residents have moved in. It is noted that there is a Beryl bay on Cornflower Drive, approx. 140m from the junction of the development. In addition, the nearest bus stops are located on Hoburne lane, a 0.2mile walk from the junction of the development.
134. It is considered appropriate to secure bus, rail or equivalent Beryl travel vouchers which can be issued to all future residents of this development. The vouchers will help to encourage active and sustainable travel mode choices by future residents. The travel plan monitoring fee as well as the travel vouchers will be secured via S106 legal agreement.
135. Overall, the proposal is considered to comply with Policies KS9, KS11 and KS12 of the East Dorset and Christchurch Local Plan Core Strategy 2014 and neighbourhood plan policies HWNP7 and HWNP8.

Waste and recycling

136. The proposed dwellings would each utilise a 240-litre capacity bin for recycling, 180 litre capacity bins for refuse and a 23-litre capacity bin for food waste. Residents may also subscribe for the garden waste collection service, via a 240-litre wheeled bin.
137. The plan show that a refuse collection vehicle has been tracked around the proposed site. The vehicle size shown meets the specification shown in the Waste Planning Guidance document. Bin presentation points have been shown on the site plan which are acceptable. The proposal would meet the requirements of the Neighbourhood Plan policy HWNP10 which requires new developments to cater for waste, recycling and other

household storage and ensuring that waste collection is readily accessible without blocking pavements.

Drainage

138. The site is located within current and future Flood Zone 1 and consequently, there is very low risk of fluvial or tidal flooding during the lifetime of development. There is a portion of the southern area of the site that is shown at high risk of surface water flooding, worsening through the 2040-2060 epoch. The surface water flooding appears to stem from the watercourse to the southeast of the site and bears westwards towards the proposed access onto Cornflower Drive. Over the 100yr design life of the development, the depth and quantity of flow can be expected to increase beyond the current level.
139. The application is supported by a site-specific Flood Risk Assessment and Drainage Strategy which have been reviewed by the Council's drainage officers. In their initial response, the drainage engineer had raised objections due to inappropriate surface water discharge strategy. The site has various constraints, including mature trees and the proposed drainage strategy to discharge all surface water via pumps into a nearby watercourse would have caused significant harm to some of the protected trees by introducing pumping stations within the Construction Exclusion Zones.
140. Following discussions between the applicant and the Council's drainage officers, an updated drainage strategy has been provided which is deliverable and meets the requirements for SUDs and flood mitigation. Based on this, the drainage officer has withdrawn their objections subject to conditions securing surface water drainage details and the ongoing maintenance of the drainage infrastructure. It is considered that subject to conditions, the proposal meets the requirements of policy ME6 of the East Dorset and Christchurch Local Plan Core Strategy 2014.

Ecology and Biodiversity.

141. The majority of the site comprises open land, which includes improved grassland as per Defra Magic Map. The site also includes Broadleaved, Mixed and Yew Woodland along the south and southeastern boundary (figure 7 below).

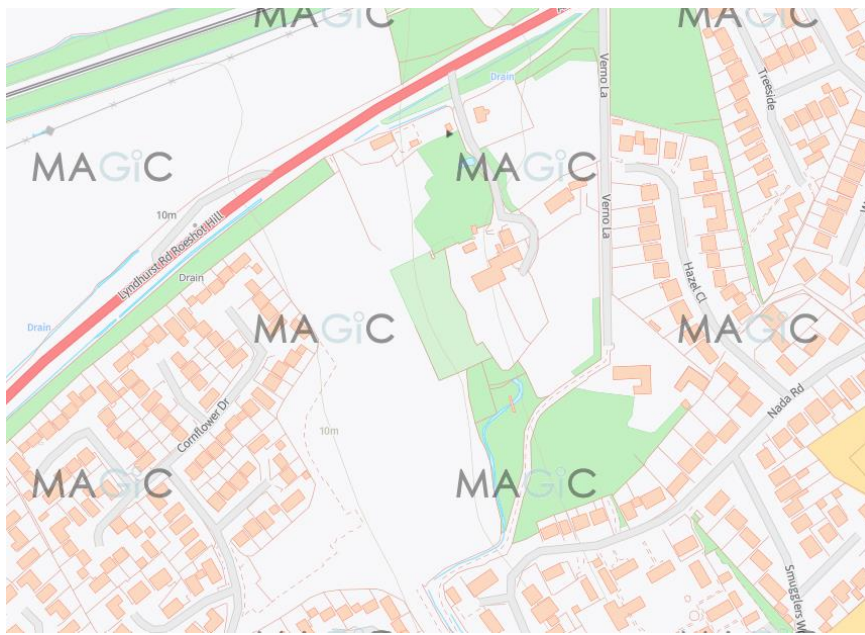


Figure 7: Habitats within the site as per Defra Magic Map

142. Additionally, the site has been identified as part of an existing ecological network and having higher potential ecological network by Dorset Environmental Records Centre; although it is to be noted that Nature Recovery Dorset does not identify any additional ecological constraint other than the woodlands included in the Magic Map. The proposal will impact the existing habitat as it will introduce build development within the existing habitat areas. Whilst majority of the woodland will remain unaffected, partial thinning for the maintenance purposes will be required for the woodland within the Conservation Area due to the introduction of 10 units and associated shared surfacing.
143. Objections have been received from the Council's Ecology officer as well as from the Christchurch Harbour Ornithological Group on loss of habitats for various bird species, some of which are red-listed, grounds. It has been commented that the 10 houses proposed between The Thatch and Verno House would result in overdevelopment that would destroy the habitat used by the bird species in that area. The ecology officer also noted that the Updated Ecological Report submitted with the application does not cover the reptile population and as such a new report will be required. This is secured by a pre-commencement condition.
144. It is acknowledged that the development would result in partial reduction of habitat currently used by several bird species. However, the development would continue to retain a good amount of open space and the existing ecological link over the protected woodland will be maintained. The maintenance plan for the woodland area is secured by condition which will also require planting of appropriate woodland species to enhance the woodland condition. Species enhancement by bat and bird boxes, log piles, brash piles etc are secured by condition, which will contribute to mitigating the impact to a degree. A condition is also included to ensure appropriate lighting will be installed in the proposed development. Overall, it is considered that subject to the conditions, the ecological harm will be mitigated to a degree. Notwithstanding, moderate harm will be caused by the proposed development, and this will be balanced against the benefits of the scheme.
145. Some of the neighbour representations make reference to BCP's Green Infrastructure Strategy, stating that this has been adopted in September 2022. It should be noted that this document was prepared as an evidence-base for the now withdrawn emerging local plan and was not adopted. As such, the Green Infrastructure Strategy does not have any legal status for the purpose of decision making.

Impact on Protected Sites:

146. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation). Working in collaboration with Dorset Council and with advice from Natural England, BCP Council has adopted the Dorset Heathlands Planning Framework 2020 – 2025 Supplementary Planning Document, the purpose of which is to set out the approach to avoid or mitigate harm to these protected sites.
147. Since the development consists of more than 50 new residential units, contributions towards Heathlands Infrastructure Project will have to be made in accordance with the Heathlands SPD. The developer has agreed to purchase the Council's HIP project at Two Rivermeets SANG. £7,507.24 per unit is sought for the capital cost of the SANG and 80 years of maintenance. For the development of 104 units, the total amount to be secured is £780,752.96. In addition to HIPs contribution, the developer will have to provide Strategic Access Management and Monitoring (SAMM) fee, which is £360.00 per flat and £527.00 per house, equating to £51,134.00 plus an administration fee of £1,000.00.

148. In this instance, it is considered that the proposal is likely to have a significant effect on the Dorset Heathlands; however, having undertaken an appropriate assessment it is believed that the integrity of these sites can be maintained provided appropriate mitigation is secured. In this case, financial contributions, as outlined above is considered necessary for the purposes of such mitigation to meet the requirements of policy ME2 of the Christchurch and East Dorset Local Plan Core Strategy (2014) and Heathlands SPD. Such contributions to be secured by S106 Legal Agreement.
149. Objections were raised by Christchurch Environmental Management Ltd on the proposed strategy to mitigate impacts on the Dorset Heathlands grounds. However, Natural England officers have confirmed that the proposed mitigation by contributing to the Two Rivermeets SANG is appropriate.
150. The application site is within the catchment of the Christchurch Wastewater Recycling Facility which discharges enriched water into the River Avon which is designated as a Special Area of Conservation under the Habitat Regulations 2017 and listed as a Ramsar site.
151. The River Avon is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended). The designated sites are in unfavourable condition due to high levels of nutrients. The river is phosphorus limited which means that any addition either directly or indirectly should be deemed to have an adverse impact on integrity in accordance with recent case law.
152. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on this SAC. Natural England advise that all new residential developments like this one, including those of a smaller scale, within the catchment should achieve 'nutrient/phosphate neutrality'. If they do not, then additional phosphate loads could enter the water environment causing significant adverse effects on the River Avon SAC.
153. The applicant has submitted the Natural England approved calculation of phosphate load from the development into the River Avon SAC and have secured the required credits from a registered provider to offset the impact of phosphates into the River Avon SAC.
154. Taking this into account, subject to a Grampian condition requiring the purchase of the required credits the proposal is considered to successfully mitigate the harm that would be caused by the increase of phosphate load from the development into the River Avon SAC and therefore is compliant with Policy ME1 – Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan Core Strategy (2014). A separate Appropriate Assessment accompanies this.
155. Natural England have advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. The Council is advised that an Appropriate Assessment is required and mitigation will be required. The Council has concluded that this can be achieved in the form of a monetary contribution of £31,200.00 plus an administration fee of £1,560.00 to be secured by S106 Legal Agreement.
156. Taking the above into account, subject to the planning obligations to be secured by S106 Legal Agreement and conditions outlined, the proposal is considered to not have a harmful impact on protected sites.

Other planning obligations.

157. The proposal will introduce 104 new residential units resulting in a population growth by 250 persons within the area. This increase in population will impact on the local NHS resources in terms of the Primary and Community Care. A monetary contribution of £13,867.00 will be secured by S106 Legal Agreement towards the provision of an additional clinical room, in accordance with Policy LN7 of the Christchurch and East Dorset Local Plan Core Strategy (2014).
158. The Travel Plan will have to be monitored. A contribution of £4,950.00 will be secured for this purpose. Travel Plan Vouchers are required to be provided as part of the Travel Plan. This will provide the first occupiers of each of the market dwellings with a voucher for a choice of minimum free 90 days bus travel pass, minimum 90 days train travel pass or minimum 90 days Beryl (or equivalent provider) shared bike/scooter hire. Additionally, Traffic Regulation Orders will be required to be implemented on this section of road. These are to be secured by the S106 Legal Agreement.

Planning Balance / Conclusion

159. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
160. The Council is currently not in a position to demonstrate a 5-year housing supply. This means that Paragraph 11 of the NPPF applies. This confirms that permission should be granted unless applying the guidance in the NPPF provides a clear reason for refusing the development proposed. The proposed development will provide 104 new units of accommodation in the form of 82 family houses and 22 flats. These will contribute towards the Council's housing numbers. Given the existing shortfall in housing supply in the wider area, these benefits must be afforded very significant weight. Additionally, the development will make provision of full policy compliant level of Affordable Housing within the site, for which there is a demonstrable need. This is considered a significant social benefit of the development.
161. The development would utilise a partially Brownfield site with extant planning permission for 38 homes, making the best use of land in a sustainable location. Furthermore, the development will have economic benefits during construction phase by creating jobs and will contribute to the local economy during operational phase by introduction of additional spending power.
162. On the flip side will reduce the amount of formal recreational open space and would be in direct conflict with policy L9. However, the extant permission has already established a level of residential development on this parcel of land, which is a material consideration. As a result, any conflict with policy L9 will attract limited weight. Moreover, the proposal will improve the quality of the remaining open space, and as such, the reduction of the quantity of open space will not be detrimental. Similarly, whilst affording moderate weight to the level of Ecological harm of the proposed development due to partial loss of habitat, it is considered that the level of harm will not outweigh the benefits.
163. The proposal would also result in erosion of the landscape character of the area, particularly within the Conservation Area that would also impact the setting of the Grade

2 listed building. This harm is assessed at the middle level of less than substantial and is given significant weight. In accordance with paragraph 215 of the NPPF, this harm is weighed against the public benefits of the scheme. It is considered that the public benefits associated with the housing provision alone would outweigh the less than substantial harm to the character and setting of the CA, despite affording that harm great weight.

164. To conclude, the proposal would result in harm and would be contrary to certain policies of the current Development Plan for the area. However, the benefit of additional 104 dwellings with 42 Affordable Houses within a sustainable location outweighs the harm and the proposal is recommended for approval subject to conditions and planning obligations to be secured by S106 legal agreement.
165. In reaching this decision the Council has had due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
166. In reaching this decision the Council has had due regard to the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

RECOMMENDATION

167. **RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Dorset Heathlands and New Forest SAMMS by securing the payment of financial contributions and conditions (below).
168. **RECOMMENDATION II** – That delegated authority be granted to the Head of Planning Operations to add/ amend conditions where necessary.
169. **RECOMMENDATION III** – That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, unless a longer period is agreed by officers on behalf of the Head of Planning Operations and confirmed in writing by the Local Planning Authority.

SECTION 106 TERMS

- On site Affordable Housing contributions in accordance with approved mix and tenure.
- Financial contribution of £780,752.96 towards Heathlands Infrastructure Projects.
- Financial contribution of £51,134.00 towards Heathlands Strategic Access Management and Monitoring.
- Financial contribution of £31,200.00 towards New Forest Strategic Access Management and Monitoring.
- Financial contribution of £13,867.00 towards NHS clinical room.
- Financial contribution of £4,950.00 towards Travel Plan monitoring.
- Travel Plan Vouchers.

- Traffic Regulation Order financial contributions £6,000.00.
- Unfettered access.
- Open Space Management Plan.
- Associated administrative fees.

CONDITIONS

1. TIMESCALE

The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. APPROVED DETAILS

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

9438/300 Rev. I SITE PLAN

9438/301 Rev. A BLOCK PLAN

9438/302 Rev. A LOCATION PLAN

9438/303 Rev. C Type A 3 Bedroom Houses Floor & Elevations

9438/304 Rev. C Type B 3 Bedroom Houses Floor & Elevations

9438/305 Rev. C Type C 3 Bedroom Houses Floor & Elevations

9438/306 Rev. C Type D 3 Bedroom Houses Floor & Elevations

9438/307 Rev. C Type E 3 Bedroom Houses Floor & Elevations

9438/308 Rev. D Type F 3 Bedroom Houses Floor & Elevations

9438/309 Type G 3 Bedroom Houses Floor & Elevations

9438/310 Type H 3 Bedroom Houses Floor & Elevations

9438/311 Rev. C Type I 3 Bedroom Houses Floor & Elevations

9438/312 Type J 3 Bedroom Houses Floor & Elevations

9438/313 Type K 3 Bedroom Houses Floor & Elevations

9438/314 Rev. C Type L 3 Bedroom Houses Floor & Elevations

9438/315 Type M 3 Bedroom Houses Floor & Elevations

9438/316 Rev. C Type N 4 Bedroom Houses Floor & Elevations

9438/317 Type O 4 Bedroom Houses Floor & Elevations

9438/318 Rev. C Type P 4 Bedroom Houses Floor & Elevations

9438/319 Rev. C Type Q 4 Bedroom Houses Floor & Elevations

9438/320 Type R 4 Bedroom Houses Floor & Elevations

9438/321 Type S 2 Bedroom Houses Floor & Elevations

9438/322 Type T 2 Bedroom Houses Floor & Elevations

9438/325 Type W 2 Bedroom Houses Floor & Elevations

9438/326 Type X 2 Bedroom Houses Floor & Elevations

9438/340 Rev. A Type Y 2 Bedroom Houses Floor & Elevations

9438/327 Rev. C 'FB1' 1 Bedroom Flats Floor Plans & Elevations

9438/328 Rev. C FB2' 1 Bedroom Flats Floor Plans & Elevations

9438/329 Rev. C FB3' 1 Bedroom Flats Floor Plans & Elevations

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

3. PHOSPHATES MITIGATION

No development shall commence unless proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the Local Planning Authority. Such proposals must: (a) Provide for mitigation which achieves a phosphorous neutral impact from the development; and (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures. The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

4. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

No development shall take place, including any demolition works, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. No development shall take place, including any demolition works, until a construction environment management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site:
 - Deliveries, waste, cranes, equipment, plant, works, visitors;
 - Size of construction vehicles;
 - The use of a consolidation operation or scheme for the delivery of materials and goods;
 - Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
 - Programming;
 - Waste management;
 - Construction methodology;
 - Shared deliveries;
 - Car sharing;
 - Travel planning;
 - Local workforce;

- Parking facilities for staff and visitors;
 - On-site facilities;
 - A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
 - Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
 - Locations for storage of plant/waste/construction materials;
 - Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
 - Any necessary temporary traffic management measures;
 - Measures to protect vulnerable road users (cyclists and pedestrians);
 - Arrangements for temporary facilities for any bus stops or routes;
 - Method of preventing mud being carried onto the highway;
 - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The Construction Environmental Management Plan shall also specify the provisions to be made to control noise, vibration, dust emanating from the site during the development.

Reason: In the interests of safe operation of the adopted highway in the lead into development during the construction phase and to protect human health, groundwater and the amenities of nearby residential properties.

5. SURFACE WATER DRAINAGE DESIGN

No part of the development hereby approved shall commence until detailed proposals for the management of surface water (including provision of final and substantiated drainage designs), which strictly accord with the approved flood risk assessment and drainage strategy 5688/002 revision R, has been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to the first occupation of the development.

Reason: To prevent the increased risk of flooding and to protect available receiving systems.

6. SURFACE WATER DRAINAGE MAINTENANCE AND MANAGEMENT

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

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

7. NOISE IMPACT ASSESSMENT

No development hereby approved shall commence until a Noise Impact Assessment has been submitted to and approved in writing by the local planning authority. This assessment must be conducted by a suitably qualified professional and evaluate the impact of environmental noise on both indoor and outdoor living areas within the proposed residential development, specifically assessing the impact of noise within the residential premises. All recommendations set out in the approved Noise Impact Assessment report shall be fully implemented and a written report confirming this shall be submitted to the planning authority for approval prior to the first occupation of the development.

Reason: To ensure that future occupants of the development are protected from unacceptable levels of environmental noise, in the interests of residential amenity.

8. WOODLAND ENHANCEMENT AND MANAGEMENT PLAN

Prior to the commencement of development hereby approved, a woodland enhancement and maintenance plan, including long term design objectives, woodland species planting, management responsibilities, timescales and maintenance schedules for the woodland areas, shall be submitted to and approved in writing by the local planning authority. Thereafter, the woodland management plan shall be carried out as approved.

Reason: To ensure satisfactory maintenance of the woodland for the purpose of ecological interest.

9. ARBORICULTURAL IMPACT ASSESSMENT

No site clearance or development work shall commence on any part of the development hereby permitted unless there have been submitted to and approved in writing by the Local Planning Authority an arboricultural impact assessment, arboricultural method statement, technical note and detailed drawings showing:

- (a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction Recommendations.
- (b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;
- (c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area;
- (d) details of contractors' compounds and areas for storage;
- (e) schedule of proposed tree works; and
- (f) Details for services, installation of new soft landscaping including additional new surfaces within trees' root protection areas and in particular patios proposed to the rear elevation and include detailed specification from an engineer for the cell web special surfacing within tree root protection areas for the path / drive and cycle store foundation.

The details contained in the arboricultural method statement shall be implemented prior to the commencement of any work on site and the protective fencing and other protective measures shall be maintained during the course of construction.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

10. PRE-COMMENCEMENT SITE MEETING

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to site of any equipment, materials or machinery for use in connection with the implementation of the development (save as is necessary for the purpose of this condition) unless:

(a) A site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved [Arboricultural Impact Appraisal and Method Statement] [[reference] [xx], dated [yy]] [and] [the approved tree Protection Plan [reference] [aa], dated [bb]] ("the Approved Tree Details"); and

(b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and

(c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

11. LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Prior to the commencement of the development hereby approved, a landscape and ecological management plan (LEMP) for all areas of open space shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include maintenance of habitats required for achieving biodiversity net gain for a minimum period of 30 years
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body/organization/landowner(s) or others responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The plan shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will

be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and approved timescale.

Reason: In the interests of safeguarding green infrastructure and biodiversity net gain.

12. UPDATED REPTILE SURVEY

Prior to the commencement of any development hereby approved, an updated reptile survey shall be submitted and approved in writing by the local planning authority. The survey shall include details to demonstrate that the size and design of reptile receptor area, as given in paragraph 7.37 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited, is appropriate and whether other sites are required as reptile receptor sites. Any mitigation shall have to be implemented in accordance with the approved details prior to the commencement of development within the site.

Reason: To safeguard species that are protected under Wildlife and Countryside Act 1981 (as amended).

13. MATERIALS

No part of the development hereby permitted shall be constructed that is visible above ground level unless samples and details of the materials to be used in the construction of the external surfaces of the buildings and details of windows and doors (to include material, design, specification, method of opening, finish and colour) shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the impact of the development on the visual amenities of the locality is acceptable.

14. LANDSCAPING

Prior to the commencement of any above ground works hereby permitted, full details of both hard and soft landscape proposals, including the design of the play area and Walled Garden shall be submitted to and approved in writing by the local planning authority. These details shall include all earthworks, means of enclosure/ boundary treatment including those around the veteran trees, car parking layouts, car parking construction cross section, other vehicle and pedestrian access and circulation areas, access construction cross section, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, street lighting, external services, etc).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure that the approved outline development proposes a coherent design of the land around the buildings and suitably landscaped amenity areas sufficient to address visual amenity.

15. ESTATE ROAD CONSTRUCTION (PRIVATE)

Notwithstanding the approved plans, details of highway construction and maintenance, for those highways that will not be adopted, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development above finished floor level. The private roads shall be built in accordance with the approved details prior to the first occupation of the development hereby approved and shall thereafter be maintained in the approved form.

Reason: To ensure future residents can access refuse, emergency services and other vehicles on private drives as well as adopted roads.

16. UNFETTERED ACCESS

Notwithstanding the approved plans, full details of the footpath links leading towards Lyndhurst Road, Hoburne Lane, Verno Lane and Manning Avenue including a timetable for implementation of the links, shall be submitted to and approved in writing by the Local Planning Authority before commencement above slab level. The approved footpaths must be constructed in accordance with agreed details and then be made available for use prior to first occupation of any new residential dwelling hereby approved and thereafter retained and maintained.

Reason: To ensure accessibility and connectivity between this site, adjacent site and public right of way.

17. BIODIVERSITY ENHANCEMENT

No part of the development hereby permitted shall be constructed above ground level unless full details of all biodiversity mitigation and enhancement measures such as bat and bird boxes, log piles, brash piles and bug hotels etc outlined in section 6 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited have first been submitted to and approved in writing by the local planning authority.

No part of the development shall be occupied or otherwise brought into use unless the approved details have been fully provided as approved and thereafter shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure clarity on the extent of identified required biodiversity measures and in the interest of helping conserve and enhance the biodiversity and habitats in the locality.

18. BIODIVERSITY MITIGATION

No part of the development hereby permitted shall be occupied unless all the biodiversity measures identified in section 7 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited have first been fully provided as approved and thereafter those measures shall at all times be retained and also managed and maintained in accordance with the details in the approved document.

Reason: In order to ensure the required biodiversity measures are provided.

19. LIGHTING

No part of the development hereby permitted shall be occupied unless the lighting scheme is fully implemented in accordance with section 7.25 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited and Bats And Artificial Lighting At Night Guidance Note 08/23 ILP/BCT 2023. The lighting scheme shall thereafter be maintained in accordance with the approved details.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modification) other than as approved in accordance with this condition, no external lighting shall be installed on any part of the application site to which this permission relates.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

20. ACCESS, TURNING AND PARKING

No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plans have first been fully constructed and laid out in accordance with the specification to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with agreed details in full.

Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available.

Vehicle parking shall only be permitted within the car parking spaces marked out on the approved site plan and the areas that are not indicated for parking shall not be used for vehicle parking at any time and shall be kept clear to allow for vehicle turning, vehicle passing and access at all times. To this end no walls, fences, landscaping, vehicles or structures that would obstruct this vehicle turning or access movements shall be placed within these areas.

Reason: to ensure proper construction

21. BICYCLE PARKING

No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on approved plans have first been fully constructed and laid out in accordance with the specification as set out in the approved plan. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

22. VISIBILITY SPLAYS

No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved plans have first been cleared to a level not exceeding 0.6 metres above the relative level of the adjacent highway. The visibility splay areas shall at all times thereafter be retained at that level, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

23. TRAVEL PLAN

Before the development hereby approved is occupied or utilised, an updated Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Updated desire lines, taking into account new footway links
- Active travel vouchers for bus and Beryl (or equivalent provider of shared scooter and bike hire)
- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

24. VISITOR PARKING

No part of any building(s) hereby permitted shall be occupied or used until the visitor parking spaces have been provided and clearly marked in accordance with the approved plans. The visitor parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site visitor parking provision in the interests of highway safety.

25. REFUSE STORAGE

No part of the development hereby permitted shall be occupied unless the bin store(s) shown on approved plan 9438/300 Rev. I SITE PLAN have been fully constructed in accordance with those approved details and thereafter at all times the approved bin stores shall be retained and kept available for use by all the residents of the development. No bin shall be stored in the open except on the day of collection other than within the approved bin store(s).

Reason: To preserve the visual amenities of the locality.

26. UNEXPECTED CONTAMINATION

In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and further development ceased. An investigation and risk assessment must be undertaken in accordance with the Environment Agency "Land contamination risk management (LCRM)" procedures and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme recommencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

For the purposes of this condition, examples of potential contamination indicators may include:

- Oily pockets and dark patches within the soil
- Oily sheen on surface water or groundwater
- Pockets of cement boarding or fibrous materials (e.g. asbestos)
- Black ashy materials
- Soils exhibiting strong odours (e.g organic odour/ hydrocarbon odours)
- Brightly coloured staining or materials
- Buried structures & brickwork
- Buried tanks, containers, drums
- Significant thickness of made ground

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

27. VEGETATION CLEARANCE

No vegetation clearance shall occur on any part of the application site to which this permission relates unless either:

(a) It is carried out outside the bird breeding season of 1st March to 31st August inclusive; or

(b) Details have been submitted to and approved in writing by the local planning authority which are designed to seek to ensure that no nesting birds are present during the period of vegetation clearance, such details to include methods and timings of supervision and inspection by an identified ecologist for this purpose. In the event of such details being submitted and approved vegetation clearance shall only take place on the application site in accordance with those approved details.

Reason: In order to help conserve and enhance the biodiversity and habitats in the locality.

28. REMOVAL OF PD RIGHTS – ENLARGEMENT

Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out within the curtilage of the 10 dwellings within the Verno Lane Conservation Area without the express permission in writing of the local planning authority.

Reason: To safeguard the special character of the area.

29. REMOVAL OF PD RIGHTS – GATES AND FENCES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order

with or without modification), no gates, barriers or fencing shall be erected other than those shown in approved details for the cluster of 2-bedroom dwellings.

Reason: In the interest of the visual amenity of the area.

30. NO EXTERNAL PIPEWORKS ON ELEVATIONS

Unless shown on the approved elevational drawings any pipework (with the exception of rainwater down pipes) shall be internal to the buildings.

Reason: In the interests of the visual amenities of the locality.

INFORMATIVE NOTES

- 1) This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [TBC], the obligations in which relate to this development.
- 2) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
- 3) This permission does not convey consent in respect of any advertising on the premises, for which a separate application under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 (or any subsequent Order or Regulations revoking or re-enacting these Regulations with or without modification) may be necessary.
- 4) Detailed drainage proposals may typically include:
 1. Detailed drainage network layout
 2. Manhole schedule
 3. Construction details for drainage elements
 4. Construction details for SUDS elements
 5. Hydraulic modelling calculations
 6. Exceedance flow routes (including proposed ground levels)

Drainage maintenance and management information may typically include:

1. Drainage ownership/responsibility layout
 2. Maintenance schedules
 3. Maintenance agreements
 4. Adoption agreements
 5. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
 6. Operations and maintenance manuals
- 5) The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

- 6) Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.
- 7) The applicant should note and inform future residents that parking restrictions may be placed on roads within the site to prevent unsafe and inconvenient parking.
- 8) The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact BCP Council's New Development Team. They can be reached by email at highway.consultation@bcpcouncil.gov.uk, or in writing at New Development Team, BCP Civic Centre, 4th Floor Town Hall Extensions, Bourne Avenue, BH2 6DY.
- 9) During demolition and construction of the development hereby approved, no site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 0800 – 1800 Monday to Friday and 0800 – 1300 Saturday and at no time on Sundays, Bank Holidays or Public Holidays.
- 10) During demolition and construction of the proposed development hereby approved, there shall be no burning undertaken at any time on the site.
- 11) The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.
- 12) The applicant is reminded that roof faces are capable of hosting PV solar panel arrays, connected to internal storage batteries serving the development. Green roofs and walls (planting such as sedum) should also be incorporated above the cycle store building to assist in reducing speed of rainwater runoff the SUDS system has to handle. Grey water recovery systems can also complement on site efforts to counter climate change and are best designed in rather than retrofitted.

Where expanses of flat roofs are proposed with no planting or PV equipment, white colour finishes should be used on horizontal surfaces to assist in reducing the localised temperature within the building and on the site. Sustainably sourced construction materials should also be considered. Lighting within communal bin and cycle parking areas should be powered from renewable sources and operated by PIR to avoid wastage when not needed.

Permeable paving products made from recycled materials could be utilised on any hard surface landscaping proposed.

- 13) In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant has worked with the Council to address concerns raised in the previously refused application. The applicant was provided with the opportunity to address issues identified by the case officer and the recommendation is made for approval.

Background Documents:

8/23/0512/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.