

Northern Area Planning Committee

16 February 2021

Decisions List

APPLICATION NUMBER: 2/2020/0406/OUT

APPLICATION SITE: Land south of Lower Road, Stalbridge, Dorset

PROPOSAL: Develop land by the erection of up to 114 No. dwellings and up to 2,000 square metres of employment space (for Business use (Class B1), with up to 1 No. Retail (Class A1) unit). Form vehicular and pedestrian access, form public open space and carry out associated works. (Outline application to determine access).

DECISION: That, for the purposes of the appeal, the application be refused.

Reasons for Refusal

1. The proposal by reason of its location on the edge of a settlement would lack sufficient services and facilities to support the level of growth proposed, would lead to an unsustainable form of development in which people would be reliant on the private car to access a sufficient range of services, facilities, and employment. In view of there being no overriding need for this proposal within the countryside and particularly Stalbridge Parish, the proposal would be contrary to policy 2, 6 and 20 and Objectives 2 and 4 of the Local Plan and the NPPF, which seek to meet local housing needs in rural areas, and the requirement to locate development to facilitate access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use. The identified environmental harm is considered to significantly and demonstrably outweigh the social and economic benefits of providing the level of proposed housing and employment in this location.

2. The level of housing proposed on the edge of settlement location would result in a level of development which would be out of keeping with the prevailing character of existing and planned development which surrounds the site and which would fail to successfully integrate due to the extent of built form proposed and existing. The proposal would be contrary to policies 2, 6, 7, 20 and 24 and objectives 2 and 4 of North Dorset Local Plan Part 1 and NPPF.