



WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 7 MAY 2026

Present: Cllrs Neil Eysenck (Vice-Chair), Simon Christopher, Paul Kimber, Craig Monks, David Northam, Pete Roper, David Shortell and Kate Wheller

Apologies: Cllrs Belinda Bawden, Matt Bell and Louie O'Leary

Officers present (for all or part of the meeting):

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Susan Hetherington (Transport Development Liaison Manager), Joshua Kennedy (Democratic Services Officer), James Lytton-Trevers (Lead Project Officer), Robert Parr (Planning Officer), Matthew Pochin-Hawkes (Lead Project Officer) and Louis Wicks (Democratic Services Officer Apprentice)

85. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

86. Minutes

The minutes of the meeting held on 02 April were confirmed and signed.

87. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

88. WD/D/16/000378 - Land South of Warmwell Road Warmwell Road Crossways

The Lead Project Officer presented the application for full planning permission for the erection of 99 open market and affordable dwellings, together with a new doctor's surgery, a replacement village hall, a car park, a new village green, and associated vehicular and pedestrian access and outline permission for a further 401 dwellings. An update was provided noting that a letter had been submitted by the applicant to councillor. The officer noted the reference to a proposed change in speed limit and advised that this did not form part of the application.

The site location was shown on a map, lying to the south of Warmwell Road, with it being noted that Moreton railway station was approximately 850 metres to the north-east and that local convenience shops were located nearby. Recent residential developments within Crossways were highlighted. An aerial photograph

showed the site as predominantly agricultural land with some areas of woodland. Constraints were outlined, including that the site was not within a National Landscape but did lie within the Poole Harbour catchment area and a mineral safeguarding area. A scheduled ancient monument was identified within the site, with the nearest listed building located some distance away. Two public rights of way, a bridleway and a footpath, crossed the site. The site also lay within 5 km of Warmwell Heath and Winfrith Heath, included parts of the existing ecological network, and contained areas of best and most versatile agricultural land. It was confirmed that parts of the site were affected by surface water flooding and that it was allocated within the Local Plan, although the application site extended beyond the allocated boundary. The allocation criteria were shown, including requirements for highway and ecological improvements and provision of employment land. It was noted that, as the allocation predated the Community Infrastructure Levy, the development would rely on an extended Section 106 heads of terms.

Photographs of the site and surrounding area were presented, including the junction with Warmwell Road, entrances to the business park and existing village hall, and views across the site from public footpaths. The relationship to nearby residential properties and woodland screening was also illustrated, along with images of the existing village hall and Spitfire Club.

It was explained that the proposal was a hybrid application. The detailed element comprised the erection of 99 dwellings, together with the doctor's surgery, village hall, village green, SANG and associated infrastructure. The outline element sought permission for a further 401 dwellings and approximately 2.5 hectares of employment land, along with access arrangements and a car park to serve the proposed SANG. An illustrative masterplan was shown, indicating the distribution of development, with the employment land located to the east and the community facilities positioned to the north along Warmwell Road. Indicative phasing was also outlined.

The detailed site layout was presented, including pedestrian links to existing footpaths. The mix of affordable housing was shown, with 35% provision across the detailed element, split equally between social rented and shared ownership tenures. A range of house types was proposed, including two apartment blocks which would both be affordable housing.

Elevations of the proposed village hall were shown, which would also accommodate Parish Council offices. The doctor's surgery elevations were also presented, noting that the building could be adapted to meet future NHS requirements. The proposed materials included clay tile roofs, timber cladding and render. A range of house types and street scenes were displayed, showing predominantly two-storey development with variation in design.

Highway improvements were outlined in detail, including improvements to Warmwell Road, new and upgraded pedestrian crossing points, a central refuge island, widened pavements, sections of cycle route, traffic calming measures and revised road markings. A dedicated right-turn lane into the site was proposed, along with two additional access points.

In considering the key planning issues, it was advised that the principle of development was acceptable in accordance with the site allocation. It was noted that the replacement village hall would be required to be delivered before the demolition of the existing hall or prior to occupation of half the housing. Housing provision was considered acceptable, subject to the securing of affordable housing, and it was explained that no viability review mechanism was proposed in the Section 106 agreement. The reduction in the proportion of affordable housing for rent, from 70% to 50%, was highlighted. The employment land provision, although reduced from 3.5 hectares to 2.5 hectares, was considered to be of significant weight.

In terms of heritage, it was advised that the proposal would result in less than substantial harm, including impacts on the scheduled ancient monument, but that this harm would be outweighed by the public benefits of the scheme. Landscape impacts were considered limited due to the relatively flat nature of the site and its context, and the design was considered compatible with the surrounding area. No significant harm to trees or hedgerows was identified, and substantial new planting was proposed.

Highway matters had been assessed in detail by both Dorset Council Highways and National Highways. The layout included some shared surface areas, and conditions were proposed to improve pedestrian safety. Improvements to Warmwell Road were intended to better connect the new development with the existing community. The Highway Authority also sought improvements to Warmwell Way to formalise pedestrian routes. National Highways required a ban on right turns onto the A35 from the Max Gate Junction and provision of an extended right-turn lane toward the site. A comprehensive package of highway works would be secured through Section 106 obligations, Grampian conditions and other planning conditions, including improved crossings and bus stop infrastructure.

Ecology and biodiversity impacts were addressed, including potential effects on nearby heathlands. A SANG management plan had been updated to reflect the Council's Heathland Planning Framework and feedback from the Heathland Mitigation Officer, with Dorset Wildlife Trust expected to manage the site. The applicant had provided a nutrient neutrality strategy to address impacts on Poole Harbour, including phasing of development to meet requirements before and after 2030. Measures included water efficiency standards and the purchase of mitigation credits, secured through the Section 106 agreement and planning conditions.

Flood risk and drainage were considered, with any identified risks capable of being mitigated through an appropriate management plan. The site's mineral safeguarding status was addressed, with provision made for extraction prior to development. Residential amenity for both existing and future occupiers was considered acceptable, despite some shortfall against national space standards, with standard conditions proposed to manage impacts.

Sport and recreation provision was also considered, including on-site play areas and indoor facilities within the village hall. Although Sport England had objected

due to the absence of specific facilities such as a swimming pool and artificial pitches, this was not considered sufficient to justify refusal.

Public representation was received from Richard Osborn, as the agent for the application. He noted that the application had received relatively few objections for a scheme of its size, due to the quality of the proposal and extensive community consultation. He explained that the proposal would provide 500 new homes, 175 of which would be affordable, as well as associated community infrastructure, in addition there were no outstanding objections from statutory consultees.

Cllr Nick Ireland spoke as the Ward Member for Crossways. He explained that residents had raised concerns about the village hall no longer being required to be constructed in phase 1 of the development and that as a result residents would be left with infrastructure that was not fit for purpose for longer than necessary.

In response to questions from members officers provided the following responses:

- NHS Dorset had not confirmed in what capacity that they would use the doctors surgery, however the application related to the building itself and there was flexibility in how it could be used.
- Sports England had maintained their objection to the application, as they had requested that further sports provision be required such as a swimming pool and an artificial grass pitch.
- A condition would require further details of landscaping and street lighting to be submitted for approval.
- Within phase 1 of the application there would be limited removal of trees and the rest of the site was covered by the outline application, meaning details would be provided at a later stage.
- An informative could be added encouraging the use of native trees and replacements of hedgerows in the reserved matters stage of the application.
- There was no specification for solar panels or heat pumps, however the dwellings would need to comply with modern building regulations.
- It was not possible to construct a continuous cycle path to Morton train station due to width of the road.
- Justification had been requested from Network Rail for their comments on the application, but no further details had been provided.
- The areas that were proposed as shared spaces were highlighted on a plan of the site.
- A Traffic Management Plan would be required by condition and updated Traffic Management Plans would be submitted as the scheme develops.
- Nutrient mitigation in Poole Harbour had been looked at by Dorset Council, Natural England and the applicant and appropriate measures had been secured via the S106 legal agreement.
- Existing sports facilities within Crossways were highlighted on a map of the area and it was explained that these included a football pitch, multi-use games area and a skate park, which in addition to the new facilities provided by the development was considered sufficient for the area.

Cllr Monks left the meeting at 11:25.

The meeting adjourned from 11:38 – 11:45.

Members generally supported the principle of the development but raised concerns about whether existing sports provision would be sufficient for a growing population, noting that additional facilities could benefit health and wellbeing. There was also support for ensuring that community infrastructure, particularly a doctor's surgery and village hall, would be delivered in a timely and sustainable manner, with concerns expressed about previous instances where such facilities had not been secured.

Concerns were also raised regarding the safety of shared surface areas, with a preference for measures to ensure safe and accessible routes for pedestrians, including appropriate design and signage where segregation was not possible. Members also emphasised the importance of sustainability, encouraging the inclusion of renewable energy measures and improved energy efficiency beyond minimum standards.

Officers advised that existing conditions addressed inclusive movement and could be amended to emphasise safety, and that additional guidance on sustainability could be included as an informative. They also highlighted viability considerations and policy limitations in requiring specific infrastructure timing or construction standards.

It was proposed by Cllr Northam and seconded Cllr Wheller, that the application be approved, subject to strengthening condition 9, by adding the word 'safety' and the addition of an informative note encouraging improved energy efficiency.

It was proposed by Cllr Northam and seconded by Cllr Wheller to grant the application.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager Western and Southern Team to either:

A) Grant planning permission following completion of a S106 Planning Obligation and planning conditions as set out in the appendix to these minutes.

Or B) Refuse permission for the reasons set out in the appendix to these minutes if the Section 106 agreement is not completed by 7 November 2026 (within 6 months of the committee) or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Area Manager for the Western and Southern Team.

89. P/FUL/2024/06334 - Abbotswell, Lyme Road, Uplyme, DT7 3TJ

The Planning Officer presented the application for the retention of a shepherd's hut, noting that the application had previously been deferred in December 2025 to allow further information to be provided regarding the speed limit of the adjacent road.

The location of the application site was shown, together with a site location plan. It was explained that while the application site lay within Dorset, the associated property was located in Devon. The hut was positioned within a disused railway

line, and part of the site fell within Dorset Council ownership. Access to the site from the B3165 was illustrated through photographs, showing that a hedge which had previously restricted visibility had now been removed. Additional images showed the access into the site, including steps leading from the driveway, and views of the shepherd's hut in its current position. Elevations and a floor plan of the hut were presented, confirming that it was intended for use as holiday accommodation.

Members were advised that the applicant had removed the hedge at the site entrance. Photographs taken from the access looking northwest and southeast demonstrated that visibility onto the highway had been significantly improved following the hedge removal.

It was confirmed that the site lay within the Defined Development Boundary and that the principle of holiday accommodation in this location was acceptable. Residential amenity impacts were considered acceptable, given the siting of the hut and its distance from neighbouring properties. It was acknowledged that the site was susceptible to flooding, and an emergency evacuation plan would be required. The proposal would provide a small economic benefit and would not impact on trees. It was noted that the development had been carried out in February 2024 and was therefore exempt from biodiversity net gain requirements.

It was reported that a new 20 mph speed limit had been introduced on the adjacent road, and Dorset Highways now raised no objection to the proposal.

It was proposed by Cllr Kimber and seconded by Cllr Northam that the application be granted.

Decision: That the application be granted subject to conditions as set out in the appendix to these minutes.

90. P/FUL/2026/00467 - Opposite 91 The Esplanade, Weymouth, DT4 7RN

The Lead Project Officer presented the application for the erection of a bandstand and associated decking. It was noted that the land was owned by Dorset Council. The site was shown on an aerial photograph and was located on Weymouth seafront adjacent to a ramp providing access onto the beach. The surrounding context was described, including the nearby war memorial and historic buildings on the opposite side of the Esplanade. Photographs were shown from a range of viewpoints to illustrate the site and its setting.

The proposed development was outlined, and a site plan was presented showing the position of the bandstand and decking. Elevations of the structure were displayed, along with a proposed street scene and an artist's impression of how the bandstand would appear once constructed.

In assessing the main planning issues, it was advised that the principle of development was acceptable, given the site's location on the Esplanade and its association with tourism and recreational uses, which were supported by planning policies. The appearance of the bandstand was considered appropriate, as it would reflect the character of existing seafront structures and respond to the

historic precedent for similar features in Weymouth. Images of historic bandstands along the seafront were shown to support this assessment.

Heritage impacts were considered, particularly in relation to the nearby war memorial and Grade II listed buildings along the Esplanade. It was advised that the proposal would not result in harm to these heritage assets or their setting. The site lay within an area at risk of flooding; however, the development was classified as water-compatible, and a condition was recommended requiring a flood warning and evacuation plan.

In response to a question from one member, the Lead Project Officer explained that some of the railings would need to be removed to facilitate the bandstand, however they were not listed and therefore not protected.

It was proposed by Cllr Wheller and seconded by Cllr Shortell, that the application be granted.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

91. **Urgent items**

There were no urgent items.

92. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.44 pm

Chairman

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Western and Southern Area Planning Committee
Thursday 07 May 2026
Decision List

Application: WD/D/16/000378

Application Site: Land South of Warmwell Road, Warmwell Road, Crossways

Proposal: Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road. An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG).

Summary of Recommendation: To delegate authority to the Service Manager for Development Management and Enforcement and the Area Manager Western and Southern Team to either:

- A) Grant subject to the completion of a S106 legal agreement and planning conditions.
Or
- B) Refuse permission if the Section 106 agreement is not completed by 7 November 2026 (within 6 months of the committee) or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Area Manager for the Western and Southern Team.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager Western and Southern Team to either:

- A) Grant planning permission following completion of a S106 Planning Obligation to secure:
 - 35% of the units as affordable housing with 50/50 tenure split between affordable/social rented and shared ownership/low cost ownership housing.
 - Education contribution of £2,722,212 (index linked).
 - Provision of a minimum of 22.4ha of suitable alternative natural greenspace (SANG) with a maintenance contribution (to be determined) and supporting funding provisions (SANG). SANG to be delivered prior to the occupation of Phase 1 and managed in

accordance with the SANG Management Plan and Fallow Management Plan.

- Only Phase 1 to be commenced prior to 2030.
- Air quality contribution of £25,000 (index linked) to mitigate adverse air quality impacts on heathlands.
- Highways contributions of £467,000 (index linked) towards off-site highway works to include an improve link between Old Farm Way and Warmwell Road, improved pedestrian crossing facilities at the junction of Warmwell Road and Dick O' Th' Banks Road, and 1 x replacement bus shelter with real time traffic information.
- Provision of a minimum of three no. Locally Equipped Areas for Play (LEAPs) and financial contributions towards maintenance of the proposed LEAPs.
- Provision of village hall and associated indoor sports provision.
- Provision of a minimum of 2.5 hectares of employment land for use within Use Class B.

And subject to the conditions set out below.

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 1677-P-01 – Site Location
 - 51628-XX-P1-02 Rev v1 – Site Plan
 - 1677-P-09 Rev D – Affordable Housing Plan
 - 1677/P07 Rev A – Proposed Streetscene A-A
 - 1677/P08 Rev A – Proposed Streetscene B-B

 - 1677-P-SU-01 Rev A – Surgery – Ground Floor Plan
 - 1677-P-SU-02 Rev A – Surgery – First Floor, Roof Plan
 - 1677-P-SU-03 – Surgery – East West Elevations
 - 1677-P-SU-04 Rev A – Surgery – North & South Elevations

 - 1677-P-VH-01 – Village Hall – Floor Plan
 - 1677-P-VH-02 – Village Hall – West Elevation

- 1677-P-VH-03 – Village Hall – East Elevation
- 1677-P-VH-04 – Village Hall – North & South Elevations
- 1677-P-VH-05 – Village Hall – Roof Plan

- 1677-P-A-01 Rev A – Type A – Ground Floor Plans
- 1677-P-A-02 Rev A – Type A – First Floor Plans
- 1677-P-A-03 Rev A – Type A – Second Floor Plans
- 1677-P-A-04 Rev A – Type A – Roof Plans
- 1677-P-A-05 Rev A – Type A, Elevations (showing front and side 1)
- 1677-P-A-06 Rev A – Type A – Elevations (showing rear and side 2)

- 1677-P-B-01 Rev C – Type B – Floor Plans
- 1677-P-B-02 Rev B – Type B – Elevations

- 1677-P-C-01 Rev A – Type C – Floor Plans
- 1677-P-C-02 Rev A – Type C – Elevations

- 1677-P-D-01 – Type D Plans
- 1677-P-D-02 – Type D Elevations

- 1677-P-E-01 Rev B – Type E – Floor Plans
- 1677-P-E-02 Rev B – Type E – Elevations

- 1677-P-F-01 – Type F – Floor Plans
- 1677-P-F-02 – Type F – Elevations

- 1677-P-G-01 – Type G – Floor Plans
- 1677-P-G-02 – Type G – Elevations
- 1677-P-G-03 Rev A – Type G gable front – Floor Plans
- 1677-P-G-04 Rev A – Type G gable front – Elevations

- 1677-P-H-01 Rev A – Type H – Floor Plans
- 1677-P-H-02 Rev A – Type H – Elevations

- 1677-P-I-01 – Type I – Floor Plans
- 1677-P-I-02 – Type I – Floor Plans (showing roof plan)
- 1677-P-I-03 – Type I – Elevations

- 1677-P-J-01 Rev A – Type J – Floor Plans
- 1677-P-J-02 – Type J – Elevations
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- 1677-P-K-01 – Type K Plan, 4 Bedroom House
- 1677-P-K-02 – Type K, Elevations

- 1677-P-M-01 – Type M – Floor Plans
- 1677-P-M-02 – Type M – Elevations

- 1677-P-N-01 – Type N – Floor Plans
- 1677-P-N-02 – Type N – Elevations

- 1677-P-P-01 – Type P Plans
- 1677-P-P-02 – Type P Elevations

- 1677-P-GAR-01 – Single Garage – Floor Plan and Elevations
- 1677-P-GAR-02 – Double Garage Floor Plan and Elevations
- 1677-P-REF-01 – Refuse & Cycle Store – Floor Plan and Elevations
- 1677-P-SHE-01 – Garden Store – Floor Plan and Elevations
- 1677-P10-1 Rev A – Materials Sheet 1
- 1677-P10-2 Rev A – Materials Sheet 2
- 1677-P11 Rev # – Materials Sheet 3

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

Detailed element

2. The detailed element of this development to which this hybrid permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Outline element

3. Approval of the details of the access, layout, scale, appearance and landscaping (hereinafter called the Reserved Matters) of the relevant phase of the development outside of the full permission (granted for Phase 1 of this hybrid permission) shall be obtained from the Local Planning Authority in writing before any development of the relevant phase is commenced other than on Phase 1 of the development.

Reason: To ensure the satisfactory development of the site.

4. Application for approval of any “reserved matter” under Condition 2 must be made not later than the expiration of ten years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. The outline element of this development to which this hybrid permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

6. Not more than 401 dwellings in total shall be constructed under the outline element of the permission.

Reason: The assessment of the impacts of the scheme are based on a maximum of 500 dwellings across the whole site and additional dwellings would require further assessments of impacts.

Phasing

7. Prior to the commencement of the development a Phasing Plan for the entirety of the development shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall make provision for:
 - a. Extraction of the mineral interest in accordance with a scheme to be first approved in writing by the Local Planning Authority from the area outlined in red on the Site Location Plan Drawing No. 1701 P01 Rev A prior to the commencement of any development the subject of the outline planning permission within that same area.
 - b. Delivery of the Village Green as part of Phase 1. No further dwellings in later phases to be constructed until it is complete.
 - c. Delivery of serviced employment land as part of the development of the adjacent residential phase.
 - d. Provision of allotments as part of the development of the adjacent residential phase.
 - e. Provision of Locally Equipped Areas for Play as part of the development of the adjacent residential phase.
 - f. The village hall and adjacent parking spaces being constructed and ready for first use prior to the demolition of the existing village hall or the occupation of the 250th dwelling, whichever is soonest, and the submission of a scheme for the interim landscaping of the proposed village hall site until such time as the village hall is constructed. The interim landscaping scheme for the village hall site is to include details of the planting and its maintenance and shall be implemented and completed in full as part of Phase 1 and shall be maintained and retained thereafter until such time as

the village hall is constructed on the site.

g. Provision of the doctor's surgery building.

Thereafter the development shall be carried out in accordance with the approved Phasing Plan and any subsequent changes to the agreed Phasing Plan must also be agreed in writing by the Local Planning Authority under the terms of this condition.

Reason: In the interests of achieving the objectives of the Local Plan and the site specific policy.

Highways

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15m of the proposed central access road from Warmwell Road within the detailed element of the application, including the junction with the existing public highway, has been completed to at least binder course level.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard during construction.

9. Prior to the commencement of the detailed element of the development hereby permitted, a scheme demonstrating how inclusive, accessible and safe movement for all users will be achieved within areas containing shared surface areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by DfT document 'Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' (2021) or any subsequent update version. The details shall include a timetable for implementation. The approved scheme shall be implemented in full in accordance with the approved timetable for implementation and shall be retained thereafter.

Reason: In the interests of highway safety and to ensure inclusive mobility and accessibility for all users, in accordance with guidance for Inclusive Mobility.

10. Prior to first occupation, the central access road shall be completed in accordance with drawing ITS2200462-GA-002 with footways completed to surface course unless an updated drawing is submitted to and approved in writing by the Local Planning Authority under the terms of this condition, in which case the works shall proceed in accordance with the updated scheme. The carriageway shall be completed to surface course prior to occupation of the 89th dwelling.

Reason: To ensure that a suitably surfaced and constructed access to

the site is provided for all users.

11. The detailed element of the development hereby permitted shall not be occupied or utilised until the access, geometric highway layout, turning and parking areas shown on Drawing Number 51628-XX-P1-02 Rev v1 have been constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

12. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Planning Authority:
 - i. Active travel proposals and highway improvements as set out in the submitted Transport Assessment Addendum prepared by i-Transport (ref. SJ/OT/DGo/ITS200462-003 dated 23 January 2026) along the Warmwell Road site frontage broadly in accordance with drawings ITS200462-GA-002 and ITS200462-GA-003.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

13. Notwithstanding the information shown on the illustrative drawings submitted with the outline element of the development hereby permitted, before any phase of the outline element of the development is occupied or utilised, precise details of the access, geometric highway layout, turning and parking areas for the relevant phase shall have been submitted to and agreed in writing by the Local Planning Authority. The details shall include precise details for the provision of visibility splays at the proposed accesses to the site, including visibility splays to be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

14. No more than 100 residential units (to include 35% affordable housing) shall be occupied unless and until the A35 Max Gate junction works are completed and open to traffic. The works shall be implemented generally in accordance with WYG Transport drawing SK09, dated 21 October 2015, titled Improvements to A35 Max Gate Priority Junction, subject to any necessary changes identified during the detailed design and Road Safety Audit process.

Reason: In the interest of the safe and efficient operation of the A35 trunk road and to ensure the development traffic impact on the SRN is satisfactorily mitigated in accordance with DfT Circular 01/2022 and the NPPF.

15. No development within a phase shall be commenced until a Construction Traffic Management Plan (CTMP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority.

The CTMP shall include:

- a) specify the point of construction access and access route to the site;
- b) construction vehicle details (number, size, type and frequency of movement)
- c) a programme of construction works and anticipated deliveries
- d) timings of deliveries so as to avoid, where possible, peak traffic periods
- e) a framework for managing abnormal loads
- f) contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- g) wheel cleaning facilities
- h) vehicle cleaning facilities
- i) inspection of the highways serving the site (by the developer (or their contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- j) a scheme of appropriate signing of vehicle route to the site
- k) a route plan for all contractors and suppliers to be advised on
- l) temporary traffic management measures where necessary

The CTMP shall thereafter be implemented in accordance with the approved details upon the commencement of the relevant construction phase of the development and be adhered to for the complete duration of the construction programme for that phase.

Reason: To ensure the safety of traffic on the Strategic Road Network.

16. Each phase of development hereby permitted shall not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities serving the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be constructed before the relevant phase of development is first occupied or utilised and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

Travel Plans

17. Before any phase of development hereby approved is first occupied or utilised an updated Travel Plan for the relevant phase based on the Framework Travel Plan prepared by i-Transport (dated 22 January 2026, ref. OT/SGe/DGo/ITS200462-004) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the Travel Plan shall be complied with for the lifetime of the relevant phase unless a variation is first agreed in writing with the Local Planning Authority under the terms of this condition.

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.

18. Prior to the approval of any reserved matters under Condition 2 above for the approved employment allocation, a Travel Plan suitable to deal with the travel impacts of the whole 2.5ha employment allocation shall be submitted to and approved in writing by the Local Planning Authority. The employment Travel Plan shall be implemented in accordance with its agreed details prior to the first occupation of any approved employment building on the site and complied with for the lifetime of the development unless a variation is first agreed in writing with the Local Planning Authority under the terms of this condition.

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.

Drainage

19. No development within a phase shall take place until a detailed surface water management scheme serving the relevant phase, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction and a timetable for implementation, has been submitted to, and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented in accordance with the approved details in accordance with the approved timetable for implementation.

Reason: To prevent increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

20. No development within a phase shall take place until details of maintenance and management of the surface water sustainable

drainage scheme serving the relevant phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the relevant phase, 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 increased risk of flooding.

Foul Water

21. No development within a phase shall take place until a foul water drainage strategy for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme for the relevant phase shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phase. The drainage scheme shall thereafter be completed in accordance with the approved details and to a timetable to be agreed in writing with the Local Planning Authority and maintained for the lifetime of the development.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

Contaminated Land

22. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:
- a) a Phase 2 Site Investigation Report informed by the Phase 1 Preliminary Risk Assessment (Desk Study) prepared by Clarke Bond (ref. WB04198/R1 and dated March 2016) detailing an adequately developed 'conceptual site model' of all potential contaminant linkages, and incorporating risk assessment.
 - b) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. This shall be supported by a detailed soils management and waste management plan.
 - c) a monitoring and maintenance scheme to be supervised by an appropriate specialist under a watching brief to determine the need for the consideration of unexpected finds during construction.

The development shall proceed in strict accordance with the remediation scheme and watching brief, which shall both be fully implemented for the relevant phases

of development before the relevant phases of development first comes into use or is occupied.

On completion of the relevant phase of development written confirmation that all works were completed in accordance with the agreed details of the remediation scheme and watching brief shall be submitted for approval to the Local Planning Authority. Such approval from the Local Planning Authority shall be received before the relevant phase of development first comes into use.

Reason: To ensure potential land contamination is addressed and to mitigate potential harm to the health and safety of persons.

23. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the remediation scheme approved under the terms of this condition a verification report shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of ensuring there is no unacceptable risk to occupiers of the development.

Employment Land

24. The development shall provide a minimum of 2.5 hectares of employment land for use within Use Class B1. The employment land and associated buildings shall be used for Use Class B1 and for no other purpose (including any other purpose within the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. No dwelling adjoining the eastern boundary of the residential development, adjacent to the proposed employment access road within the Character Areas 4, 5 and 6 as set out on page 48 of the submitted Design and Access Statement, shall be occupied before the employment allocation has been provided as serviced employment land in accordance with the phasing scheme approved under condition 6 above.

Reason: In the interests of securing the economic benefits of this Key Employment Site allocation in the Local Plan and to avoid significant adverse residential amenity impacts that may arise through Use Classes B2 and/or B8.

25. Buildings constructed within the employment allocation hereby approved shall not exceed a cumulative total floorspace of 13,000 square metres

(measured externally).

Reason: In the interests of the impacts of the traffic generated by that level of employment development on the strategic highway network.

Biodiversity

26. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Ecological Impact Assessment (prepared by Pro Vision and dated July 2025), must be strictly adhered to during the carrying out of the development.

The relevant phase of development must not be first brought into use unless and until:

- i. the relevant mitigation, compensation and enhancement measures detailed in the approved Ecological Impact Assessment have been completed in full, in accordance with any specified timetable which may be submitted and approved in writing by the Local Planning Authority under the terms of this condition.
- ii. evidence of compliance, including photographic evidence, shall be supplied to the Local Planning Authority prior to the substantial completion of the relevant phase, or the first bringing into use of the relevant phase of development, whichever is the sooner. The development of the relevant phase shall subsequently be implemented entirely in accordance with the approved Ecological Impact Assessment and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Should amendments to the approved Ecological Impact Assessment be required, an updated Ecological Impact Assessment may be submitted, certified by NET and agreed in writing by the Local Planning Authority under the terms of this condition. Should an updated Ecological Impact Assessment be agreed, the terms of this condition shall apply to the updated Ecological Impact Assessment.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

27. Prior to the commencement of any phase of development, a Construction Environmental Management Plan (CEMP) (Biodiversity) for the relevant phase must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive

working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including on dormice which may use hedgerows and other features to move across the site.

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- The development of the relevant phase shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

28. A landscape and ecological management plan (LEMP) for the relevant phase of development shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the relevant phase of development. 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.
- 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 or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also 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 LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

29. Prior to commencement of any works within a phase of development, details of any proposed lighting within the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy will reflect the need to avoid harm to protected species and to minimise light spill from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023) has been implemented. There shall be no lighting of the relevant phase other than in accordance with the approved strategy.

Reason: In the interests of on biodiversity

Scheduled Ancient Monument

30. The submission of details of reserved matters under Condition 2 shall make provision for a minimum 5m buffer around the identified remains of the Bowley's Plantation Schedule Ancient Monument enclosure as set out on page 10 of the submitted Settings Assessment by Context One received on 16th October 2017.

Reason: In the interests of the setting of the Scheduled Ancient Monument.

Acoustic Fencing

31. No development within a phase adjacent to the Hybris Business Park shall take place until details including dimensions, materials and positioning of the noise barrier/acoustic fence to be located along the site boundary adjacent to the business park as identified within the Noise Impact Assessment (ref. R5500-1 Rev 0 prepared by 24 Acoustics and dated 28 January 2016) have been submitted to and agreed in writing by the Local Planning Authority. The agreed noise barrier/acoustic fence shall be erected prior to any development above damp proof course level of the relevant phase and shall be permanently retained and maintained as such thereafter.

Reason: In the interests of neighbouring amenity.

Broadband

32. No development above damp proof course of any building hereby approved shall take place until a scheme for facilitating infrastructure to support superfast broadband technology to serve the development has

been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

Reason: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development.

Phase 1 Detailed Consent

33. The village hall hereby approved shall be laid out with a full-size badminton court in the main hall as shown on Drwg No. 1677 P VH 01 prior to the Village Hall first being brought into use.

Reason: In the interests of sports provision.

34. The Phase 1 full permission shall be carried out in accordance with the external materials detailed in the approved drawing No.s 1677 P10-1 Rev A, 1677 P10- 2 Rev A and 1677 P11. No development above damp proof course level of any dwelling approved under the Phase 1 full permission shall take place before samples of the external materials to be used on the relevant building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details unless revised materials are submitted to and approved in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the revised materials.

Reason: In the interests of the character and appearance of the area.

35. No development within the Phase 1 full permission shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- a) A statement setting out the design objectives and how these will be delivered;
- b) Earthworks showing existing and proposed levels and contours;
- c) Means of enclosure and retaining structures;
- d) Boundary treatments;
- e) Vehicle parking layouts;
- f) Other vehicle and pedestrian access and circulation areas;
- g) Hard surfacing materials and construction details;
- h) The location and construction details of furniture, refuse units, features and signs;
- i) The location of proposed and existing functional services above and below ground;
- j) The location and construction details of any lighting/floodlighting;

- k) A specification for any proposed seeding/turfing, tree, and shrub planting including their quantity, size species and position, how they will be planted, protected and maintained, and the proposed time of planting;
- l) A programme of implementation including phasing where relevant.

Thereafter, the approved landscape works shall be carried out in accordance with the approved details and the implementation programme before any part of Phase 1 is brought into use.

Reason: To ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of the development and that the approved landscaping is implemented as approved.

36. No development within the Phase 1 full permission shall commence until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the completed scheme shall be managed and maintained in accordance with the approved management plan. Any seeded/turfed areas, trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with seed/turf, trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: To ensure that the management and maintenance of the proposed hard and soft landscape scheme has been agreed prior to the commencement of the development and that it is implemented as approved.

37. The development shall be carried out wholly in accordance with the Arboricultural Assessment & Method Statement by Barrell Tree Consultancy dated January 2016 (ref. 14408-AA-CA). The agreed tree protection measures shall be retained during the course of the development and there shall be no variation to the agreed protection measures without the prior written agreement of the Local Planning Authority.

Reason: To protect preserved trees within and adjoining the site during construction in the interests of preserving the character of the area.

Nutrient Neutrality

38. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwellings to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

39. No development within the outline element of the development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar (as identified in the Appropriate Assessment agreed with Natural England on 19 March 2026) have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

40. Each reserved matters application for individual phases must be accompanied by a bespoke nutrient budget calculation informed by the nutrient budget agreed with the Council's Natural Environment Team on 10 February 2026. The budget shall identify the quantum of credits required to mitigate the impact of each phase of the outline element of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar. Development must not commence until the necessary credits for the relevant phase have been secured from an accredited nutrient credit provider. A copy of the nutrient credit certificate for the relevant phase from the accredited nutrient credit provider must be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development of that phase.

Once approved in writing by the Local Planning Authority, the development of each phase must be undertaken in accordance with the approved Nutrient Neutrality Mitigation Strategy.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour.

Informative Notes

1. Informative Note: If the new road layout is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.
2. Informative Note: 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 Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
3. Informative Note: The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Highways Development team. They can be reached by email highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. Informative Note: In addition to this permission, the junction works referred to in the recommended condition 10 above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
5. Informative Note: Prior Land Drainage Consent (LDC) may be required from Dorset Council's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with S23 of the Land Drainage Act 1991. The modification, amendment or

realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team.

6. Informative Note: The applicant intends to rely heavily on infiltration. They will therefore need to demonstrate, through further post extraction ground investigation, that soakaways remain feasible. Given the proposed use of soakaways across the site, it is important that soakaway tests and ground water readings are representative of all the areas expected to support infiltration. The Council's FRM team as relevant LLFA will be unable to discharge the relevant condition above without detailed information concerning ground conditions that substantiate the use of drainage through infiltration. Should the site, after mineral extraction, be found not to support infiltration, then the applicant will need to propose alternate and detailed designs for capturing and attenuating surface water.
7. Informative Note: The highways schemes associated with this consent involves works within the public highway, which is land over which the applicant has no control. National Highways will therefore require the applicant to enter into a suitable legal agreement to cover the detailed design and construction of the works. Please contact ThirdpartyworksSWarea@nationalhighways.co.uk at an early stage to discuss the details of the highways agreement and funding arrangements.

Commencement of works will also need to be timed to fit in with other road works on the strategic road network or local road network to ensure there are no unacceptable impacts on congestion and road safety. If the scheme also requires traffic orders these are subject to a minimum 12 week process.

Please be advised that National Highways may charge Commuted Sums for maintenance of schemes delivered by third parties. These will be calculated in line with HM Treasury Green Book rules and will be based on a 60 year infrastructure design life period

8. Informative Note: At all times, a contact telephone number shall be displayed on site for members of the public to use to raise issues. A named person will also be provided for Environmental Health in order for contact to be made should complaints be received. The use of any radio / amplified music system on site must be kept at a level not to cause annoyance to noise sensitive premises beyond the boundary of the site. Any future sub-contractors to the site shall be made aware of, and comply with any guidelines/conditions relating to site management of emissions of noise, dust, smoke, fumes etc. made in as part of the determination of this application.

Letter drops to adjacent residents in close proximity should be considered as part of the construction phase to give a minimum of 48 hours notice of any exceptional activities proposed. Any waste arising at the site shall be appropriately segregated and controlled prior to its removal by an appropriately licensed contractor. Any waste arising from the activity which could potentially be contaminated in any way shall also be segregated again, and removed appropriately. Environmental Health must be informed if this occurs.

9. Informative Note: The applicant's attention is drawn to the response of the Council's Rights of Way officer and the need to secure diversions for the existing rights of way.
10. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to affordable housing, SANG provision and maintenance, education, nutrient mitigation, highway improvements and children's play space.
11. Informative: National Planning Policy Framework Statement
In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. 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 case:
 - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
12. Informative: Gas pipelines
The site includes easements associated with medium pressure gas pipelines. Before any tree planting is carried out on permanent easements, written approval should be obtained from SGN. This approval must be subject to SGN retaining the right to remove any trees which might become a danger, or restrict access to the pipeline at any time in the future. The developer's attention is drawn to SNG's Guidance for Third Parties: Safe Working Near High Pressure Gas Pipelines.
13. Informative: High and low voltage underground cables
The site includes high and low voltage underground cables which serve the Hybris Business Park and existing village hall. As part of the relevant phase of the reserved matters, the applicant is recommended to open a dialog with SSEN and arrange full cable tracing for safety and in line with appropriate guidance. The

application should not negatively affect this SSN's assets.

14. Informative: Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- The application for planning permission was made before 12 February 2024.

15. Informative: Dwellings are expected to provide a high standard of environmental performance and renewable and low-carbon technologies shall be integrated into the development to achieve, as a minimum, the requirements of Building Regulations. The applicant is encouraged to specify the proposed renewable and low-carbon technologies at the time of the reserved matters application(s) and the applicant's attention is drawn to the Council's 'Planning for Climate Change: Interim Guidance and Position Statement' (December 2023).

16. Informative: Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the

section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Or

- B) Refuse permission for the reasons set out below if the Section 106 agreement is not completed by 7 November 2026 (within 6 months of the committee) or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Area Manager for the Western and Southern Team.

Reasons for refusal:

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing and the proposal would therefore be contrary to Policy HOUS1 of the adopted Local Plan.
2. Policy COM1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be made on site. Policy CRS1 of the Local Plan sets out the expected infrastructure for this site and its development. In the absence of a planning obligation to secure the required community infrastructure the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development and to avoid and mitigate for the adverse effects upon internationally designated heathlands and additional nutrient loading upon the Poole Harbour internationally designated sites. It would namely fail to provide for:
 - i. Education facilities;
 - ii. Recreation spaces in the form of SANG and the supporting maintenance and funding mechanisms required for the future;
 - iii. Mitigation of the impacts upon the Poole Harbour internationally designated sites;
 - iv. Highway improvements;
 - v. Children’s play provision;
 - vi. Indoor sports provision;
 - vii. Employment land.

In the absence of planning obligations to secure the above, the proposals therefore fail to meet the provisions of Policies COM1, CRS1, INT1, ENV2

and COM7 of the West Dorset, Weymouth and Portland Local Plan (2015) and the National Planning Policy Framework (2025).

Application: P/FUL/2024/06334

Application Site: Abbotswell Lyme Road Uplyme DT7 3TJ

Proposal: Retention of Shepherds Hut

Summary of Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

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

Location Plan – Dwg no. 1576.004

Proposed Plans & Elevations – Dwg no. 1576.001

Site Plan – Dwg no. 1576.002

Block Plan - Dwg no. 1576.003

Visibility Splays - Dwg no. 1576.005

Block Plan - Dwg no. 1576.003

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

2. Within 1 month of the date of this decision a flood warning and response plan (FWRP), which must include flood resilience measures, and an emergency evacuation plan shall be submitted to the Local Planning Authority for approval. The development thereafter shall be carried out in accordance with the approved FWRP and shall be managed and maintained in accordance with it. If the FWRP is not submitted to the Local Planning Authority within 1 month of this decision or the Local Planning Authority confirms in writing that it does not agree the FWRP within 3 months of its submission the use of the building for the purposes the subject of this planning permission shall immediately cease and shall not re-commence unless and until the FWRP has been submitted to and approved in writing by the Local Planning Authority. If the FWRP is submitted to the LPA in accordance with this condition and the LPA does not respond within 3 months of its submission, the development shall be carried out managed and maintained in accordance with the submitted FWRP.

Reason: In order to safeguard and minimise the risk posed to the building and its users from flooding.

Informatives

Informative: National Planning Policy Framework Statement

1. In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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 case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares;
and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Application: P/FUL/2026/00467

Application Site: Opposite 91 The Esplanade Weymouth DT4 7RN

Proposal: Erect bandstand and decking

Summary of Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

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

1592/1-4

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Notwithstanding the details submitted with the application, the roof material shall be in a metal finish of lead or zinc and shall thereafter be maintained in that material.

Reason: To safeguard the setting of listed buildings and preserve the character or appearance of the Conservation Area.

4. No development shall be commenced until details of the finished paint colour for the bandstand have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard the setting of listed buildings and preserve the character or appearance of the Conservation Area.

5. The bandstand shall not be first brought into use until a flood warning and response plan (FWRP), which must include an emergency evacuation plan has been submitted to the Local Planning Authority for approval. The development thereafter shall be carried out in accordance with the approved FWRP and shall be and managed and maintained in accordance with it.

Reason: In order to safeguard and minimise the risk posed to the site and its users from flooding.

Informatives:

1. In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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 case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

2. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares;
and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

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