



Western and Southern Area Planning Committee

Date: Thursday, 11 December 2025
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Belinda Bawden, Matt Bell, Simon Christopher, Paul Kimber, Craig Monks, David Northam, Louie O'Leary, Pete Roper, David Shortell and Kate Wheller

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact 01305 224710

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11th December 2025 Western and Southern Area Planning Committee – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/OUT/2025/01234	Land at West Link Road Crossways	5	11 - 51
One additional representation from individual (who has already made representation) stating <i>in addition</i> to points listed under ‘summary of comments of objection’: Whether density is in keeping; Potential effect on structural integrity of property; Access to land at rear of adjoining property; Existing sites in Crossways with planning permission; Whether affordable housing will be retained; and, Premature in light of consultation of the new local plan. <u>Dorset Local Nature Recovery Strategy 2025</u> At the Cabinet meeting on 9th December 2025 it was resolved to approve the Dorset Local Nature Recovery Strategy 2025 for publication and commit to integrating the LNRS into relevant Council policies and decision making, including planning, land management, climate adaptation and public health, and supporting the ongoing delivery of the LNRS. The Dorset LNRS contains 13 nature recovery priorities, supported by detailed management activities. Plus 56 priority species identified as needing bespoke activities to ensure they remain or return to Dorset. The strategy promotes nature recovery through biodiversity net gain, nutrient mitigation schemes, environmental land management schemes, community driven and individual projects. Local nature recovery strategies are intended as a tool to help Local Planning Authorities continue delivering on requirements to protect and enhance biodiversity. Local planning authorities have a legal duty to have regard to the local nature recovery strategy. The strategy will therefore be used alongside other evidence and planning requirements to inform plan making and in the determination of planning applications. It is important to note, the strategy is not a planning constraint and does not constitute a planning designation. The strategy does not prevent development, including that of new homes, employment uses or other infrastructure. Instead, the strategy helps guide nature recovery and environmental activities that can be delivered as part of sustainable development. Part of the application site (to the north) is in a high opportunity nature area where potential activities of create/enhance woodland habitat and create/enhance wetland and river habitat are identified.			

The LNRS says that Dorset's high opportunity nature areas are where efforts should be targeted to meet Dorset's nature recovery priorities and will help guide where funding is targeted.

The high opportunity nature areas can guide on-site biodiversity net gain by influencing the habitats considered as part of site design.

The potential activities layer suggests what activities to do where, to help achieve the nature recovery priorities. The layer shows primary and secondary activities. Primary activities suggest what type of habitat creation or enhancement could be most beneficial in an area. This is based on the data that created the high opportunity nature areas and takes into account that some habitat types are particularly scarce in Dorset. Secondary activities are also provided to reflect that it may often be beneficial to consider a mix of habitat types or nature recovery activities as part of a land management plan. The primary and secondary activities are a guide, not a prescription. Site-specific assessments and management plans would confirm what would work best in an area.

It is considered that having regard to the LNRS, it results in no change to the officer recommendation in respect of the application.

Application Ref.	Address	Agenda ref.	Page no.
P/RES/2025/02807	Land at Newton's Road Weymouth DT4 8UR	6	53 - 83

Dorset Local Nature Recovery Strategy 2025

At the Cabinet meeting on 9th December 2025 it was resolved to approve the Dorset Local Nature Recovery Strategy 2025 for publication and commit to integrating the LNRS into relevant Council policies and decision making, including planning, land management, climate adaptation and public health, and supporting the ongoing delivery of the LNRS.

The Dorset LNRS contains 13 nature recovery priorities, supported by detailed management activities. Plus 56 priority species identified as needing bespoke activities to ensure they remain or return to Dorset.

The strategy promotes nature recovery through biodiversity net gain, nutrient mitigation schemes, environmental land management schemes, community driven and individual projects.

Local nature recovery strategies are intended as a tool to help Local Planning Authorities continue delivering on requirements to protect and enhance biodiversity. Local planning authorities have a legal duty to have regard to the local nature recovery strategy. The strategy will therefore be used alongside other evidence and planning requirements to inform plan making and in the determination of planning applications. It is important to note, the strategy is not a planning constraint and does not constitute a planning designation. The strategy does not prevent development, including that of new homes, employment uses or other infrastructure. Instead, the

strategy helps guide nature recovery and environmental activities that can be delivered as part of sustainable development.

The application site is in a high opportunity nature area where the potential activity of create or enhance a mixture of habitats including coastal, grassland and hedgerow is listed.

The LNRS says that Dorset's high opportunity nature areas are where efforts should be targeted to meet Dorset's nature recovery priorities and will help guide where funding is targeted.

The high opportunity nature areas can guide on-site biodiversity net gain by influencing the habitats considered as part of site design.

The potential activities layer suggests what activities to do where, to help achieve the nature recovery priorities. The layer shows primary and secondary activities. Primary activities suggest what type of habitat creation or enhancement could be most beneficial in an area. This is based on the data that created the high opportunity nature areas and takes into account that some habitat types are particularly scarce in Dorset. Secondary activities are also provided to reflect that it may often be beneficial to consider a mix of habitat types or nature recovery activities as part of a land management plan. The primary and secondary activities are a guide, not a prescription. Site-specific assessments and management plans would confirm what would work best in an area.

It is considered that having regard to the LNRS it results in no change to the officer recommendation in respect of the application.

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2025/04363	Boat Park Boat Shed George Street West Bay DT6 4EY	7	85 - 93

Dorset National Landscape Management Plan 2026 – 2031

At the Cabinet meeting on 9th December 2025 it was resolved to adopt the Dorset National Landscape Management Plan (2026 – 2031) and as such it is now a material consideration in the determination of relevant planning applications. The policies considered relevant to this application are:

Policy C1a: Development should seek to conserve and enhance the National Landscape

Policy C2a: Require high-quality landscape assessment and evidence-based planning

Policy C4a: Prevent and mitigate negative impacts of development on landscape and visual character affecting the National Landscape

Policy C4c: Limit forms of development with the greatest potential for harm

Having considered the proposed development against these policies it is considered to accord with them.

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2024/06334	Abbotswell Lyme Road Uplyme DT7 3TJ	8	95 - 104
<u>Summary of Response from Lyme and Charmouth Ward Member:</u> The town council recommends approval. No objection to proposed Shepard's Hut. Consider the Shepards Hut to be a useful and appealing way to add to the accommodation offering for visitors in Lyme, albeit for occasional use. Confused by the Highways objection as the access is onto a straight stretch of the Uplyme Road, although the angle could make it partially unsighted, the proposed removal of the hedge should improve the visibility. If the proposed 20mph scheme relating to Uplyme Road is agreed the risk leaving the driveway should be reduced. <u>Lyme Regis Town Council – Planning Committee, Minutes of meeting held on 17 December 2024</u> Item 24/228/P - 3. - The town council recommends approval of the application because it is in broadly in accordance with the approved development plan and any impacts are extremely minor in nature. <u>Dorset National Landscape Management Plan 2026 – 2031</u> At the Cabinet meeting on 9th December 2025 it was resolved to adopt the Dorset National Landscape Management Plan (2026 – 2031) and as such it is now a material consideration in the determination of relevant planning applications. The policies considered relevant to this application are: Policy C1a: Development should seek to conserve and enhance the National Landscape Policy C2a: Require high-quality landscape assessment and evidence-based planning Policy C4a: Prevent and mitigate negative impacts of development on landscape and visual character affecting the National Landscape Policy C4c: Limit forms of development with the greatest potential for harm Having considered the proposed development against these policies it is considered to accord with them. <u>Dorset Local Nature Recovery Strategy 2025</u>			

At the Cabinet meeting on 9th December 2025 it was resolved to approve the Dorset Local Nature Recovery Strategy 2025 for publication and commit to integrating the LNRS into relevant Council policies and decision making, including planning, land management, climate adaptation and public health, and supporting the ongoing delivery of the LNRS.

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Local nature recovery strategies are intended as a tool to help Local Planning Authorities continue delivering on requirements to protect and enhance biodiversity. Local planning authorities have a legal duty to have regard to the local nature recovery strategy. The strategy will therefore be used alongside other evidence and planning requirements to inform plan making and in the determination of planning applications. It is important to note, the strategy is not a planning constraint and does not constitute a planning designation. The strategy does not prevent development, including that of new homes, employment uses or other infrastructure. Instead, the strategy helps guide nature recovery and environmental activities that can be delivered as part of sustainable development.

Having had regard to the LNRS the officer recommendation remains as per the committee report.

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