



Eastern Area Planning Committee

Date: Wednesday, 8 October 2025
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, Barry Goringe, Hannah Hobbs-Chell, David Morgan, Julie Robinson and Andy Skeats

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

For more information about this agenda please contact Democratic Services
Meeting Contact joshua.kennedy@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3. MINUTES	3 - 8

To confirm the minutes of the meeting held on 24 September 2025.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee. [Guide to Public Speaking at Planning Committee](#)

The deadline for notifying a request to speak is 8.30am Monday 06 October 2025.

5. 6/2021/0282 - LAND EAST OF WAREHAM ROAD LYTCHETT MATRAVERS 9 - 52

Residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.

6. 620190639 - LAND NORTH OF WEST LANE, STOBOROUGH, WAREHAM 53 - 84

Outline application for up to 15 residential dwellings, site re-profiling and associated infrastructure, with all matters reserved apart from vehicular access from West Lane.

7. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.

8. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.



EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 24 SEPTEMBER 2025

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Scott Florek, Barry Goringe, Hannah Hobbs-Chell and David Morgan

Apologies: Cllrs Toni Coombs, Beryl Ezzard, Spencer Flower, Julie Robinson and Andy Skeats

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

Elizabeth Adams (Development Management Team Leader), Marianne Ashworth (Lawyer - Regulatory), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Ursula Fay (Lead Project Officer), Susan Hetherington (Engineer (Development Liaison)), Claire Hicks, Joshua Kennedy (Democratic Services Officer), Robert Lennis (Lead Project Officer) and Megan Rochester (Senior Democratic Services Officer)

39. Declarations of Interest

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

40. Minutes

The minutes of the meeting held on 03 September were confirmed and signed.

41. 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.

42. P/FUL/2024/06189 - Hope Farm, Mill Street, Corfe Mullen, BH21 3RQ

Application P/FUL/2024/06189 was moved to the front of the agenda and was the first application to be considered, due to officer availability.

The Senior Planning Officer presented the application, it was explained that the application had been brought back to committee for determination, having previously been deferred, with additional details about the alpaca trekking business and proposed cladding on the mobile home.

Various photographs of the application site were shown, including views of the mobile home from the road, the nearby St Hubert's Church and an aerial photograph of the site.

It was explained that the applicant was currently in the process of obtaining a lease to carry out trekking on the old railway line and the Lease Officer had confirmed that the Council was intending to grant permission, however there was also enough room within the site to conduct alpaca trekking if the lease wasn't granted.

The development was considered acceptable within the Green Belt as the Council's Land Consultant had confirmed that there was a justified need for a rural worker's dwelling on the site to support the business which was a very special circumstance. It was considered that the buildings had an appropriate rural appearance and there was screening in place, so impact on the landscape was limited. A borehole test had been carried out by the applicant and there was not a high risk of ground water flooding.

The applicant, Mr Cooper, spoke in support of the application, noting that there had been no objections on flooding or highways grounds. While the previous concerns over cladding and the trekking route had now been resolved.

The Senior Planning Officer clarified that there was currently a proposed condition that required cladding for the mobile home, as officers considered that it was appropriate in the interests of visual amenity.

In response to questions from members the Senior Planning Officer provided the following responses:

- The proposed cladding would be physically attached to the mobile home.
- Officers recognised that there would be some impact on the landscape, however it would be limited due to the nature of the business.
- Usage of chemicals on the land associated with the keeping of livestock wasn't a planning consideration.
- The signs featured in the photographs provided were located on the application site, not the public highway.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, it was proposed by Cllr Sowry-House and seconded by Cllr Morgan, that the application be granted, with the removal of the condition requiring the mobile home to be clad as this was not judged to be necessary.

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

43. 6/2018/0228 - Binnegar Hall, Binnegar, Wareham, BH20 6AT

The meeting adjourned 10:40 – 10:45.

The Lead Project Officer presented the application and updated members that the wording had been altered in the report to provide flexibility for the applicant on the number of dwellings that they would be able to build and the Senior Tree Officer had changed their comment to no objection, subject to a legal agreement.

A location plan and aerial photograph were provided and the site constraints listed, including a Tree Protection Order. The Tree Officer had inspected the site and had no objections.

An indicative layout of the site was provided, showing the areas of housing and open space, as well as an exclusion zone to protect the trees on site. In the indicative plan there were several plots that incorporated protected trees, so an informative note was included to suggest that trees be excluded from private gardens at the Reserved Matters stage. The proposal also included a community hall for East Stoke, following the closure of the previous community hall in 2008.

The Transport Development Liaison Manager covered the highways aspects of the application. It was explained that the primary access would be to the west of the site and there would be an additional emergency access. Visibility splays had demonstrated that vehicles could access and leave the site safely, there would be some additional vehicle movements, however these were considered acceptable.

The Lead Project Officer explained that an attenuation basin was included in the proposal and details about foul drainage were to be set out in the section 106 legal agreement.

It was noted that the proposal was contrary to the Purbeck Local Plan as it was outside of a settlement boundary, however the Council's housing land supply was set to fall below the necessary 5 years of supply in November and so significant weighting was given to the provision of housing. Officers also considered that the scheme made East Stoke a more sustainable location through the provision of a community hall.

The agent for the application, Mr Bennett, spoke in support of the application. He noted that the site was already in residential use and the proposal would include 19 affordable homes and a village hall, that would provide a community benefit.

Cllr Sowry-House read out a statement on behalf of the Ward Member, Cllr Wilson. He stated that he supported the application, however asked that the community hall be delivered at the earliest stage of development, in the interests of the local community.

In response to public speakers, the Lead Project Officer clarified that it was included in the S106 legal agreement, that the community hall be delivered before the housing.

In response to questions from members, the Lead Project Officer provided the following responses:

- Should the roads on the development remain with the developer then they would be advised to have a suitable speed limit for the roads.

- The road outside of the development was 40-mph leading into a 50-mph zone.
- The most important trees had been identified on the Tree Protection Plan and were protected through a TPO.
- The Heathland Mitigation Officer had been consulted on the application and had worked with the applicant to address concerns.
- People would be able to use the car park at the community hall and walk through a wooded area across the site to access the SANG.
- The eastern entrance to the site would only be used for emergency access.
- The total amount of affordable housing was compliant with policy at 40% and the affordable housing tenure mix was listed in the report.
- A registered provider had not yet been confirmed.
- The Enabling Officer had raised no objection on the basis of the affordable housing tenure mix and it was compliant with the Purbeck Local Plan.
- Officers considered that an informative note and a condition served the same purpose at this stage of the development, in regard to excluding protected trees from private residential garden plots.

Having had the chance to debate the merits of the application, several members expressed support for the scheme. It was proposed by Cllr Brenton and seconded by Cllr Goringe, that the application be granted. Cllr Sowry-House, seconded by Cllr Hobbs-Chell, proposed a change to the S106 legal agreement heads of terms, to alter the affordable housing tenure mix, to change the number of socially rented tenure from 2 to 10, or a proportional split if fewer than 48 dwellings were built, with flexibility on the tenure of the remainder of the affordable housing. It was considered important that there should be more socially rented housing since this reflected the income levels of the area, in comparison to affordable rented housing, which was based on the market rate for the dwelling. Members considered that deviating from the Local Plan policy in this case was justified to reflect the income streams of the local rural population. The committee voted to agree to alter the proposal to include the change to the section 106 legal agreement.

Decision:

- a. That the application be granted subject to the conditions set out in the appendix to these minutes and the completion of a section 106 legal agreement, or
- b. refused if within six months from the day of the Committee the section 106 legal agreement is not completed.

44. P/FUL/2023/07467 - Land South Of A352 (Wareham Road) Binnegar, East Stoke, Purbeck

The Lead Project Officer, using a visual presentation with plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. It was noted that existing lay-bys adjacent to the site could accommodate at least 5 cars.

Officers considered that there was adequate parking for the SANG for its purpose in serving the proposed residential development at the Binnegar Hall site and

although it was located further away from the housing development than the guidance recommended, it was only by 10m and so was considered an acceptable distance. There was access to the SANG from the development via a crossing point, which complied with guidelines and had been subject to an independent road safety audit.

Mr Bennett, the agent for the application, spoke in support of the scheme. He noted that it would provide important community benefits and mitigate against any impact on the heathland.

Cllr Sowry-House read out a statement on behalf of Cllr Wilson, he stated that he had concerns over the 50-mph speed limit on the road leading to the SANG and also over the usage of the road by Ministry of Defence vehicles and asked for assurances on the safety of these vehicles to use the roads.

Officers provided the following responses to questions from members:

- The Heathlands Planning Framework was guidance rather than policy and was applied dependant on individual site circumstances.
- The Heathland Mitigation Officer considered that there was no need for parking on site. Users of the SANG who parked in the lay-bys would need to be mindful when taking their dogs from their cars to the site.
- The community hall car park would serve as additional parking for the SANG, but the 5 spaces in the lay-bys identified were considered to be sufficient, as it met the guidance.
- There wasn't a requirement for the SANG to include a particular variety of different landscapes.
- Ongoing maintenance of the SANG was to be undertaken by a management company in perpetuity.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, it was proposed by Cllr Sowry-House and seconded by Cllr Morgan, that the application be granted, subject to a condition to expand the eastern lay-by to accommodate a minimum of 6 cars, as it was felt that there needed to be sufficient parking provision if users of the SANG were expected to drive to the site.

The meeting adjourned 13:33 – 13:43.

Following an adjournment the proposal to grant approval was withdrawn, due to uncertainty over whether the additional condition requiring increased parking in the eastern lay-by could be accommodated.

It was proposed by Cllr Sowry-House and seconded by Cllr Goringe, that the application be deferred, to allow officers and the applicant to explore the possibility of adding additional parking inside the application site.

Decision: That the application be deferred to allow for changes to be made to the application, to accommodate parking within the site.

45. **Urgent items**

There were no urgent items.

46. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 1.48 pm

Chairman

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Application Number:	6/2021/0282
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land east of Wareham Road Lytchett Matravers
Proposal:	Residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space
Applicant name:	Lewis Wyatt (Construction) Ltd
Case Officer:	Naomi Shinkins
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. Reason application is going to committee:

Lytchett Matravers Parish Council objection, contrary to Officer recommendation as required by the Dorset Council Constitution.

2. Summary of recommendation:

Grant subject to conditions as set out at the end of this report and the completion of a legal agreement to secure:

- 40% affordable housing
- Education contribution
- Special education needs contribution
- GP surgery contribution
- Public right of way contribution
- Nutrient neutrality requirements
- Local equipped area for play requirements.

Or, if no agreement is completed then refuse for failure to secure the necessary obligations as set out in the recommendation at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, allocated site under the Purbeck Local Plan (PLP) Policy H6
Scale, design and appearance	Acceptable, subject to condition

Issue	Conclusion
Impact on landscape and character of the area	Acceptable, subject to condition
Impact on the living conditions of the occupants and neighbouring properties	Acceptable, subject to condition
Flood risk and drainage	Acceptable, subject to condition
Highway impacts, safety, access and parking	Acceptable, subject to condition
Impact on trees	Acceptable, subject to condition
Biodiversity	Acceptable, subject to condition

4. Description of site

The site is located to the south of Lytchett Matravers, between the properties bordering Glebe Road (to the south of the site), Wareham Road (to the west) and Burbidge Close (beyond the site to the north). Properties, Romany Way and Willowbrook are located approximately 40m to the north of the north-eastern site boundary. These properties are accessed via Burbidge Close to the west. Number 28 Wareham Road is located to the immediate north-west of the site.

The site is located on sloping ground and consists of two fields. The western field has a gentle south-east facing slope, with a high point of approximately +53.75m AOD (above ordnance datum), located in the north-western corner of the site. The south-western corner lies at approximately +50.0m AOD and the south-eastern corner is approximately +46.75m AOD. The eastern field has a relatively steep east facing slope, which drops to a low point of +31.0 in the south-eastern corner. The slope forms part of a narrow valley for the stream which runs along the eastern site boundary. A ditch is located within the site, which drains south-east to the stream.

The site consists of two fields in pasture. The western field is rectilinear and is bound to the south by the housing to the north of Glebe Road. Housing in the vicinity of the application site is a mixture of detached and semi-detached properties, including bungalows and two storey dwellings. Houses fronting onto Glebe Road back onto the southern site boundary. The boundary treatment of those properties varies and includes various types of fencing and planting.

The western site boundary lies adjacent to Wareham Road and comprises a 2m high hedgerow, dominated by blackthorn. The northern and eastern boundaries of the western field are also formed by hedgerows. The northern hedgerow is

approximately 2m high and is intact, whereas the eastern hedgerow is approximately 1.5m high and has occasional gaps. The western field slopes gently to the south-east, with a high point of +53.75 m AOD in the north-western corner and a low point of +46.75m AOD in the south-eastern corner of the field. There are no internal landscape features within the western field.

The eastern field is also rectilinear, but slopes more steeply to the east, with a high point of +48.0m AOD on the western boundary of the field and a low point of +31.0m AOD in the south-eastern corner of the field. There are long views out to the south-east from the high ground within the Site.

5. Description of development

The application is submitted in Full. The application proposes 95 two storey dwellings comprising:

- 1 x 1 bed apartments
- 1 x 2 bed apartments
- 37 x 2 bed houses
- 33 x 3 bed houses
- 20 x 4 bed houses
- 3 x 5 bed houses

The mix of dwelling types is apartments, terraces, semi-detached houses, and detached houses. Of this total, 38 (40%) will be provided as affordable homes. Garages are generally single storey though some will have space in the roof for a home office.

The proposals will deliver a total of 1.68 ha of open space comprising amenity Green Space (0.38 ha) primarily centred on the focal green space, and informal play including a Local area for play (LAP) and a Local equipped area for play (LEAP).

Two sustainable drainage (SuDS) features will be located in the natural space to the east of the housing - one will be a pond and the other a wet meadow. Natural / semi-natural green space will be located around the site edges and southern corner. The existing boundary hedges will be retained, though the hedge along Wareham Road will need to be re-planted. A section of internal hedgerow is to be removed (approximately 83m), however as set out in the approved biodiversity plan it does not meet criteria for consideration as being ecologically important under the 1997 Hedgerow Regulations.

6. Background and relevant planning history

No relevant planning history other than the allocation of the site under Policy H6 of the PLP.

7. List of constraints

Poole Harbour Nutrient Catchment Area

Environment Agency (EA) –Risk of surface water (ROFSW) Extent 1 in 30 1 in 100 and 1 in 1000

–Natural England (NE) designation – Site of Special Scientific Interest (SSSI): Holton and Sandford Heaths; - Distance: 1877.78

NE - SSSI: Morden Bog and Hyde Heath; - Distance: 3961.77

NE - SSSI: Upton Heath; - Distance: 2945.52

NE - SSSI: East Coppice; - Distance: 4796.54

NE - SSSI: Corfe Mullen Pastures; - Distance: 2785.8

NE - SSSI: Ham Common; - Distance: 4447.86

Greenbelt: Bournemouth Greenbelt; - Distance: 0

EA - Detailed River Network: Tertiary River (Master Map single line) Drain - Distance: 0

EA Culvert and: Tertiary River

8. Consultations

The following consultee responses were received. Summary only, all consultee responses can be viewed in full on the website.

Consultees

1. Lytchett Matravers Parish Council

Initial submission Sept 2021	Object - Not yet allocated site as Purbeck Local Plan not adopted. - Inappropriate development in the Green Belt.
Revised plans June 2025	Object - Contradicts the sustainable planning principles outlined in both the 2017 Neighbourhood Plan and the Purbeck Local Plan. - Unlike Flowers Drove and Blaneys Corner, this site is well outside a 10-minute walk from village amenities, making car dependency inevitable. This fails to support local facilities and undermines sustainable transport objectives. - The layout as submitted is a disconnected cul-de-sac with a single road access onto Wareham

	Road, posing significant traffic congestion and safety risks, particularly during peak hours. This design disregards connectivity opportunities to the north and northeast, areas also controlled by Wyatts and likely to be included in the Dorset Local Plan. A more integrated layout is essential for safe pedestrian routes, reduced traffic impact, and improved community cohesion. - We also raise concerns over child safety due to narrow front gardens directly facing busy roads, insufficient play area connectivity, and inadequate traffic calming measures. A Home Zone approach with pedestrian-priority clusters and green corridors should be considered to enhance safety and community interaction. - Significant layout revisions are necessary to meet planning policies and community expectations
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2. Dorset Council (DC) - Landscape

Initial submission Sept 2021	No objection, subject to condition - No objection in general. - Some design changes required.
Revised plans June 2025	No objection, subject to condition and additional tree planting - The following changes (as shown in Figure 1 of comments) are required to comply with NPPF 136, enhance the development, and integrate it into its setting: - Move 4 of the trees shown on the revised Landscape Strategy to more suitable locations. - Plant 10 additional trees along the northern edge of the development/in rear gardens. - Subject to these changes, and there being no conflict between the position of tree planting and street lighting, the Landscape Strategy and the ornamental/hedge planting shown on the Boundaries Materials Plan can be conditioned as part of any approval.

Revised to address landscape comments July 2025	No objection, subject to condition - Revised plans overcome previous concerns - Where concerns are not addressed a reasonable justification has been provided
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3. DC - Policy - Urban Design

Initial submission Oct 2021	Further information required - Lack of a materials plan - Lack of accommodation schedule, leading to ambiguity re: the distinction between affordable and open market units. - Of the assumed affordable plots, the scheme is not considered to be tenure blind. - Lack of street tree planting
Revised plans June 2025	No objection, subject to condition - The revised plans have addressed concerns previously raised. - Materials to be conditioned.

4. DC - Natural Environment Team (NET)

Initial submission Oct 2021	No response
Revised plans June 2025	DC NET approved Biodiversity Mitigation Enhancement Plan agreed July 2025

4. Natural England

Initial submission	No response
Revised plans June 2025	No objection, subject to condition - Consulted on Appropriate Assessment and no objection subject to securing nutrient mitigation

5. DC Highways

Initial submission Oct 2021	Response deferred
Revised plans July 2025	Additional information required - Updated Transport Assessment information required. - Street lighting plan required
Updated Information as requested July 2025	No objection, subject to condition - Transport Assessment Addendum is acceptable - To align with the updated Inclusive Mobility guidance, any pedestrian crossing points within the internal layout estate road will require tactile paving, this can be conditioned. - Any footpaths that are presented to the carriageway should be perpendicular with adequate pedestrian refuge areas. Service margins adjacent to visitor spaces should be hardened and provide 1.5m width of pedestrian refuge areas with crossing point to connect with nearest footway/s, this can be dealt with at the 38-agreement stage. - To respond to the need for Active Travel (walking, wheeling and cycling) and Dorset Councils Natural Environment, Climate and Ecology Strategy, the applicant will submit a Travel Plan - The residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) - December 2024. - No objection in relation to proposed street lighting.

6. DC - Dorset Waste Team

Initial submission Oct 2021	No objection - No objection to proposed layout
Revised plans	No response

June 2025	(Officer note – changes to revised plans do not impact waste collection)
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7. DC - Housing Enabling Team

Initial submission Oct 2021	Comments No objection if the correct percentage of affordable housing is provided on site, according to the policy it is assessed on at planning committee.
Revised plans June & July 2025	No objection With the adoption of the Purbeck Local Plan 2018-2034 the housing tenure mix should be as per Policy H11. 10% social rented, 65% affordable rented and 25% affordable home ownership. Proposed mix is 60% affordable rent 40% shared ownership. Proposed affordable housing tenure considered acceptable on the basis 40% is being provided.

8. DC – Trees

Initial submission Oct 2021	Comments - Existing trees on site appear to be on the periphery of the development with only T7 (A quality Oak) near to housing units and therefore at risk of increased pressure. - Sufficient distance to the higher quality trees and wooded boundary appears to have been given but it is important they are protected so they are retained for the future. - Would benefit from a greater volume of street planting and hedging given its edge of village location - Tree information submitted to be conditioned
Revised plans July 2025	Comments - Explore possibility of changing plot density near T7 Oak

	- If no - Updated Tree Protection Plan and Arboricultural Method Statement should be submitted to reflect present site plan. This will need to be conditioned along with a Pre-commencement site meeting. Examples below. - Removal of permitted development rights for plots 57&58. - Informative regarding local geology and influence this and nearby trees may have on foundation design. - Informative regarding future marketing.
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9. DC – Local Lead Flood Authority (LLFA)

Initial submission Oct 2021	No objection subject to drainage conditions
Revised plans July 2025	No objection subject to drainage conditions - The proposed pond includes 2 small gabions to provide platforms for pond dipping, sitting and additional amenity. We acknowledge that these gabions had been previously accepted on this basis. A suitable risk assessment should still be undertaken and included with the finalised design. - The applicant has confirmed that the basin side slopes will comply with CIRIA standards and are 1 in 3. - On this basis the recently submitted response has allowed the LLFA to withdraw our most recent holding objection. We therefore now have no objection to the application subject to the below revised conditions and informatives being included on any permission granted

10. Southern Gas Networks (was Transco)

Initial submission Oct 2021	Comments - In proximity of gas pipes. - Easement requirements.
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Revised plans	Further consultation not required

11. Wessex Water

Initial submission Oct 2021	Comments - In proximity of foul sewer - Easement requirements - Foul sewage connection will be acceptable - Surface SuDs to be agreed with LFA - Point of connection for water supply can be provided.
Revised plans	Further consultation not required

The following consultees were also consulted but no response was received:

- Ward Councillors
- Crime prevention advisor
- NHS Dorset
- Environment Agency
- Scottish And Southern Energy

Representations received

The application was advertised by site notice initially in September 2021 and again in July 2025 to advertise revised plans. The following summary of comments were received (full comments available online):

Total - objections	Total - No objections	Total - comments
249	2	5

Summary of comments:

Objections

- Over development of Lytchett Matravers
- Impact on the character of village

- Impact on rural character of this part of the village
- Impact on local infrastructure including schools, doctors' surgeries and shops
- Additional infrastructure required to support new housing
- Impact on highway network including highway safety, particularly with the proximity to the school
- Submitted traffic assessments are thought to be underestimated
- Insufficient parking proposed
- Should not build on green sites or Green Belt
- Housing not needed
- Concerns houses will be second homes
- Adverse visual impact
- Noise from additional houses and traffic
- Loss of fertile land
- Impact on biodiversity and wildlife
- Impact on neighbouring amenity, including overlooking
- Construction noise
- Impact on views
- Impact on property values
- Houses won't be affordable
- Insufficient amount of affordable housing proposed
- Not an appropriate place for affordable housing
- Climate impact of the proposed development
- Potential flood risk on and off site
- Surface water run off concerns
- Increase of hardstanding and impermeable areas
- Existing sewage system does not have capacity
- Proposed density is out of keeping with the surrounding area
- Proposed Suitable Alternative Natural Greenspace (SANG) is too far from the proposed houses
- No bus service to the area
- No employment opportunities in the area for new residents
- Proposed houses should have solar panels
- Contrary to the neighbourhood plan
- Increased use and pressure on existing narrow footpaths
- Village centre sites should be built on first

- Not sustainable development
- Little employment opportunity in the area for new occupants
- Current public transport insufficient
- Green buffer zones should be provided on the site
- Tandem parking is not appropriate
- Plot and garden sizes are too small
- Will not meet the needs of first-time buyers
- Will result in increased pollution
- The site should only be considered as a rural exception site
- Revised plans do not address previous concerns
- Not enough planting in revised plans

Support

- Supports houses to be built
- Uses infill rather than extending the village
- Housing need in Dorset
- Design considered good quality and in keeping

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises the adopted Purbeck Local Plan 2018-34 and the adopted Lytchett Matravers Neighbourhood Plan 2017-31:

Local Plan Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E6: Coastal change management areas

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

H6: Lytchett Matravers

H9: Housing mix

H11: Affordable Housing

I2: Improving accessibility and transport

Policy I3: Green infrastructure, trees, and hedgerows

Made Neighbourhood Plans

Lytchett Matravers Neighbourhood Plan to 2031 (made June 2017)

Material considerations

Emerging local plans:

Paragraph 49 of the National Planning Policy Framework (NPPF) provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021 with further consultation planned between 18 Aug – 13 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission

should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents (SPD)/Guidance for Purbeck area:

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

On the 26th September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the NPPF. The application site forms part of this 5-year housing land supply. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The following addresses the above matters:

- 20% provision of adaptable houses as required under Part M of Building Regulations.
- Accessible roads and pavements as required under the relevant highways legislation and mobility/inclusivity guidance.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Affordable housing	40% (38 units - 10% social rent, 40% affordable rent and 50% affordable home ownership)
Green space	Approx. 1.68 ha including play space to east, additional periphery green space provided throughout the development
Education contributions	£6,161 per dwelling (excluding 1 beds)
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling (excluding 1 beds)
GP Surgeries Contribution	£80 per dwelling
Public Right of Way Contribution	£430 per dwelling
Nonmaterial considerations	
CIL contributions	currently £167.09 per square metre

14. Planning Assessment

Officer Assessment

The main issues relation to this application are considered to be:

1. The Principle of Development

2. Housing Mix
3. Design and Appearance
4. Local Amenity and Standard of Accommodation
5. Highway Impact
6. Public Rights of Way
7. Trees
8. Biodiversity
9. Drainage
10. Contamination
11. Servicing
12. Planning Obligations

1 Principle of Development

- 1.1 This planning application, submitted in full, proposes the erection of new dwellings on an allocated site under Policy H6 of the Purbeck Local Plan 2018-2034, where the principle of development is acceptable subject to accordance with other local and national planning policy. Policy H6 advises ‘around 95 homes on land to the East of Wareham Road’. The proposed provides 95 dwellings, therefore the proposed number of units is in accordance with policy H6.
- 1.2 Policy H6 has a number of specific requirements, which are considered to have been met as follows:

Policy requirement	
<i>a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;</i>	Proposed housing meets this requirement as follows: • Plots 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 54, 55, 56, 57, 58, 65, 66, 67, 68, 69, 70, 87, 88, 89, 90) to be M4 compliant This is a total of 32 plots and would therefore exceed the policy requirement of 20%.
<i>b. include details of mitigation measures to improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the</i>	Financial contribution to be secured by legal agreement. Additional bus stop and foot path improvements secured by condition.

<i>village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works.</i>	
<i>c. provide financial contributions for local health infrastructure and education (as required by Policy I1)</i>	Financial contributions to be secured by legal agreement
<i>d. provide and manage in perpetuity a provide and manage in perpetuity a SANG totalling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites).</i>	A SANG has been approved under Planning Application reference: 6/2019/0530, which meets this requirement

- 1.3 As noted previously the application site also forms part of the currently agreed 5-year housing land supply under the Council's Annual Position Statement.
- 1.4 Further to a positive referendum vote on 4 May 2017, Purbeck District Council resolved to 'make' (adopt) the Lytchett Matravers Neighbourhood Plan (LMNP) on 13 June 2017. This is a material planning consideration; however, the Purbeck Local Plan, allocating the site under Policy H6, was adopted more recently and therefore carries more weight.
- 1.5 The application site lies within the LMNP boundary but is not allocated in the plan. The Parish Council has raised a concern that the proposed contradicts the sustainable planning principles outlined in both the 2017 Neighbourhood Plan and the Purbeck Local Plan. Whilst the Parish Council comment is noted, the site is allocated for development under Policy H6 of the recently adopted Purbeck Local Plan. The principle of development is therefore considered acceptable.
- 1.6 Development Management Policies of the 2017 LMNP are:
1. Public Engagement: Encourage consultation and alignment with LMNP vision.
 2. Good Design: Promote sustainable, inclusive, and landscape-led development.
 3. Home Zones: Prioritise pedestrian safety and shared spaces.
 4. Environmental Protection: Preserve trees, hedgerows, and open spaces.
 5. Employment Uses: Support light industry and mixed-use developments.

6. Shopping Facilities: Protect and enhance local retail options.

1.7 The proposed is considered to be in accordance with LMNP development management policies as follows:

- 1 - The submitted Statement of Community Involvement provides details of community engagement, which took place prior to submission.
- 2 - The proposed design has been reviewed by the DC Urban Design and Landscape Officers and is considered acceptable.
- 3 - While specific home zones are not provided, pedestrian access is provided throughout the site and there are no highway safety concerns.
- 4 - Existing trees are preserved on site with additional planting added where possible.
- 5 & 6 - The protection and enhancement of Employment and shopping facilities outside the scope of this proposal which is for residential development.

2 Housing Mix

2.1 Policy H11 of the adopted Purbeck Local Plan 2018-34 (PLP) requires developments of 10 or more homes on greenfield sites to provide 40% affordable housing on site. The proposed development will provide 40% affordable housing in line with PLP Policy H11.

2.2 Policy H11 also requires that sites with 40% affordable housing should provide 10% social rented housing, 65% affordable rented housing and 25% affordable home ownership.

2.3 Policy H11 also notes in relation to tenure mix:

Any variation to the identified tenure mix will be considered on specific sites, in consultation with the Council's housing strategy team and registered providers, where necessary to secure the most appropriate and deliverable mix of affordable housing tenures. If calculating the proportions of different types of affordable homes gives part of a new home, the Council expects the proportion to be rounded up, to one decimal place.

2.4 During the course of the application the applicant raised concerns regarding the delivery of the identified mix due to rising costs of construction and the requirement to provide nutrient mitigation, which was not an issue at the time of allocation.

2.5 In order to ensure a policy compliant affordable housing delivery of 40% it has been necessary to amend the proposed tenure mix in consultation with the Dorset Council Housing Officer.

- 2.6 38 affordable homes will be provided on site as 10% social rent, 40% affordable for rent homes and 50% affordable home ownership. The proposed mix is considered acceptable in agreement with the DC Housing Officer.
- 2.7 A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update). This is the housing mix recommended in the Purbeck Local Plan:

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Market Housing	0-5%	30-35%	40-45%	20-25%
Affordable Home Ownership	15-20%	45-50%	25-30%	5-10%
Affordable Rented	20-25%	40-45%	25-30%	5-10%

The proposed housing mix is:

Private		Affordable	
1 bed flat	0 (0%)	1 bed flat	1 (3%)
2 bed flat	0 (0%)	2 bed flat	1 (3%)
2 bed house	13 (23%)	1 bed house	0 (0%)
3 bed house	22 (39%)	2 bed house	24 (62%)
4 bed house	19 (33%)	3 bed house	11 (29%)
5 bed house	3 (5%)	4 bed house	1 (3%)
Total	57	Total	38

While there are variations to the Purbeck Local Plan requirements, it is noted these are recommendations only. Officers consider that the variety of proposed accommodation will assist in providing a well-balanced community. The proposals will provide a good range of accommodation to help open-up local housing choice. PLP Policy H9 notes the final housing mix proposed will be agreed between the applicant and the Council. The DC Housing Officer has agreed to the proposed housing mix.

- 2.8 The proposed affordable housing is considered acceptable and to be policy compliant in accordance with policies H6, H9 and H11 of the adopted Purbeck Local Plan.

3 Design and Appearance

- 3.1 Policy E12 of the Purbeck Local Plan states that new development must be of a high quality, including its visual impact, and it must positively integrate with its surroundings. Section 12 of NPPF requires good design as a key aspect of sustainable development.

3.2 The proposed development includes:

- Development of 95 new homes, including 40% affordable housing provision.
- Vehicular and pedestrian access via the existing access on Wareham Road
- Public open space, including attenuation ponds.
- Retaining protected trees and providing additional landscaping.

3.3 Dwellings have been positioned set back from the public footpaths to ensure that all dwelling plots have a defensible space to the front. A mixture of on-plot (driveway and garages) and some on-street (visitors) parking is proposed.

Ground profiling works are proposed for the open space areas to the east to facilitate the attenuation ponds and the public recreation and amenity uses. A 1:3 slope will lead down from the development edge to the area designated for play, and then on to a wet meadow area with informal paths, planting SuDS. To the northeast gabions will be used to create a 'stepped' approach.

Brick walling, post and rail fencing or planting are proposed where plot boundaries adjoin the public realm. Closed board timber fencing will be used between rear or side gardens and along the southern boundary.

3.4 There are a number of proposed house types on site that create a variation in architectural design and visual interest. There is a good mix of dwelling types with 2 apartments, terraces, semi-detached houses and detached houses. The site layout shows that units are distributed across the site to include a higher density of predominantly terraced and semi-detached at the core of the site which tapers out towards the edge of the site to include a higher proportion of detached units.

3.5 The proposed architecture is similar to that of other new developments in Lytchett Matravers. It is of a high-quality residential style that relates to the existing local character. Some house types include decorative chimneys. Proposed materials include brick, render, slate, tile, timber and concrete detailing.

3.6 The DC Urban Design and Landscape Officers have been consulted and raised no objection to the proposed subject to additional landscaping and a materials plan condition.

3.8 In terms of landscaping – a landscape strategy plan and supporting strategy document have been submitted. This plan has been amended in consultation with the DC Urban Design and Landscape Officers to achieve a suitable design, where landscaping was increased as requested. Due to site constraints, it was not possible to accommodate all changes requested, however changes requested by the DC Landscape Officer have been made where possible. These additional landscaping details will be secured by condition.

3.9 Boundary treatments include closed board fencing to gardens, brick walls to public facing areas and post and rail fencing to open space areas. Officers are satisfied the proposed boundary treatments are acceptable.

- 3.10 A locally equipped area for play (LEAP) is proposed as part of the open space to the east. Details have not been provided for play equipment and a condition is therefore required to ensure the LEAP is suitably designed. Delivery of the LEAP will be secured by legal agreement and will include maintenance details.
- 3.11 The proposed layout and design are considered to address the Purbeck District Design Guide where it is required to reflect and reinforce locally distinctive characteristics; use 'traditional' patterns and forms of development; and make creative use of local materials in contemporary design.
- 3.12 In general the proposed design is considered acceptable and in accordance with Policy E12 and section 12 of the NPPF.

4 Local Amenity and Standard of Accommodation

- 4.1 Policy E12 of PLP requires that new development should be compatible with or improve its surroundings in relation to nearby properties and general disturbance to amenity. Section 12 of the NPPF encourages good design that is safe and inclusive.
- 4.2 Concerns have been raised that the proposed will impact on neighbouring amenity, particularly in terms of overlooking.
- 4.3 Existing dwellings are located to the northwest and south of the proposed development. Separation distances of back-to-back (proposed to existing) are 10 to 15m from proposed dwellings to the neighbouring boundary. Side facing proposed dwellings avoid non- obscured glazing to side elevations.
- 4.4 Specific concerns have been raised with regards to the impact on Glebe Road residents, in particular back-to-back relationships and the relationship of plot 32 to the adjacent property on Glebe Road. Proposed dwellings are approx. 10.5 -15m from neighbouring boundaries and back-to-back property distances are approx. 20-29m. While the proposed dwellings may be at a higher level than the existing dwellings at Glebe Road (proposed dwellings will be at 50-51m AOD and existing dwellings at 50-49m AOD), the proposed separation distances are sufficient to not impact on neighbouring amenity to an extent that would warrant refusal regardless of the change in ground level. This back-to-back relationship and separation distances are not uncommon in a residential context.
- 4.5 With regards to plot 32 - a revised plan has been submitted in August 2025, which moves the proposed approx. 1m further from the neighbouring dwelling and slightly reorientated to try to address concerns. While the proximity to the boundary and existing dwelling is noted, the design and orientation of the proposed dwelling is such that it prevents overlooking, where there are no windows to the side elevation facing the existing property, the orientation ensures first floor windows do not directly overlook neighbouring properties and oblique views are not possible. The height of the proposed dwelling is approx. 5m to the eaves and approx. 9m to the ridge. This is a standard two storey dwelling height and the relationship to the existing dwelling on

Glebe Road is not unacceptable in a residential context. The set back and orientation reduces the impact of the height and is not considered to impact on neighbouring amenity to an extent that would warrant refusal.

- 4.6 In terms of the amenity of future occupiers – proposed dwellings generally meet guidance set out in national space standards. All dwellings have access to private gardens and additional access to open space to the east. The layout is suitably designed to prevent overlooking of neighbouring dwellings.
- 4.7 The proposed development is considered acceptable where it is not anticipated development would result in a negative impact on neighbouring amenity given the separation distances, orientation and boundary treatments. Therefore, the proposal is considered to be in accordance with Policy E12 and section 12 of the NPPF.

5 Highways

- 5.1 Access is provided via existing access from Wareham Road. Third party concerns have been raised in relation to access, traffic congestion and highways safety.
- 5.2 Dorset Council Highways Officers have been consulted and raise no objection on highways safety grounds subject to conditions. It is noted the access vehicular visibility splay is in excess of that required by guidance.
- 5.3 A total allocated provision of 274 spaces are provided, including garages of the requisite size to be included as a 'space'. All parking spaces will be allocated and/or within the curtilage of each plot, adjacent to properties and often accompanied by at least a single garage. In addition, 19 visitor spaces are provided across the site, and the internal road layout creates the opportunity for safe on-street parking. Parking allocation is as follows:
 - Visitor spaces – 19
 - Allocated parking – 193
 - Garages – 62
 - Cycle sheds provided for houses without garages
- 5.4 Car parking provision is considered acceptable. All garage space dimensions are policy compliant (3m x 6m) and as such are considered bona fide car parking spaces. With this in mind, all units have 2 spaces with over half (due to drive lengths/widths) having 3 plus spaces. The road layout will allow for informal on-street car parking to occur. Visitor bays have been indicatively indicated on the submitted plans; however, these bays would not be marked or formalised.

The overall provision compares favourably to the provision recommended through using DC's parking study methodology and calculator, which recommends that for the

housing types provided a total provision of approx. 180 spaces is required plus a total visitor parking provision of approx. 20 spaces.

- 5.5 The applicant provided a Transport Assessment Addendum in June 2025 which the Highways Officer considered to be comprehensive and acceptable. It includes an updated TRICS analysis (the national standard for trip generation analysis which employs a system of site selection filtering that enables users to simulate site scenarios through a number of progressive stages and to calculate vehicular and multi-modal trip rates based on these selections). When consideration is given to the development proposal there will be increased movements on the highway network, predicted as 14 arrivals and 35 departures between 08:00-09:00, and 33 arrivals and 15 departures between 17:00-18:00, these being the network peak hours. This details a slight decrease from what was previously predicted and accepted by the Highway Authority during the consultation period in 2022.
- 5.6 To align with the updated Inclusive Mobility Guidance, any pedestrian crossing points within the internal layout estate road will require tactile paving, this can be conditioned.
- 5.7 Any footpaths that are presented to the carriageway should be perpendicular with adequate pedestrian refuge areas. Service margins adjacent to visitor spaces should be hardened and provide 1.5m width of pedestrian refuge areas with crossing point to connect with nearest footways.
- 5.8 To respond to the need for Active Travel (walking, wheeling and cycling) and Dorset Councils Natural Environment, Climate and Ecology Strategy, the applicant will need to submit a Travel Plan. It will seek to encourage the use of sustainable transport modes and implement change in travel patterns. This can be secured by condition.
- 5.9 The residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) - December 2024. Therefore, the Highway Authority has no objection subject recommended conditions.
- 5.10 Further to the above, alterations/improvements to the bus stop and footway are proposed. This is welcomed and secured by condition.
- 5.11 Highways Officers have considered the proposal and have raised no objections, subject to the use of conditions in relation to estate roads, visibility splays, bus stop improvements, footway alterations, construction traffic management plan, junction completion, tactile paving and a travel plan to be submitted. access and parking provision . In terms of its impact on highway safety the proposal is considered to be in accordance with the Purbeck Local Plan, subject to the use of the aforementioned conditions.

6 Public Rights of Way (PRoW)

- 6.1 The proposed development is not within the immediate vicinity of public rights of way, however, contribution towards improving walking and cycling links between Lytchett Matravers and Lytchett Minster School are required for this application.
- 6.2 The newly adopted Purbeck Local Plan (2018-2034) sets out the requirements for new housing sites in Policy H6: Lytchett Matravers. Housing development on allocated sites is expected to “improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works”.
- 6.3 The Purbeck Infrastructure Delivery Plan, which accompanies the Local Plan, provides additional details about the approximate cost of implementing these improvements and how they should be funded. The cost is £150,000 and should be funded through S106 developer contributions and these improvements are considered essential to support the new housing development set out in the Local Plan.
- 6.4 The improvements directly relate to the application, as it will likely accommodate children who will attend Lytchett Minster School. The public right of way used to travel on foot to school from the development site would benefit from these contributions to improve access on the route to the school.
- 6.5 £430 per dwelling is required under this contribution. Subject to securing this contribution through a planning obligation/legal agreement, the proposed is considered acceptable in relation to the impact on PRowS in the area.

7 Trees

- 7.1 Policy I3 of the Purbeck Local Plan notes development needs to protect and seek to enhance green networks. Section 15 of the NPPF aims to protect the natural environment including trees.
- 7.2 There is existing vegetation to the peripheries and vegetation and trees are generally retained with additional planting provided as noted above.
- 7.3 Tree Preservation Order TPO/2022/0094 was served on this site and land to the northeast encompassing the linear, wooded area ‘W1’ on the far eastern boundary and three individual trees T1 Oak (T7 in the submitted Barrells Report), T2 Oak (T12 in the submitted Barrells Report) and T3 Oak (T13 in the submitted Barrells report). Arboricultural information has been submitted, and DC Tree Officer has been consulted.
- 7.4 The Tree Officer is content that trees within the TPO in general are retained but has raised concerns regarding ‘A’ category Oak ‘T7’ that has been incorporated within the residential gardens of plots 57&58. Boundary fencing for both rear gardens with an access to the central plot ‘57’ is shown on the Boundaries Material Plan. It is important the Arboricultural Method Statement is updated to reflect these works that could

present a risk to the root protection area i.e. hand dig post locations to 600mm and relocate if roots in excess of 25mm are encountered, non-permeable membrane in post holes etc. An updated method statement is required by condition.

- 7.5 The Tree Officer has noted it is important that any marketing material highlights the presence of the trees and the fact they are protected. With the British Geological Society suggesting the local bedrock to be a mix of sand and clay, it is advisable further soil investigations are undertaken to determine appropriate foundation design.
- 7.6 The Tree Officer has also suggested a condition removing permitted development rights for plots 57 & 58 to ensure any future developments i.e. small extensions, outbuildings etc. fully consider the trees, their rooting environment and influence on the soil to limit tree harm and loss. This condition and other requested conditions have been imposed.
- 7.7 Based on the above, the proposed therefore is in accordance with policy I3 and Section 15 of the NPPF.

8 Biodiversity

- 8.1 The application site lies within 5km but beyond 400m of Dorset Heathland and Poole Harbour, which are both designated protected sites.
- 8.2 The proposal for 95 new units of accommodation, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the aforementioned protected sites. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.
- 8.3 The appropriate assessment (AA) dated April 2025 has concluded that the mitigation measures can prevent adverse impacts on the integrity of protected sites. This includes contributions via CIL, SANG provisions at Flowers Drove approved under PA 6/2019/0530, a fallow land management plan and purchasing of nutrient credits.
- 8.4 Natural England have been consulted on the AA and raised no objection subject to securing the required mitigation. Fallow land management is secured by Section 106 legal agreement and the purchase of nutrient credits is secured by pre-commencement condition.
- 8.5 With the mitigation secured the development will not result in an adverse effect on the integrity of designated sites so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted.
- 8.6 A Dorset Council Natural Environment Team (NET) endorsed Biodiversity Mitigation Enhancement Plan (BMEP) dated 7 July 2025. The BMEP has been signed and Certificate of Approval issued by NET.

- 8.7 The application was submitted in 2019 which predates the introduction of Biodiversity Net Gain (BNG) and therefore BNG is not applicable. BNG became mandatory for major developments on February 12 2024 in England.
- 8.8 The proposed is considered acceptable in relation to biodiversity and impact on protected sites subject to conditions and completion of a planning obligation.

9 Drainage

- 9.1 The site falls within Flood Zone 1 (low risk of fluvial / tidal flooding) as indicated by the Environment Agency's (EA) indicative flood maps. Whilst according to the EA's Risk of Flooding from Surface Water (RoFfSW) mapping the site is mostly free from the theoretical risk of pluvial flooding up to the 1-in-1000 year rainfall event apart from along a strip down the eastern edge of the site. A surface water flow path is predicted to run from north to south from the 1-in-30 year rainfall event and upwards along the line of the ordinary watercourse on the east of the site. Surrounding areas also sit within Flood Zone 1, and parts of the nearby Wareham Road are shown to be affected by surface water flooding from the 1-in-30 year rainfall event and upwards. Dorset Council have records of actual historic flooding to parts of the nearby Glebe Road. The site is not within a ground surface water risk area and the submitted flood risk assessment (FRA) addresses flood risk matters.
- 9.2 Proposed drainage includes sustainable urban drainage systems (SUDs) to the east of the site in the form of two ponds. Given the level changes gabions are proposed as part of the SUDs to allow for additional amenity and flexible use of the ponds.
- 9.5 The DC Lead Flood Authority (LLFA) has been consulted and advised based on additional information submitted as requested, they have no objection to the proposed subject to condition.
- 9.9 The Environment Agency have also been consulted but no response was received.
- 9.10 The proposed development is considered to be in accordance with Policies E4 and E5 of the Purbeck Local Plan.

10 Contamination

- 10.1 The site has remained undeveloped as fields from first edition mapping until the present day. Therefore, widespread contamination is not anticipated as a result of the historical site usage. A contaminated land study has been submitted with the application.
- 10.2 In order for land affected by contamination to cause harm, there must be a source of contamination, a receptor that can be harmed and a pathway by which the receptor

can be exposed to the contamination. The results of the preliminary contamination risk assessment indicate that whilst the majority of the site is anticipated to be free from significantly elevated levels of contamination, localised areas of contamination may be present as a result of an unknown historical tank in the northeast and, to a lesser extent, a pollution incident adjacent to the southeast of the site. Therefore, it is considered necessary to impose an unexpected finds condition, which is added to this report.

- 10.3 The proposed is considered acceptable in relation to contaminated land subject to the above condition.

11 Servicing

- 11.1 It is proposed that refuse collection and servicing would be kerbside collection for all dwellings, and the proposed road layout allows for kerbside collection to all units.
- 11.2 Dorset Waste Services (DWS) were consulted and raised no objection to the proposed. Therefore, the proposed servicing is considered acceptable.

12 Planning Obligations

- 12.1 The following planning obligations are required by legal agreement and have been agreed to be secured by legal agreement:

Affordable Housing	Policy compliant affordable housing - Purbeck Local Plan (2018-2034) Policy H11: Affordable housing requires 40% affordable provision.
Education Contribution	£6,161 per dwelling towards Primary & Secondary school provision. Purbeck Local Plan (2018-2034) Policy I1: Developer contributions to deliver Purbeck's infrastructure requires an education contribution for sites of 10 or more. Dept for Education - Securing Developer Contributions for Education Guidance from August 2023
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling Reflecting current Government advice in the Dept for Education - Securing Developer Contributions for Education Guidance August 2023
Nutrient Neutrality	Secure mitigation in perpetuity
SANG Provision	SANG provision as agreed with Natural England
GP Surgeries	£80 per dwelling towards local GP facilities. The GP surgery serving the proposed site is at capacity and a contribution is required as set out in the Purbeck Local Plan (2018-2034) Policy I1
PRoW	£430 per dwelling towards PRoW improvements. Contribution towards improving walking and cycling links between Lytchett Matravers and Lytchett Minster School.

LEAP & LAP Play Area	On site LAP & LEAP
LAP Commuted Sum	A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or Dorset Council

12.2 This development proposal is CIL liable development. A CIL liability notice will be issued at reserved matters stage. CIL Exceptional Circumstances Relief Policy applies in this area and the proposed is considered policy compliant should the relief policy be applied for.

13 Other matters

13.1 Third party concerns have been raised that the proposed will result in the loss of fertile agricultural land. Again, the site is allocated under policy H6, where the suitability of the site for development was assessed. The principle of development is

acceptable. Further to this, Natural England are the statutory consultees in relation to the loss of agricultural land. Natural England have not raised concerns in relation to this matter.

- 13.2 Concerns have been raised the proposed is too far from the approved SANG at Flowers Drove under planning application 6/2019/0530. Flowers Drove is approximately a 30 minute walk from the application site, however the approved SANG forms part of the strategic allocation for Lytchett Matravers under Policy H6 of the PLP, where it is considered to be appropriate mitigation for 95 homes at Land to the East of Wareham Road, around 25 homes on Land at Blaney's Corner and around 30 homes on Land to the East of Flowers Drove.

14 Response to Lytchett Matravers Parish Council

- 14.1 The following table addresses concerns raised by Lytchett Matravers Parish Council:

Concern raised	Officer response
Contradicts the sustainable planning principles outlined in both the 2017 Neighbourhood Plan and the Purbeck Local Plan.	The site is an allocated site under Policy H6 of the Purbeck Local Plan, where the principle of development is considered sustainable and acceptable.
Unlike Flowers Drove and Blaneys Corner, this site is well outside a 10-minute walk from village amenities, making car dependency inevitable. This fails to support local facilities and undermines sustainable transport objectives.	Allocated site as noted above. The distance to Huntick Road is 0.7 miles, approx. walking times to most facilities is 10-15 mins. The site is still within the settlement boundaries and closer to village amenities than houses on Glebe Road. Contributions to improve footpaths in Lytchett Matravers are to be secured by legal agreement. Improvements to the existing bus stop opposite and footpath providing access to the site are also secured by condition.
The layout as submitted is a disconnected cul-de-sac with a single road access onto Wareham Road, posing significant traffic congestion and safety risks, particularly	No objection from the DC Urban Design and Highways officers.

during peak hours. This design disregards connectivity opportunities to the north and northeast, areas also controlled by Wyatts and likely to be included in the Dorset Local Plan.	Proposed layout is in keeping with existing development, where there are a number of cul-de-sacs along Wareham Road. Access utilises the existing access point from Wareham Road. With limited existing development and no current allocated sites adjacent there are no connectivity opportunities.
We also raise concerns over child safety due to narrow front gardens directly facing busy roads, insufficient play area connectivity, and inadequate traffic calming measures. A Home Zone approach with pedestrian-priority clusters and green corridors should be considered to enhance safety and community interaction.	Proposed layout incorporates traffic calming measures, including speed ramps and winding roads. Pedestrian access provided to proposed play space. No highway safety concerns raised by DC Highways.

15 Conditions

15.1 The following conditions are required to ensure the acceptability of the proposed development:

- Expiration of permission
- Approved plans
- Pre-commencement:
 - Drainage details
 - Construction management
 - Tree protection
 - Nutrient mitigation
 - Access construction
- Pre damp proof course:
 - Landscaping
 - Materials
- Pre-occupation:
 - Drainage management
 - Road layouts

- Visibility splays
- Bus stop and footway improvements
- Tactile paving
- Travel plan
- Biodiversity plan
- Renewable energy requirements
- Water efficiency
- Compliance:
 - M4 layout compliance
- Other:
 - Contaminated land
 - Construction hours
 - PD rights removed for plots 57 and 58

16 Conclusion

16.1 This assessment exercise has involved considering the acceptability of the proposal in relation to the Development Plan, taken as a whole, and all other material considerations. All of the foregoing factors have also been considered in relation to the social, economic, and environmental benefits to be provided by the proposal. It is considered the proposed is acceptable in relation to material planning considerations.

16.2 The proposal is therefore considered to be sustainable development for the purposes of NPPF paragraph 11. The recommendation is for approval of the application with conditions.

Recommendation

To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

- A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:
- 40% affordable housing
 - Education contribution
 - Special education needs contribution
 - GP surgery contribution
 - Public right of way contribution

- Nutrient neutrality requirements
- Local equipped area for play requirements

Written agreement to the pre-commencement condition(s) was received from the applicant on 31 July 2025.

Conditions

1. 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.

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

- 122_DI_07.5 (Location Plan)
- 122_DI_10.20 (Site Layout Plan)
- 122_DI_14.7 (Site Layout – Coloured)
- 122_DI_15.7 (Dwelling Materials Plan)
- 122_DI_16.5 (Parking Layout Plan)
- 122_DI_17.5 (Building Heights Plan)
- 122_DI_18.5 (Boundary Materials Plan)
- 122_DI_19.5 (Block Layout Plan)
- 122_DI_20.5 (Roof Plan)
- 122_DI_21.5 (Housing Mix Plan)
- 122_DI_23.4 (Affordable Housing Plan)
- 01-ATR-101 Rev A (Vehicle Swept Path Analysis Sheet 1 of 4)
- 01-ATR-102 Rev A (Vehicle Swept Path Analysis Sheet 2 of 4)
- 01-ATR-103 Rev A (Vehicle Swept Path Analysis Sheet 3 of 4)
- 01-ATR-104 Rev A (Vehicle Swept Path Analysis Sheet 4 of 4)
- 01-PHL-0001 Rev C (Proposed Access Arrangements)
- 01-PHL-0003 Rev B (Refuse Collection Distances Plan)
- 01-PHL-1010 Rev B (Preliminary Highways Layout Sheet 1 of 4)
- 01-PHL-1011 Rev B (Preliminary Highways Layout Sheet 2 of 4)
- 01-PHL-1012 Rev B (Preliminary Highways Layout Sheet 3 of 4)
- 01-PHL-1013 Rev B (Preliminary Highways Layout Sheet 4 of 4)
- 01-PHL-2010 Rev A (Preliminary Road Profiles Sheet 1 of 2)
- 01-PHL-2011 Rev A (Preliminary Road Profiles Sheet 2 of 2)
- 01-PDL-1101 Rev B (Preliminary Drainage Strategy)
- 01-PDL-1002 Rev B (Preliminary Pond Sections)
- 813.11 Rev A (Landscape Strategy June 2025)
- 813.11_34E (Landscape Strategy Plan)
- 813.11/43 (Landscape Layout with Services)
- 1639 (S38 Street Lighting Strategy)
- 1639-LB-EX-XX-DR-E-7080-41 (Street Lighting Strategy Plan)
- 1639-LB-XX-XX-SH-E-7080-01 (Lighting Designers Risk Assessment)
- Urbis Axia 3 Datasheet
- A024-HAB Rev A (Plots 27, 28, 87 and 88)
- A024-875-HA-B-T3 Rev A (Plots 68, 69 and 70)
- A024-777-HA-B-T3-V2 (Plots 56, 57 and 58)
- A024-875-HA-B-V Rev A (plots 8, 9, 10 and 11)
- A024-HA-R-T3-V2 (plots 16, 17, 18)
- A024 - HA-R-T3-V Rev A (plots 65, 66, 67)
- A024-875-HA-R Rev A (Plots 54, 55, 89 and 90)
- A024-1006-HA-B Rev A (Plots 6, 7, 21, 22, 29 and 30)
- A024-1006-HA-B-V Rev A (Plots 19 and 20)

- A024-1006-HA-R Rev A (Plots 74 and 75)
- A024-1217-HA-R & 1356-HA-R-V (Plots 1 and 2)
- A024-Bea-B-C (Plots 63 and 64)
- A024-Bea-B-C-V (Plots 81 and 82)
- A024-Bry-B-C & Bri-R-C-V (Plots 14, 15, 23, 24, 85 and 86)
- A024-Bry-B-C (Plots 79 and 80)
- A024-Com-B-C (Plot 36)
- A024-Com-R-C (Plot 35)
- A024-FBT 3-HA-B Rev A (Plots 12 and 13)
- A024-Gla-B-C (Plots 3, 32, 59, 72, 84 and 91)
- A024-Ibb-B-C (Plots 25 and 73)
- A024-Ibb-B-C-V (Plot 47)
- A024-Ibb-B-I1-V (Plot 62)
- A024-Iwe-B-C1 (Plot 31)
- A024-Kim-B-C & Bri-R-C-V (Plots 76 and 77)
- A024-Kin-B-C & Gla-B-C-V (Plots 33 and 34)
- A024-Kin-B-C (Plot 71)
- A024-Kin-B-I (Plot 61)
- A024-Kin-B-I-V (Plots 5 and 94)
- A024-Kin-R-C (Plot 26)
- A024-Kno-B-C (Plot 45)
- A024-Lyt-B-C (Plots 38 and 39)
- A024-Lyt-R-I2 (Plot 78)
- A024-Mor-R-C (Plots 40 and 52)
- A024-Net-B-C (Plots 43 and 44)
- A024-Pul-B-C-V (Plot 51)
- A024-Reg-B-C (Plot 95)
- A024-Shi-B-I (Plot 4)
- A024-Sil-B-C (Plot 46)
- A024-Sil-B-I (Plot 92)
- A024-Six-B-I (Plots 48, 50 and 83)
- A024-Six-R-I (Plot 37)
- A024-Spe-B-I (Plots 53 and 60)
- A024-Spe-R-I (Plot 49)
- A024-Upw-B-I (Plots 41 and 42)
- A024-Upw-B-I-V (Plot 93)
- A024-P-100A (Street Scenes – Plans and Elevations)
- A024-SG2-B (Single Garage 2-B)
- A024-DG2-B (Double Garage 2-B)
- A024-DGHO-B (Double Garage with Home Office)
- A024-TwG2-B (Twin Garage 2-B)

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

Pre-commencement

3. No development shall commence until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, 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 submitted details before the development is completed.

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

4. No development hereby approved shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP must include:

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

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

5. No development hereby approved shall commence until a Construction Method Statement (CMS) and Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority. The CMS & CEMP must include:

- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours
- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the control and removal of spoil and wastes
- control of potential nuisances to neighbours including dust and noise.

The approved CMS & CEMP shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

6. No development hereby approved shall commence (and before any equipment, machinery or materials are brought on to the site for the purposes of the development) until an updated

Arboricultural Method Statement and tree protection plan shall be submitted to and approved in writing by the local planning authority. The barriers shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

7. No development hereby approved shall commence (including site clearance, demolition and construction) until a pre-commencement meeting has been held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and the Local Planning Authority (LPA) Tree Officer to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details, or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that the work is carried out in accordance with the approved details.

8. No development hereby approved shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar 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/River Avon/Somerset Levels and Moors SPA and Ramsar.

9. No development hereby approved shall commence (other than those required by this condition) on the development hereby permitted until the first 15.00m of the proposed access road, 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.

10. Prior to development above damp proof course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- (i) proposed finished levels or contours;
- (ii) means of enclosure;
- (iii) hard surfacing materials;
- (iv) soft landscaping details including plant species;
- (v) structures (eg furniture, play equipment, refuse or other storage units, signs, lighting, etc);

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

11. Prior to development above damp proof course level, a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

12. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

Pre- occupation

13. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be 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 should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

14. Prior to occupation of the development, where surface water drainage infrastructure is located within private property, evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.

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

15. The development hereby approved shall not be occupied unless and until the access, geometric highway layout, turning and parking areas shown on the submitted plans 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.

16. The development hereby approved shall not be occupied unless and until the visibility splay areas as shown on drawing 01-PHL-0001 REV C have been cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

17. The development hereby approved shall not be occupied unless and until the following works must have been constructed to the specification of the Planning Authority:

- Bus stop improvements – indicatively indicated on drawing 01-PHL-0001 REV C (or similar scheme to be agreed in writing with the Local Planning Authority)
- Footway alterations – indicatively indicated on drawing 01-PHL-0001 REV C (or similar scheme to be agreed in writing with the Local Planning Authority)

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.

18. The development hereby approved shall not be occupied unless and until details of the tactile paving at pedestrian crossing points within the internal layout of the estate road have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To provide safe and suitable crossing points within the internal layout of the estate road to align with Inclusive Mobility guidance.

19. The development hereby approved shall not be occupied unless and until, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

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

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

20. The development hereby approved shall not be occupied unless and until the protected species mitigation measures as detailed in the approved mitigation plan dated 7 July 2025 have been completed in full unless any modifications to the agreed mitigation plan as a result of the requirements of a European Protected Species Licence or the results of subsequent bat surveys have first been submitted to and agreed in writing by the Local Planning Authority.

Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interest of biodiversity and ecology.

21. Prior to occupation of the development, details shall be submitted which demonstrates:

- how the development shall achieve at least 10% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the dwellings in each phase from renewable sources
- that options for district heating, and/or power facilities to serve the development have been investigated

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

22. Prior to occupation of the development, details of measures to limit the water use of the dwelling(s) in accordance with the optional requirement in regulation 36(2)(b) and 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. The submitted details shall include a water consumption calculation for each dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in Poole Harbour catchment in the interests of protected habitats.

Compliance

23. The development hereby approved shall provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people.

Reason: In the interest of amenity of future occupiers.

Other

24. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

25. No construction work in relation to the development, including preparation prior to operations, shall take place other than between the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Public or Bank Holidays.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellings identified as plots 57 and 58 in the plans hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: In the interest of protected trees within the dwelling curtilages.

Informatives

1. This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [TBC] relating to affordable housing, contributions, open space and nutrient mitigation.
2. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure

that any highways drainage proposals meet DC's design requirements.

3. Prior Land Drainage Consent (LDC) may be required from DC'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. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
4. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the basins are in line with their design requirements.
5. Pollution Prevention During Construction- Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
6. Waste - The applicant should consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. We note that screening bund is to be created, and this likely to require material to be imported to the site. Depending on the material and quantity a waste exemption or environmental permit may be required.

If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from the Environment Agency. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided. The applicant is advised to contact the Local Environment Management team at Blandford Office on 03708 506 506 or refer to guidance on our website <https://www.gov.uk/topic/environmental-management/environmental-permits>

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

7. In addition to this permission, the junction works referred to in the recommended condition 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.

8. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.
 9. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.
 10. The applicant is advised that as part of the continued monitoring of the Travel Plan, they are required to regularly liaise, at regular time periods to be agreed, with Dorset Council's Travel Plan team (travelchoice@dorsetcouncil.gov.uk) for the lifespan of the Travel Plan. The Travel Plan surveys and other pertinent information should be submitted to Dorset Council to ensure that continued progress is being made to meet the targets of the Travel Plan.
 11. The following British Standards should be referred to: a) BS: 3998:2010 Tree work – Recommendations b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations (Add BS 8545: Trees: from nursery to independence in the landscape)
 12. The various trees standing within this site are protected by virtue of the Tree Preservation Order (TPO/2022/0094). Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.
 13. The British Geological Society indicates local geology to have clay deposits. The council recommends advice is sought from a suitably qualified engineer to ensure foundation design is in accordance with the NHBC guidance Chapter 4.2- building near trees.
- B) Refuse permission for the reasons set out below if the agreement is not completed by 3 February 2026 or such extended time as agreed by the Head of Planning:
- Lack of provision to secure policy compliant 40% affordable housing.
 - Lack of provision to secure policy compliant education contributions.
 - Lack of provision to secure policy compliant special education needs contributions.
 - Lack of provision to secure policy compliant GP surgery contributions.
 - Lack of provision to secure policy compliant public right of way contributions.
 - Lack of provision to secure nutrient neutrality requirements.
 - Lack of provision to secure policy compliant local equipped area for play requirements.

Application Number:	6/2019/0639
Webpage:	Planning application: 6/2019/0639 - dorsetforyou.com
Site address:	Land North of West Lane, Stoborough, Wareham
Proposal:	Outline application for up to 15 residential dwellings, site re-profiling and associated infrastructure, with all matters reserved apart from vehicular access from West Lane
Applicant name:	The Trustees of the Stoborough Settlement
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Ezzard, Cllr Holloway

1. Reason application is going to committee:

- 1.1 The application was previously referred to committee in 2021 by the service manager for Development Management and Enforcement.
- 1.2 It is necessary for the application to be re-considered by the committee as there has been a material change in circumstances since the original resolution, through the adoption of the Purbeck Local Plan.

2. Summary of recommendation:

To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

- A) GRANT planning permission following completion of a S106 Planning Obligation to secure:
- 6 Affordable dwellings
 - Implementation and management of off-site land for nutrient mitigation and subject to the conditions at the end of this report.

Or

- B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 8 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – The development is acceptable as a ‘small site’ immediately adjacent to the established settlement boundary of Stoborough.

Affordable housing	Acceptable – the development will make a policy compliant contribution towards affordable housing.
Impact on the Dorset Area of Outstanding Natural Beauty (AONB)	Acceptable – localised views not harmful to the special qualities of the AONB.
Protected habitats	Acceptable – mitigation provided via CIL and improvements to footpath leading to public right of way which connects with the Bog Lane SANG
Biodiversity	Acceptable – mitigation and enhancements considered to be appropriate
Scale, design and impact on the character and appearance of the area	Acceptable in principle – full details to be provided at reserved matters stage
Highway safety and access	Acceptable – subject to the provision of a public footway (pavement) connecting to Corfe Road. This will be achieved by condition
Impact on amenity	Acceptable in principle - full details to be provided at reserved matters stage
Flooding and drainage	Acceptable – the site is in flood zone 1 and is accompanied by an appropriate and acceptable drainage strategy. Conditions will secure detailed design and management.
Impact upon protected trees	Acceptable – subject to condition

4. Description of site

- 4.1 The site is a plot of land currently in agricultural use 0.69 hectares in size. The plot comprises of 2 fields, separated by established hedgerow. To the east of the site is the settlement of Stoborough, with the rear gardens of 1-9 Hollow Oak Road. To the south east of the site running along the southern boundary is West Lane. An existing vehicular access to the site exists onto West Lane.
- 4.2 To the west of the site is a mature strip of trees and hedgerow that serve to provide a noise screen from the A351 Wareham to Swanage Road which is beyond the site. To the north and northwest of the site is land in the ownership of the applicant, beyond which is a public footpath connecting Stoborough to the Bog Lane Suitable Alternative Natural Greenspace (SANG), which is situated the other side of the A351 road. Beyond the footpath are the flood plains of the River Frome. The land level gently slopes from 4.5m (Above Ordnance Datum) AOD at the southern end to 1.25m AOD at the northern boundary. The site is situated within the Dorset National Landscape (previously known as Area of Outstanding Natural Beauty (AONB)).
- 4.3 West Lane is rural in nature with hedgerow maintained along the majority of the road. It connects Corfe Road to the A351 and then onto Grange Road leading to Creech. There are footways (pavements) at either end of the northern side of West Lane, near the junctions of Corfe Road and the A351. However, the majority of the road is not served by a footway. The lane is wide enough for traffic to pass but HGVs are restricted from using it. As such, it is not a main through route.

5. Description of development

- 5.1 The application is for outline planning permission to include the access with other matters reserved.
- 5.2 The proposal is for up to 15 residential dwellings on the site which will necessitate some re-profiling, forming a small plateau at the northern end of the site. The original description did not include the quantum of development. However, the applicant has agreed to the quantum being included in the description. As the quantum is clearly defined in the publicly available Design and Access Statement, it is not considered necessary to re-publicise the proposal.
- 5.3 Whilst the application is in Outline, an indicative site plan shows an access road on a north south axis, with residential units either side. To the north of the site a footpath is shown leading to a public right of way which runs east -west to the north of the site. The Design and Access statement accompanying the application suggests a development of two storeys across the site.
- 5.4 A balancing pond will be created to collect surface water run-off from the northern end of the site. This will control the removal of surface water run-off
- 5.5 Although all matters except access are reserved for future approval the submitted indicative master plan sets out an indicative mix of units as below.

Affordable Units (6 total):

- 2 x 1 bedroom apartments
- 4 x two-bedroom semi-detached houses

Open Market units (9 total):

- 4 x three-bedroom semi-detached houses
- 3 x four-bedroom detached houses
- 2 x five-bedroom detached houses

6. Background and relevant planning history

- 6.1 The site is undeveloped, therefore there is no relevant planning history.
- 6.2 This application was submitted in 2019 and has previously been considered by the Eastern Area Planning committee on 28 July 2021 and 25 August 2021. In July 2021, the committee resolved that it was minded to grant permission subject to the completion of a S106 planning obligation to secure affordable housing contributions (n.b. the wording of the resolution being 'minded to grant' was due to the committee being held online due to Covid-19 restrictions which remained in place at the time). The application was subsequently reconsidered by the Eastern Area Planning Committee on 25 August 2021, due to a technical issue. At that meeting the committee resolved as before, that it was minded granting planning permission subject to the completion of a legal agreement to secure affordable housing contributions.

- 6.3 Following the committee resolution, Natural England issued updated advice in respect of nutrients in Poole Harbour which meant that development could not proceed unless it was shown to be nutrient neutral for phosphorous. The Purbeck Local Plan has also since been adopted. Both these factors represent a material change in circumstances which need to be considered, necessitating the application's return to committee a third time.

7. List of constraints

- Stoborough Conservation Area - Distance: 66.25m
- Tree Preservation Order (TPO) (Purbeck District Council reference /TPO 489)
- Mineral Strategy 2014 – Hydrocarbons - UKCS Licensed Blocks - Organisation: PERENCO UK LIMITED (04653066) and Mineral Safeguarded Policy SG1 - Sand and Gravel
- Rights of Way: Footpath SE5/14 - Distance: 40.05; Footpath SE5/13 - Distance: 43.9
- Groundwater – Susceptibility to flooding
- Existing ecological network – Terrestrial and Higher Potential ecological network
- Dorset Heathlands – 400m -5km Heathland Buffer
- The site falls within the Poole Harbour Nutrient Catchment Area and Poole Harbour Recreation Zone
- Within Dorset National Landscape (Area of Outstanding Natural Beauty (AONB))
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consulted
- Natural England - RAMSAR - Distance: 360.82
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038) - Distance: 534.15; Dorset Heaths (UK0019857) - Distance: 769.83
- Wessex Water Treatment Works Catchment Impacts on designated SAC/Special Protection Area (SPA/RAMSAR) - Enhancement scheme at WRC (2020-25)
- Scheduled Monument: The King's Barrow 230m east of Bartlett's Firs (List Entry: 1014295); - Distance: 368.72
- Radon: Class: 1.0 - indicating a less than 1% probability of radon presence. This classification reflects a low level of constraint in relation to radon gas.

8. Consultations

All consultee responses can be viewed in full on the website

Consultees

- **Natural England (additional comments received 21.06.2021)**

No objection subject to connecting pathway to SANG. Condition recommended.
(Condition 7)

- **Environment Agency**

No objection

Further comments received 09 July 2021 advising that due to revised EA data regarding surface water peak flows an updated Flood Risk Assessment will need to be submitted with the reserved matters application. (condition 11).

- **Dorset Police Crime Prevention Design Adviser**

Satisfied that the site layout is to be guided by Secured by Design principles and would encourage the developer to secure official accreditation of this. Would also encourage all rear access gates secured with a key lockable bolt.

- **Dorset Council: Cllr Holloway (Ward Cllr)**

Objection to the proposal due to the amount of affordable housing provided and the location of the development.

- **Dorset Council – Highways Management**

No objections subject to provision of footway (pavement). Conditions recommended (conditions 9 & 10 and informative note 1)

- **Dorset Council – Environmental Health**

No objections. Construction Management Plan recommended (condition 15).

- **Dorset Council – Housing Needs Officer**

No objection subject to viability being established to ensure that the maximum level of affordable housing provision is achieved.

- **Dorset Council – Senior Landscape Architect**

Overall sensitivity of the landscape is assessed to be Low/ Moderate. However, planting should be carefully managed to avoid harmful wider views of the site. As landscaping is a reserved matter a condition is not required currently.

- **Dorset Council – Planning Policy Team**

No objection so long as need for market homes is established and the proportion is no more than required to facilitate the development.

- **Dorset Council – Arboricultural Manager**

No objections. Conditions recommended (provision of an Arboricultural Method Statement – condition 6).

- **Dorset Council – Lead Local Flood Authority**

No objection. Conditions recommended for the provision of a surface water drainage scheme (conditions 12 &13).

Updated comments received in response to the submission of updated Flood Risk Assessment – no objection subject to conditions.

- **Dorset Council – Natural Environment Team**

No objection subject to the implementation of the approved biodiversity mitigation plan (condition 14).

- **Dorset AONB Management Team**

Impacts will be relatively localised, and the harm is outweighed by the provision of affordable housing.

- **Arne Parish Council**

Objection (received 17/01/2020)

- Neighbourhood Plan states that site should not be used for development.
- Should not be considered as a Rural Exceptions site, as the proportion of open market housing is too high.
- Lack of pedestrian link to the village
- Increase in traffic and impact upon highway safety.

Representations received

In addition to letters to neighbouring properties, a site notice was posted outside the site on 25th November 2019 with an expiry date for consultation of 19th December 2019.

Total - objections	Total - No objections	Total - comments
26	0	0

Petitions objecting	Petitions supporting
1	0
35 Signatures	0

Summary of comments of objections:

26 objections from 20 properties and a petition with 35 signatures raising the following concerns:

- The carbon footprint of the construction process

- The risk of flooding on the site
- Impact on the amenity of the neighbours
- Impact on wildlife and biodiversity
- Impact on the AONB
- Lack of school provision
- No pavement leading to the village centre and Corfe Road
- Proposed parking provision
- Impact upon highway safety
- The site is outside of the settlement boundary
- Agricultural land will be lost
- Second home ownership
- Density of development too high
- Inappropriate design
- Lack of the need for the development
- Not an allocated site
- Not in accordance with the Arne Neighbourhood Plan
- Impact upon nearby SSSI land
- Impact upon protected trees
- Concerns regarding the accuracy of the site boundaries
- Impact on the view of neighbouring residents
- Noise during the construction process

Summary of comments of support:

None received

9. Duties

- 9.1 s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

- 9.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 9.3 Clause 85 of the Countryside and Rights of Way Act 2000 requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

The relevant Development Plans for this area are the adopted Purbeck Local Plan 2018-34 and the adopted Arne Neighbourhood Plan 2018-34

Local Plan Adopted Purbeck Local Plan adopted July 2024:

- 10.1 The following policies are considered to be relevant to this proposal:
- V1: Spatial strategy for sustainable communities
 - V2: Green Belt
 - E1: Landscape
 - E2: Historic environment
 - E3: Renewable energy
 - E4: Assessing flood risk
 - E5: Sustainable drainage systems (SuDs)
 - E6: Coastal change management areas
 - E7: Conservation of protected sites
 - E8: Dorset heathlands
 - E9: Poole Harbour
 - E10: Biodiversity and geodiversity
 - E12: Design
 - H2: The housing land supply
 - I2: Improving accessibility and transport
 - Policy I3: Green infrastructure, trees, and hedgerows

Arne Neighbourhood Plan 2018-2034 (made June 2021)

- 10.2 Supported at referendum in May 2021 and adopted by Dorset Council on 22nd June 2021. The adopted Neighbourhood Plan forms part of the Development Plan. The following policies are relevant to the application:

Policy 1: House Types

Policy 2: Local character

Policy 3: Sustainable Design

Policy 4: Small Sites

Material considerations

Emerging local plans:

- 10.3 Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

- 10.4 The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 13 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

- 10.5 Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.
- 10.6 Other relevant NPPF sections include:
- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental

conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

National Planning Practice Guidance

Other material considerations

All of Dorset:

- Dorset AONB Landscape Character Assessment
- Dorset AONB Management Plan 2019-2024 (extended to end of 2025 with the agreement of Dorset Council Cabinet 17/12/2024)

- Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document
- Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance for Purbeck area:

- Affordable Housing SPD
- District Design Guide SPD
- Managing and using traditional building details in Purbeck
- Poole Harbour Recreation 2019-2024 SPD
- Stoborough Conservation Area Appraisal

Housing land supply

- 10.7 On the 26 September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the NPPF. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

- 10.8 The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

- Article 6 - right to a fair trial.
- Article 8 - right to respect for private and family life and home.
- The first protocol of Article 1 protection of property.

- 11.1 This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

- 12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

12.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. The proposal includes provision for a new pedestrian linkage from the site to the village centre, enhancing pedestrian accessibility. The new pedestrian linkage would contribute towards enabling persons with limited mobility to access public transport links available from the village, while still being able to access the site by private vehicles and taxis.

13. Public Benefits

13.1 The proposals would provide several financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Affordable housing contributions	6 units on site
Off-site highways upgrades	Provision of new pedestrian footway on northern side of West Lane.
Non-material considerations	
CIL contributions	Not yet quantified

14. Planning Assessment

Principle of development

14.1 The site is situated outside of the settlement boundary and as such is within open countryside. When the application was originally considered by the committee in 2021 the principle of development was considered acceptable on the basis that policy 4 of the Arne Neighbourhood Plan allows for the development of small sites adjacent to the settlement boundaries. Other factors which combined to justify development, included maximisation of affordable housing provision to allow for the site to be considered as a Rural Exceptions Site under policy RES of the Purbeck Local Plan Part 1, (since replaced by the Purbeck Local Plan 2018-2034), and the inability of the council to demonstrate a 5-year housing land supply at that time.

Purbeck Local Plan 2018-34

14.2 The adopted Purbeck Local Plan 2018-34 establishes a new approach to development in locations such as this. Part 5 of policy V1 of the Purbeck Local Plan allows for small

scale development on sites adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary where:

- The scale of development is proportionate to the size and character of the existing settlement;
- Development does not harm the character and value of any landscape or settlement either individually or cumulatively;
- The development contributes to a mix of different types and sizes of homes; and
- Development would not have an adverse effect on the integrity of sites within the national site network.

14.3 Stoborough is identified in the supporting text to policy V1 as being a Local Service Village. These are defined as villages needing some growth to sustain vital rural services such as village schools.

14.4 Policy H8 of the Local Plan builds upon this principle. In considering whether a proposed development would be proportionate to the scale of the village, the policy states that, within local service villages, any single site considered under the policy should not exceed 15 dwellings. The policy also goes on to establish more detailed expectations for such sites which are:

- Individually and cumulatively the size appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals.
- The development would contribute to the provision of a mix of different housing types
- The site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan and
- The development not causing any adverse impacts upon sites within the national site network.

14.5 In consideration of the criteria set out in local plan policies V1 and H8, the site is located adjacent to the settlement boundary of Stoborough and is within the individual site maximum threshold of 15 units. Therefore, it is not considered that the development would be disproportionate.

14.6 The site is located within the Arne neighbourhood plan area, but the made Arne Neighbourhood Plan does not include any specific site allocations, instead relying upon a similar policy to that established by the Local Plan of supporting the delivery of small sites adjacent to the established settlement boundaries. The neighbourhood plan does not therefore preclude the development from coming forward under policy H8. It is therefore concluded, subject to consideration of impacts upon habitats sites which are considered in detail below and other relevant policies, that the principle of the development is acceptable.

Arne Neighbourhood Plan 2018-34

14.7 The Arne Neighbourhood Plan (NP) was adopted on the 22 June 2021 and forms part of the Development Plan documents that must be considered when assessing the application.

14.8 The Neighbourhood Plan does not allocate any specific sites for development. Policy 4 – Small Sites, allows for some development in or adjacent to the settlement, it states that housing should be developed in small sites, numbering no more than 15 dwellings in or adjacent to Stoborough,

14.9 Policy 4 states:

Future housing growth in Arne Parish will be limited to small-scale developments to meet local housing need, subject to the following criteria:

- *Be within, adjoining or otherwise well-related to the defined development boundaries for Stoborough or Ridge, excluding any proposed housing development on land within the 400-metre buffer around protected heathlands other than for replacement dwellings*
- *Be in keeping with the distinctive character of Arne Parish and its settlements*
- *Not individually or cumulatively harm the landscape or settlement character, or heritage designations, unless the harm is not substantial, and the public benefits justify the scale of the harm or loss in line with within national policy*
- *Take full account of the potential effect they will have on neighbouring properties*
- *In line with national guidance not be at risk of flooding from tidal, river, surface water or ground water sources, or give rise to increased flood risk to properties off-site*
- *Not exceed fifteen dwellings on any one site at or adjoining Stoborough, and not exceed five dwellings on any one site at or adjoining Ridge, or eventually become a larger site that would breach these limits through the subsequent development of adjacent 'small' sites*
- *Be restricted to ensure that such homes are occupied only as a principal residence*
- *Constitute an appropriate mix of sizes of homes in line with Policy 1, including affordable homes*
- *The effects of proposed homes, individually and in combination with other developments, on European sites are screened to assess whether they are likely to be significant. Planning applications must include full details (including upkeep over the lifetime of the development) of avoidance or mitigation measures to address adverse effects.*

14.10 The application site is explicitly named in the supporting text to the plan as being excluded from development (as evidenced on Map 4 of the Neighbourhood Plan). (paragraph 7.12):

Any development of the sites alongside West Lane... is strongly opposed by a significant number of residents due to the narrow and un-paved nature of West Lane, exacerbated by its use as a link between Corfe Road and the bypass. Such opposition is strengthened by the use of West Lane as the main pick-up and drop-off area for the school, with consequent parking congestion and safety hazards for parents and children.

- 14.11 Whilst the supporting text to the Local plan seeks to exclude the site, this intention is not embedded in policy and therefore carries very limited weight.
- 14.12 The site is adjacent to the settlement boundary of Stoborough and therefore is compliant with the first point of policy 4 of the Neighbourhood Plan. It is not within 400m of a protected heathland site. The layout and design are reserved matters; however, officers would expect that the development would have due consideration for the character of the area which will need to be reflected in the reserved matters application.
- 14.13 The harm caused to the landscape character by the application is considered in further detail later in the officer report. The impact upon neighbouring residential properties is also considered later in the officer report. The site is in Flood Risk Zone 1, and this too is discussed in further depth later in the report.
- 14.14 The proposal is for up to 15 dwellings, which is compliant with the policy. Officers consider that there is not likely to be significant scope for extending the site to the north due as it forms part of Flood Risk Zones 2 and 3.
- 14.15 The policy requires the dwellings to be homes to be restricted to being used as a principal residence. This could be achieved via a Section 106 legal agreement/condition. The mix of affordable homes in compliance with Policy 1 of the Arne Neighbourhood Plan would also be achieved through a Section 106 agreement.
- 14.16 The effects of the development on European protected sites have been considered by Natural England and suitable mitigation offered. This is discussed in greater detail later in the report.
- 14.17 As Policy 4 requires that homes are a person's main residence, a condition will be applied providing this restriction.
- 14.18 Taking all of the above factors into account, it is considered that the proposal is compliant with the criteria set out in Policy 4: Small Sites of the Arne Neighbourhood Plan.
- 14.19 The supporting text (paragraph 7.12) objecting in principle to development on this site is based on opposition *"by a significant number of residents due to the narrow and unpaved nature of West Lane, exacerbated by its use as a link between Corfe Road and the bypass. Such opposition is strengthened by the use of West Lane as the main pick-up and drop-off area for the school, with consequent parking congestion and safety hazards for parents and children". Third party representations to the application raise similar issues concerning the lack of a footway and the associated highway safety concerns that are inherent with this."*
- 14.20 In response to third party concerns and in consultation with Dorset Highways the applicant has agreed to the provision of a footway along West Lane to link to the existing footway on Corfe Road (B3075) to be secured by means of a Grampian condition (Condition 9).
- 14.21 Concerns from third parties reflect paragraph 7.12 of the NP regarding parking issues in the vicinity of the school. West Lane is currently informally used by parents for drop off and pick up from the school. The road is made with a footway along part of its length. There is unrestricted parking on West Lane (except for an area close to the junction with Corfe Road where there are a double yellow lines). The provision of a continuous footway as part of this development will improve pedestrian safety along West Lane, to Corfe Road, including travel to and from the school. With regards to concerns raised regarding unregulated parking in the road, this is a parking management and enforcement issue and not something that can be addressed through the planning

process. The status of West Lane would not be changed by the proposal and there would be no additional restrictions to parking on West Lane. The application has been assessed against Policy 4: small sites of the NP and is considered to be acceptable subject to conditions.

- 14.22 Taking the above into account it is considered that the principle of development on this site is acceptable in accordance with the provisions policy V1 of the Local Plan and policy 5 of the Neighbourhood Plan.

Affordable housing

- 14.23 As originally considered the proposal included the provision of 7 dwellings as affordable housing, together with a commuted sum. The quantum of affordable housing proposed, which was greater than the minimum requirement of policy at the time was necessary and justified under policy RES of the Local Plan as the proposal was considered on the basis of being a rural exception site. That policy has since been superseded by adoption of the 2018-34 Purbeck Local plan (LP) in 2024.
- 14.24 Policy V5 of the adopted Purbeck Local Plan 2018-34 requires the development of sites up to 15 units on the edge of existing settlements to comply with LP policy H11

When determining planning applications for all new residential development, including residential elements of mixed use schemes. Affordable housing will be required as follows:

Number of homes or site area	Greenfield sites	Brownfield sites
2-9 (applies Purbeck wide, except for the following areas which are not designated as rural: Lytchett Minster, Upton and Wareham Town Councils)	20%	20%
10 homes or more, or more than 0.5ha inside settlements	40% on-site	30% on-site

The applicant has reduced the number of affordable units to 6, which remains policy compliant. Affordable housing will be secured through an updated legal agreement.

The application therefore complies with policy H11 and will continue to contribute affordable housing in accordance with the requirements of adopted policies, which is a material consideration which weighs strongly in favour of the development.

The application is therefore considered to be acceptable in this respect and is recommended for approval subject to the completion of a S106 Legal agreement

Impact on the Dorset National Landscape (formerly AONB)

- 14.25 The site is situated within the Dorset National Landscape (formerly AONB) Paragraph 190 of the National Planning Policy Framework (NPPF) states that planning permission should be refused for major developments in the National Landscape except in exceptional circumstances and where it can be demonstrated they are in the public interest. Officers have given consideration as to whether the proposal represents a major development within the terms of NPPF paragraph 190.
- 14.26 Appeal decisions have held that there are no strict thresholds for this and that it is not measured by the normal definition of major development provided in the Town and

Country Planning (Development Management Procedure) Order (10 dwellings and above). Court rulings have confirmed that the NPPF does not define or seek to illustrate the meaning of the phrase 'major development'. The intention of paragraph 190 is to capture developments which have a major impact on the AONB. Much therefore depends on the specific location and foreseeable impacts.

- 14.27 For example, in an appeal at Prospect Farm Swanage the Inspector did not consider a settlement extension of 35 dwellings to be major under paragraph 190.
- 14.28 For other development (i.e. not major development) paragraph 189 requires that great weight should be given to conserving and enhancing landscape and scenic beauty. Thus, any harm must be given great weight and balanced against the benefits of the development.
- 14.29 If permitted the development would be a fairly substantial addition to Stoborough. The site is quite peripheral to the village, and it would extend housing development westward into the AONB.
- 14.30 The applicant has undertaken a Landscape and Visual Appraisal (LVA). The LVA cites the South Purbecks Heaths Landscape Character Area (LCA) and within 1.33 refers to the Assessment's evaluation as "overall landscape is judged to have a weak character" and "overall the landscape condition is judged to be moderate and stable". Further, within the Dorset AONB LCA – the Assessment states that the "overall landscape is judged to have a moderate character" and that the "overall landscape condition is judged to be moderate and improving".
- 14.31 The AONB Management Team have been consulted on the proposal. They have stated in principle that they have no objections to the proposal and that the impacts of the development will be relatively localised.
- 14.32 The AONB team has had oversight of the LVA. They concur with the visual baseline of the LVA (paragraph 1.43) that states that the site is visual well contained with views limited to the immediate area. The LVA judges that the overall magnitude of effects on the landscape character is "medium adverse", which the AONB Management Team agree with. They disagree however, that the impact upon visual amenity is small, as they consider that the site provides a green buffer between the A351 and the village.
- 14.33 The AONB Management Team note that there will be a need to 'raise' the northern end of the Site with "suitable imported inert fill material" (ref. 3.41). This may have some implications for the retention of the hedgerow that exists within this area. The AONB Management Team further comment:
- "...within 3.44 the DAS makes reference to a 3m high wooden noise attenuation fence along the western boundary. This has the potential to negatively affect the amenity quality of rear gardens. The 'fencing' is shown as extending along the whole western length of the Scheme – forming a solid barrier between the gardens and the tree belt."*
- 14.34 It is recognised that provision of a fence is likely to be the most appropriate form of noise attenuation. The Reserved Matters application would need to demonstrate that the proposed siting would be compatible with the fencing so as to achieve acceptable levels of amenity.

"Landscaping – within 3.49 it is stated that 'additional planting is proposed along the field boundaries (outside the application site boundary but within land controlled by the Applicant) and within the development site itself. The Illustrative Masterplan only indicates tree planting to either side of the spine access road – with an absence of

indicative planting at the northern 'edge' of the development. I would advise that the approach here would be to include native hedges as soft boundaries that provide a sensitive interface with the open land to the north."

- 14.35 As the area to be landscaped is outside of the boundary of the site, but within the ownership of the applicant, a condition will be added to the permission requiring details to be provided at the Reserved Matters application stage will be added (condition 8).

"I note that the western tree belt is located 'outside' the Application boundary – however in the DAS Appendix Part 2 a concept layout illustrates that this belt is 'retained and supplemented'. The management of this belt is critical to the screening of any development within – and should be included within the Application Area or subject to a separate legal management agreement."

- 14.36 While the western tree belt has been excluded from the development site, it is within the ownership of the applicant, therefore is in the control of the applicant with regards to being retained.

"I also note that within the supporting BMP document – habitat enhancements are advised within the fields to the north of the Application Area and to existing hedgerows. Enhancements are illustrated on the Plan contained within the BMP. These 'ecological enhancement areas' will serve as compensatory measures for the loss of pasture/hedges – and would ideally be within the Application Area and part of a longer term management obligation."

- 14.37 The area to the north of the site is in the ownership of the applicant, although it is outside of the application area. A condition can reasonably be imposed to secure the mitigation, enhancement and compensation works identified in the Biodiversity Plan. For the above reasons it is considered that these matters can be secured by condition or resolved when the reserved matters application is considered.

- 14.38 The issues discussed above suggest this is not a major application; largely due to the fact that impacts on the National Landscape are quite localised, due to landform and vegetation. Therefore, on balance officers conclude that the impact of a residential development on this site is sufficiently localised so that it is not major within the terms of paragraph 190 of the NPPF.

- 14.39 The National Landscape Team consider that the proposal contravenes, to a degree, the following policies of the Dorset AONB Management Plan 2019-2024:

- C4a "Remove existing and avoid creating new features which are detrimental to landscape character, tranquillity, and the AONB's special qualities".
- C4c "Protect and where possible enhance the quality of views into, and within and out of the AONB".
- C4d "Protect the pattern of landscape features, including settlements, that underpin local identity".

- 14.40 However, the National Landscape Team conclude that although the development will have an impact on the National Landscape, harm is localised in nature, and therefore is acceptable in principle subject to the justification for open market housing and subject to implementation of the landscape and ecological enhancements set out in the LVIA, Biodiversity Mitigation Plan and Design and Access Statement.

- 14.41 Officers have given great weight to the localised harm to the AONB. Taking into account the AONB Management Team's views, officers consider that the substantial public benefits of providing 15 homes, including 6 affordable dwellings which outweighs the harm to the National Landscape.

For these reasons the application is acceptable and is recommended for approval.

Protected habitats

- 14.42 Habitats sites are another protected area referred to in NPPF footnote 6 in relation to para 11. Policy E7 of the Purbeck Local Plan states that development will only be permitted where it would not lead to an adverse effect upon the integrity of European and internationally protected nature conservation sites. Policy E8 sets out the approach to considering the impact of development proposals on the Dorset Heathlands and policy E9 sets out the approach to considering the impact of development proposals on Poole Harbour.
- 14.43 The site is situated within 5km of internationally significant Ramsar sites, notably Stoborough and Creech Heaths SSSI (approx. 560m to the south and 750m to the east, forming part of Dorset Heathlands Ramsar site), Povington and Grange Heaths (approx. 800m to the west, also forming part of Dorset Heathlands Ramsar site) and Wareham Meadows SSSI (approx. 380, to the north east forming part of Poole Harbour Ramsar). In addition, the River Frome which runs approximately 400m to the north of the site is also a SSSI habitat.
- 14.44 The proposal for up to 15 dwellings falls below the 50-dwelling threshold for which a Suitable Alternative Natural Greenspace (SANG) must be provided. An element of the Community Infrastructure Levy, for which the development will be liable, will provide a financial contribution towards mitigating the impact of the increased recreational pressure on the protected heathlands.
- 14.45 Natural England have noted that the site is surrounded by sensitive and important habitats, but the site is approximately 150m from the eastern end of the Bog Lane SANG. A footpath runs along the northern boundary of the site which then crosses the A351, leading to the SANG. The indicative masterplan for the site indicates that a footpath would run from the south of the site to the north and connect to the existing footpath. Natural England have indicated that this would be a positive element of the development, making it easier for residents to access the SANG and discouraging them from exercising on the protected habitats. Officers consider that a condition should be applied as part of any reserved matters application requiring details of the route of the footpath, as well as its construction and maintenance to ensure that the footpath is available for resident's use (condition 7). It is also noted that the existing footway on West Lane leading to the A351 will connect to the development. There is a footway (pavement) on the A351 that leads to the crossing point to access Bog Lane SANG. This therefore provides another route for residents to access the SANG.
- 14.46 When originally considered, nutrient mitigation was to be addressed through CIL in accordance with the Nitrogen Reduction in Poole Harbour SPD. That SPD was withdrawn on 31 July 2024, meaning that CIL could no longer be relied upon, and individual solutions must be identified. The applicant has provided an updated nutrient assessment and briefing note which proposes mitigation through the change in management of offsite land within the applicant's ownership which is within the Poole Harbour Hydrological catchment. The proposed solution provides mitigation for the additional nutrient loading arising from the development from 2030 onwards. Additional

nutrient loading prior to 2030 is proposed to be addressed through the purchase of temporary nitrogen mitigation credits.

- 14.47 An Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF, which shows that there is no unmitigated harm generated by the proposals to interests of nature importance. Natural England was consulted on the application and have advised that an Appropriate Assessment should be completed to consider the pressures generated by the development on protected heathlands, Poole Harbour for recreational purposes and also for the release of nitrates because of the development.
- 14.48 The Appropriate Assessment concludes that these matters can be satisfactorily resolved through contributions made to the Community Infrastructure Levy (CIL) in accordance with the Dorset heathlands planning framework 2020 – 2025 and through the implementation of the applicant's nutrient mitigation proposals which will be secured by way of a S106 legal agreement in respect of the off-site management changes, and a pre-commencement planning condition in respect of nutrient credits.
- 14.49 Taking account of the above, the proposal is considered to sufficiently mitigate the impact on protected heathland sites in the area and therefore complies with policies E7, E8 and E9 of the local plan.

Biodiversity- Protected Species

- 14.50 The site has an area of approximately 0.69 hectares and comprises modified grassland with species-rich hedgerows and a strip of mixed woodland along the western boundary. The proposed development will accommodate fifteen dwellings and associated infrastructure. The site lies within the Dorset Area of Outstanding Natural Beauty and is close to Poole Harbour SPA and Ramsar site, located 0.3 kilometres to the northeast, and Dorset Heathlands SPA and Ramsar site, located 0.5 kilometres to the south. Mitigation for nutrient neutrality in relation to Poole Harbour and contributions towards heathland mitigation under the Dorset Heathlands Planning Framework will be required.
- 14.50 The habitats on site include modified grassland of local importance, species-rich hedgerows of regional importance, and a strip of mixed woodland of local importance. Two sections of hedgerow, totalling 62 metres, will be removed to facilitate the development, including one containing a dead oak tree that supports a confirmed non-breeding day roost for common pipistrelle. This hedgerow qualifies as important under the Hedgerow Regulations 1997. To compensate for this loss, a minimum of 141 metres of new hedgerow will be planted, retained hedgerows will be enhanced, and 60 new native trees will be planted north of the development area. The woodland will be retained and protected during construction.
- 14.51 Bat surveys recorded a diverse assemblage including common and soprano pipistrelle, Nathusius' pipistrelle, serotine, noctule, Leisler's noctule, Myotis species, long-eared bats, greater horseshoe, and western barbastelle. The site is assessed as being of national importance for its bat assemblage and of regional importance for foraging and commuting habitat. A European Protected Species Licence will be required prior to felling the dead oak tree. Temporary bat boxes will be installed during works, and two permanent bat boxes will be provided in the adjacent woodland. Lighting mitigation will include the retention of dark corridors along key commuting routes: a 10-metre-wide corridor along the western tree belt and a 6-metre-wide corridor along the eastern

hedgerow, with light levels restricted to 0.2 lux horizontally and 0.4 lux vertically. No street lighting is proposed, and external lighting will be controlled by condition.

- 14.52 The site provides nesting habitat for birds within hedgerows and adjacent woodland. Vegetation clearance will take place outside the bird breeding season where possible or be subject to pre-clearance checks. The site offers low suitability for reptiles and dormice, and precautionary measures will be implemented, including toolbox talks and ecological watching briefs. No badger setts were recorded, but a pre-works check is recommended.
- 14.53 Enhancement measures include the creation of an orchard and parkland north of the development to deliver nutrient neutrality and biodiversity benefits, hedgerow infill with native species, and the creation of woodland patches to improve connectivity for bats. Each dwelling will incorporate integrated bat roost features in 50 per cent of properties, bird nesting bricks in 50 per cent of properties, and two bee bricks. Hedgehog-friendly fencing and hibernacula will also be provided.
- 14.54 With the implementation of mitigation and enhancement measures, no significant negative impacts are predicted, and the overall effect of the development is assessed as a minor positive. The natural environment team has been consulted and raised a query about how lighting mitigation will be managed and achieved. While they have expressed that the preference would be for this to be embodied in the ecological report it is recognised that the precise measures cannot necessarily be defined at this stage as the application is in outline.

The application is therefore considered to be acceptable, subject to a pre-commencement condition.

Scale, design and impact on the character and appearance of the area

- 14.55 The appearance, landscaping, layout and scale are all reserved matters. As such, the impact on the character and appearance of the area cannot be fully assessed at this stage of the application process. However, an indicative masterplan has been provided that shows linear development built either side of a central access road. While indicative, it is noted that the proposal 13 buildings, which would be commensurate with two of the buildings containing two one-bedroom flats within them.
- 14.56 The indicative masterplan indicates that the site can successfully accommodate this number of dwellings. While it is acknowledged that the units are of a higher density (21.7 dwellings per hectare, compared to 15.3 dwellings per hectare in the neighbouring Hollow Oak Road) and have less amenity space than surrounding properties, it is noted that the Stoborough Meadow development has a broadly similar density and also has smaller gardens. Therefore, the indicative layout is not considered to be incongruous in the village. The scale of the buildings is indicated in the Design and Access Statement as being two storeys. The properties on the western side of the neighbouring Hollow Oak Road are also two storeys, as are most properties within Stoborough. The proposed indicative scale is therefore also considered to be acceptable. The viability statement outlines the gross internal floor areas of the units. These are all just above the national space standards. Details of the finished floor levels are not provided at this stage; however a condition will be applied to ensure that these are provided with the reserved matters application.
- 14.57 Given the position of the site at the edge of the village within the AONB, it is considered appropriate that a condition is applied requiring a sample of materials to be provided for approval by the Council.

- 14.58 It is noted that the site is adjacent to existing residential development and as such would not represent isolated residential development. The site is bounded to the west by the A351 road, and a road junction with a turning lane. As such, the road dominates the character of the area, which was formerly agricultural.
- 14.59 The Council's Environmental Health Team have provided comments in relation to the noise impact of the neighbouring roads on the residents of the proposed properties. The applicants have provided a noise report stating that the noise generation from the A351 is on average 76.9 dB, while the noise from West Lane is on average 58.8 dB. The Environmental Health Team have advised that they accept the findings of the applicant's noise report.
- 14.60 It is noted that the applicant proposes to utilise closed windows and trickle vents, which may contravene Building Regulations. The Environmental Health Team have advised that as an alternative, the proposed acoustic screen to the west of the site could be increased in height. If this would result in visual harm, then the layout may need to be reconsidered to ensure that appropriate levels of amenity and protection of the National Landscape are both secured. Given that the layout and landscaping are reserved matters, officers are satisfied that this matter can be resolved at the reserved matters stage.
- 14.61 The density of the development is higher than the historic core of the village. However, it is not significantly higher than Hollow Oak Road, situated to the east of the site. As Hollow Oak Road separates the site from the rest of the village, this is considered to limit the impact that the proposal will have on the character of the historic core of the village.
- 14.62 As such the development is not considered to significantly detract from the character of the area.

Highway safety and access

- 14.63 The access is the only matter not reserved as part of the application. At present the site is accessed via a gate in the south eastern corner, adjacent to Meadow Cottage. West Lane itself is wide enough to accommodate two-way traffic, although the road is not marked outside of the site at present.
- 14.64 The applicant proposes forming a new access further to the west. The access road, including the footways on either side, would be approximately 8.5m in width, the road accounting for 5m of the width. At the entrance to the site, the width of the road increasing to 13.6m to accommodate visibility splays. The splay distance both to the east and the west of the site would be 43m.
- 14.65 A 2m wide public pavement is proposed to the east of the site, leading to the site boundary. Tactile paving leading to a lowered kerb will be installed at the entrance to facilitate safe crossing of the road. A short stretch of pavement is proposed to the west which will connect to the existing pavement. The existing pavement to the west is presently of a substandard width, and this will be increased to accommodate all pavement users.
- 14.66 The Council's Highways Team have been consulted on the proposals. They stated that they were satisfied with the access point itself. However, the generation of additional pedestrian trips between the site and the village was a concern. At present, there is no pavement along West Lane which experiences relatively high levels of traffic, particularly at school pick up and drop off times. To encourage families to walk to the Primary School, which is approximately 200m away, the Highways Team have stated that the development should provide a pavement, connecting to the existing pavement on Corfe

Road, which then leads to the school and the village centre. This addresses the concern raised as part of the Arne Neighbourhood Plan and is considered by officers to overcome the primary objection in the Neighbourhood Plan to development on this site.

- 14.67 The applicant has agreed to the provision of the footway (pavement) which can be secured by condition. As a consequence of this, the provision of affordable housing has been reduced, as detailed above. Subject to securing the pavement and to a condition requiring details of the internal highway layout, turning and parking areas to be submitted, the highways department are satisfied with the proposal.
- 14.68 In addition to the footway, a footpath is also proposed. This is set out in more detail above (see Protected Habitats). The delivery of a footway and a footpath link will increase choice and connectivity of the site increasing options for people on foot.

Impact on the living conditions of the occupants of neighbouring properties

- 14.69 The nearest residential properties are those situated on Hollow Oak Road adjacent to the east of the site and Meadow Cottage, also immediately to the east of the site. The application is for outline planning permission with layout as a reserved matter so a full assessment of the impact of the development upon the neighbouring properties cannot be made at this stage.
- 14.70 However, an indicative layout has been provided. It shows linear development built either side of a central access road. While indicative, it is noted that the proposal 13 buildings, which would be commensurate with two of the buildings containing two one-bedroom flats within them.
- 14.71 The indicative masterplan suggests that there would be a distance of at least 30m between the properties on Hollow Oak Road, which would be considered to be sufficient to protect the neighbouring residents from harmful overlooking and would also ensure that a reasonable outlook for the properties is maintained.
- 14.72 The unit situated at the southern end of the site would be situated considerably closer to Meadow Cottage to the east (approximately 9m away). However the house faces north to south with no first floor windows facing to the west (towards the application site). The mature hedgerow will provide a degree of screening to this property, but it is likely to be impacted by the development. Nevertheless, officers are satisfied that the site has capacity to accommodate the proposed housing without having a harmful impact on this neighbouring property.
- 14.73 Additionally, it is noted that there is a mature established hedgerow separating the site from the neighbouring residential properties. Landscaping is a reserved matter; however, the submitted biodiversity mitigation plan indicates the retention of this hedge, which will also serve the amenity of the neighbours as well as biodiversity interests. Beyond the hedgerow, the neighbouring properties fronting onto Hollow Oak Road are set in well sized rear gardens. Officers consider that subject to the layout of the development, a satisfactory relationship between these properties and the proposed dwellings can be achieved given the retention of the hedgerow and the rear gardens.
- 14.74 The Council's Environmental Health Team have recommended the provision of a construction management plan to ensure that the living conditions of the neighbouring residents are not unduly affected during the construction process. This will be resolved by means of a condition (condition 15).

- 14.75 Subject to the above, the proposal is not considered to have an unduly harmful impact on the living conditions of the neighbouring residents and is recommended for approval subject to conditions.

Flooding and Drainage

- 14.76 Since the application was previously considered by the committee, updated information in respect of flood risk has been published by the Environment Agency and the council has published an updated Strategic Flood Risk Assessment. The applicant has therefore provided an updated site-specific Flood Risk Assessment. The site falls within Flood Zone 1, although land to the north falls within Flood Zones 2 and 3, associated with the River Frome and coastal waters. The site is shown to be unaffected by surface water flood risk. Although there are some areas of surface water risk in the vicinity the site itself is outside of these.
- 14.77 The application includes a drainage strategy which reflects that which were considered to be acceptable when the scheme was previously considered by the committee. The scheme provides for the attenuation of surface water before discharging it at a restricted rate into the adjacent ordinary watercourse which is to be realigned. The strategy also includes mitigation for ground water flood risk through the use of raised ground and floor levels in parts of the site.
- 14.78 The amended Flood Risk Assessment and drainage strategy has been reviewed by the council's Flood Risk Management team in its capacity as the Lead Local Flood Authority and it has been confirmed that the scheme is acceptable in flood risk terms subject to recommended conditions requiring the submission and approval of a surface water management scheme, details of maintenance and management of the surface water scheme and any receiving system and detailed design of the realigned channel.
- 14.79 The proposal is therefore considered to be acceptable in terms of flood risk and drainage and is recommended for approval in this respect, subject to condition.

Impact upon Protected Trees

- 14.80 To the north east of the site, in the neighbouring property is a protected Oak Tree. There are also a number of trees, particularly along the western boundary of the site that, while not protected are important in terms of character of the area, biodiversity interests and provided visual and noise screening from the A351.
- 14.81 The applicant has prepared a Heads of Terms Arboricultural Method Statement that has been considered by the Council's Tree Officer. This refers to controlling activities but does not say how this will be achieved. As such, a full Tree Protection Plan and Arboricultural Method Statement will need to be submitted, complying with BS5837:2012. This can be achieved by means of a condition (no. 6).

The application is therefore considered to be acceptable in this respect and recommended for approval subject to condition.

Impact upon heritage assets

The site is not directly affected by any designated heritage asset. The Stoborough Conservation Area sits approximately 100m to the north east of the site and is separated from the site by the existing residential development on Hollow Oak Road. It is not therefore considered that the proposed development would have a harmful effect upon the character or setting of the conservation area.

There is a scheduled monument 'The Kings Barrow', an excavated bowl barrow, located approximately 400m to the west of the site. The monument sits in an area of woodland and is separated from the site by the A351 and several hedgerows. Therefore it is not considered that the proposal would result in a harmful impact upon the setting of this heritage asset.

The proposal is therefore considered to avoid harmful impacts upon heritage assets and is acceptable in this respect.

15. Environmental implications

- 15.1 The proposal provides additional footway provision allowing a safe route to local facilities, reducing the reliance on private motor vehicles. The scheme will be required to meet current Building regulations in terms of energy efficiency.

16. Summary of issues and the planning balance

- 16.1 The proposal is considered to comply with relevant policies of the local plan, neighbourhood plan and NPPF. There would be clear public benefits associated with the development, including the provision of 15 dwellings, contributing to the overall supply of housing within Dorset, a policy compliant contribution towards on-site affordable housing, and off-site highway improvements to West Lane, allowing for improved pedestrian connectivity into the village.
- 16.2 Subject to conditions and planning obligations to ensure appropriate mitigation of impacts on habitats and biodiversity, highways and the appropriate design of the scheme it is not considered that there would be any harmful impacts of sufficient weight to outweigh these benefits or justify determining the application other than in accordance with the development plan.

17. Recommendation

To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

- A) GRANT planning permission subject to no adverse comments being received from Natural England in respect of the Appropriate Assessment and following completion of a S106 Planning Obligation to secure:
- 6 Affordable dwellings
 - Implementation and management of off site land for nutrient mitigation and subject to the following conditions.
1. No part of the development hereby approved shall commence until details of all reserved matters (Appearance, Landscaping, Layout, Scale) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'Reserved Matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this 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).

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
- 236801/01 Location Plan
 - 13263-CAL-XX-XX-DR-D-1100 P1 New Access General Arrangement
 - 236801-TOR-SK-020 C Ecological Mitigation Planting Strategy Plan

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

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar 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/River Avon/Somerset Levels and Moors SPA and Ramsar.

6. An Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted with any Reserved Matters application for layout and landscaping and approved in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the AMS must provide the following:
- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
 - b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
 - c) a schedule of tree work conforming to BS3998;
 - d) details of the area for storage of materials, concrete mixing and any bonfires;
 - e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
 - f) details of any no-dig specification for all works within the root protection area for retained trees;
 - g) details of the supervision to be carried out by the developer's tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

7. Prior to the commencement of development, a scheme of landscaping, both for the site and covering the area outside of the application site but shown in blue on drawing 236801/01 dated 04 November 2019 shall have been submitted in writing to and approved by the Local Planning Authority (LPA).

The scheme shall include:

- i. A survey plan, showing existing cables, pipes and ducts above and below ground, existing levels, and all existing trees, shrubs and hedges on the land, plus details of any to be retained together with measures for their protection during the course of development
- ii. A landscape proposals plan showing proposed levels and soft landscape (trees, shrubs, herbaceous plants and grassed areas);
- iii. Planting plans which must show the species of trees, shrubs and herbaceous plants to be planted and where they will be planted, the size that the trees/shrubs/plants will be on planting, and the number that will be planted.
- iv. Written detail, which complies with BS 4428:1989 Code of Practice for General Landscape Operations, of how the ground will be prepared and cultivated before planting, the methods that will be used to plant the trees/shrubs/plants and seed or turf of the grassed areas, and details of protection from rabbits and other grazing animals.
- v. Information, which complies with BS 7370 Part 1 1991 and Part 4 1993 Grounds Maintenance, regarding how the planting will be maintained for the first five years following planting. This should include detail of watering, weed control and pruning.

No dwelling hereby approved shall be occupied until the approved scheme has been carried out and completed. Any trees, shrubs, or plants that die within a period of five years from completion or are removed and/or become seriously damaged or diseased in that period shall be replaced (and if necessary, continue to be replaced) in the first available planting season with others of a similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: These details are required to be agreed at the Reserved Matters application stage, in order to allow full consideration of the mitigation provided by landscaping in considering the layout of the site. The details are required to protect existing trees, hedges and biodiversity which may exist on the site, to ensure the satisfactory landscaping of the site, and to enhance the biodiversity, visual amenity and character of the area.

8. No development must commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority. No dwelling shall be occupied until the works are completed in accordance with the approved details.

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

9. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, 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 submitted details before the development is first occupied.

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

- 10 No development shall take place until a detailed design for the realigned channel and crossing is submitted to, and approved by, the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of any of the dwellings.

Reason: To prevent the increased risk of flooding.

Note: Separate Land drainage consents will be required for the proposed realignment of the channel, the new crossing and the proposed outfall. Please see informative below.

- 11 No development (including site clearance, demolition or preparatory works) shall commence until a detailed lighting strategy for all phases of the development (including pre-construction, construction and operational phases) has been submitted to and approved in writing by the Local Planning Authority.
- The lighting strategy shall:
- Demonstrate how harm to protected species will be avoided and how light spill will be minimised with reference to current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023).
 - Include a lighting layout plan, specification of luminaries, hours of operation and measures for ongoing monitoring and review.
 - Provide details of how the strategy will be implemented, managed and maintained throughout all phases of the development. has been implemented. No lighting shall be installed or operated on the site other than in accordance with the approved strategy. Any variation to the approved strategy shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of on biodiversity

- 12 No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of dust and dirt during demolition and construction in accordance with the IAQM "Guidance on the assessment of dust from demolition and construction (February 2014)
 - measures to control noise arising from the demolition and construction
 - a scheme for recycling/disposing of waste resulting from demolition and construction works
 - hours of operation on the site

Reason: This information is required prior to commencement to safeguard the amenity of the locality and in the interests of road safety.

- 13 Any reserved matters application including details of layout and scale shall be accompanied by a plan showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels and their relationship with adjoining buildings and ground levels. Thereafter the development shall be carried out in accordance with the approved finished floor and ground levels.

Reason: To control matters which will impact on the visual impact of the development within the Dorset National Landscape (Area of Outstanding Natural Beauty(AONB)) and in the interests of neighbouring amenity.

- 14 Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling 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 by the Local Planning Authority before any dwelling is 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

- 15 Before the construction of any external walling starts a sample panel of the proposed external walling/rendering must be completed, inspected and agreed in writing by the Council. This must clearly demonstrate the finish to be used, The panel must remain on site during construction works. The development must be built in accordance with the agreed sample panel.

Reason: To ensure the satisfactory appearance of the development in the interests of the character and appearance of the Dorset National Landscape.

- 16 Prior to the first occupation of any of the houses, a footpath crossing the site connecting it to the existing footpath SE5/13 running to the north of the site must be constructed in accordance with the details that have first been submitted to and agreed in writing with the Council. The details must include the route of the footpath, any materials to be used and a maintenance scheme. The footpath shall be maintained in accordance with the details agreed by the Council.

Reason: To ensure that there is a pedestrian link to the existing footpath network which leads to the Bog Lane Suitable Alternative Natural Greenspace (SANG), providing an opportunity for residents to utilise the SANG for recreation instead of nearby protected heathlands.

- 17 No dwelling hereby permitted shall be occupied until the off-site highway works, comprising the construction of a new footway along the north side of West Lane from the A351 to Corfe Road (B3075) have been completed and are available for use by the public. The works shall be carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority.

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.

- 18 Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be 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 should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

- 19 The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by LC Ecological Services and dated July 2025 and must not be first brought into use unless and until:
- i) the recommendations detailed in section 7 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
 - ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be maintained and retained in accordance with the approved details for the lifetime of the development.

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

- 20 The properties shall only be occupied by a person as his or her only or principal home. For the avoidance of doubt the dwelling shall not be occupied as a second home. The occupier shall supply to the Council (within 15 working days of the Council's request to do so) such information as the Council may reasonably require in order to determine compliance with this condition.

Reason: To ensure that the approved properties are not used as second homes, which would harm the sustainability of the local communities and would not contribute towards meeting local housing need.

Informative Notes:

1. 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 Infrastructure Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, Hall, Dorchester, DT1 1XJ.

2. Informative Note: Any works proposed to the Ordinary Watercourse which crosses the site may require prior Land Drainage Consent (LDC) from Dorset Council as Local Lead Flood Authority (LLFA), in accordance with s23 of the Land Drainage Act 1991, in addition to planning permission. The proposed realignment, culverting and any associated improvement or reprofiling of the existing / retained channel will certainly require such prior LDC from the LLFA. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
3. Informative Note - If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
4. Informative note - Whilst we are willing to recommend conditions at this time, the applicant's submission at the Discharge of Conditions (DoC) application stage will need to include/consider the following:
 - A comprehensive surface water drainage strategy that prioritises the use of open Sustainable Drainage Systems (SuDS). The applicant has previously indicated that open SuDS features could be included at the detailed design stage. This is a greenfield site, and adequate justification has not yet been provided for their lack of inclusion within the proposals.
 - The ordinary watercourse should be realigned such that it is outside of all of the private curtilages in order to avoid homeowners being responsible for its maintenance.
 - The channel must be designed to accommodate flows during the 1-in-100-year rainfall event plus climate change.
5. Informative Note - Community Infrastructure Levy. This outline planning permission is not subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008, but any reserved matters application will be.
6. Informative Note - Planning Obligation. This permission is subject to a Section 106 Planning Obligation with respect to affordable housing provision and the provision of the footpath.
7. Informative Note – Secured by Design. The applicant is advised to ensure that the development adheres to the Secured by Design Principles and may wish to consider applying for accreditation by the scheme.
8. Informative Note – Rear access gates. The applicant is encouraged to ensure that any rear access gates are secured with a key lockable bolt to enhance the security of the properties.
9. Informative Note - Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: the applicant/agent was updated of any issues; the opportunity to submit amendments to the scheme/address issues was given which were found to be acceptable.

10. Informative Note – The applicant’s attention is drawn to the advice of Dorset Police’s Crime Prevention Design Adviser, and the recommendation that rear gates should be secured by lockable bolts.

Or

- B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 8 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

Reason for refusal:

1. In the absence of a legally binding mechanism to ensure the delivery of affordable housing on site, contributions towards off site affordable housing provision and the policy H11 of the Purbeck Local Plan. In the absence of a legally binding mechanism to ensure the appropriate management of off-site land to achieve nutrient neutrality, the likely significant effects on the Poole Harbour SAC and Ramsar sites cannot be ruled out and the proposal is contrary to policies E7 and E9 of the Purbeck Local Plan.