



Eastern Area Planning Committee

Date: Wednesday, 18 February 2026
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 & Governance 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	5 - 10

To confirm the minutes of the meeting held on 14 January 2026.

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 16 February 2026.

5. P/FUL/2024/06847 - SITE TO THE EAST OF NEW ROAD, AT THE JUNCTION WITH CHRISTCHURCH ROAD, WEST PARLEY 11 - 76

Erect a mixed use development comprising of retirement living apartments, general market apartments, commercial units falling within class e (a), (c), (f) and (g subsection i), a café/drive through, EV charging station, public park and square (revised plans and information submitted June 2025).

6. P/FUL/2025/04406 - THE OLD MALTHOUSE, HIGH STREET, LANGTON MATRAVERS, SWANAGE, BH19 3HB 77 - 126

Erection of 15 dwellings together with the provision of a central green, sports space, community land, associated parking and infrastructure.

7. P/FUL/2025/06517 - BARN OPPOSITE OLD QUARRY CLOSE, WORTH MATRAVERS 127 - 154

Partial Demolition, external alterations and change of use to create three residential dwellings with associated landscaping and parking.

8. P/HOU/2025/06963 - 38 BROOK LANE, CORFE MULLEN, BH21 3RD 155 - 168

Erect extension to existing annexe, flue.

9. P/FUL/2025/06576 - KIDS LOVE NATURE AVON FOREST PARK BROCKS PINE ST LEONARDS AND ST IVES BH24 2DH 169 - 184

Erect a classroom dome ancillary to existing kindergarten.

10. P/VOC/2025/06703 - WAREHAM RIVERBOATS, ABBOTS QUAY, WAREHAM, BH20 4LW 185 - 200

Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update

drawings following design changes and relocation of pump no longer required)

11. 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.

12. 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.

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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 14 JANUARY 2026

Present: Cllrs David Tooke (Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Spencer Flower, Barry Goringe, David Morgan, Julie Robinson and Andy Skeats

Apologies: Cllrs Duncan Sowry-House, Scott Florek and Hannah Hobbs-Chell

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

Elizabeth Adams (Development Management Team Leader), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Mike Garrity (Corporate Director for Planning), Joshua Kennedy (Democratic Services Officer), Diana Mezzogori-Curran (Senior Planning Officer) and Megan Rochester (Senior Democratic & Governance Services Officer)

73. Declarations of Interest

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

74. Minutes

The minutes of the meeting held on 17 December 2026 were confirmed and signed.

75. 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.

76. Application P/FUL/2024/04629 - 26 Canford Bottom Colehill BH21 2HE

The Legal Business Partner presented the report for the application which had first been considered at the meeting held on 3 September. At that meeting, the committee had resolved to grant planning permission subject to conditions.

Members were advised that a letter from Lidl's solicitors had been received asserting that the Committee had not given reasons for its decision following which officers sought legal advice. The advice to members was that, while the Committee had given reasons for its decision, it had not expressly set out the harms against which the benefits it had identified had been balanced and there was therefore a risk that the reasons could be regarded as not sufficiently full. Members were also informed that the full wording of the proposed conditions was now included in the updated report.

The committee was shown the location of the site within the wider area, its relationship to the surrounding heathland and Green Belt, and its position within the immediate surroundings. The extent of the area falling within the Green Belt was identified. Images of the site from various viewpoints were displayed, along with photographs of nearby residential buildings and the site itself. A summary of the proposed development was provided, including a food store of approximately 1,780 square metres with a height of 6.3 metres, associated car parking and a new vehicular access. Members were shown the site plan for the proposed food store and parking, the site as existing and as proposed and the proposed elevations.

The recommendation before the committee was to expand upon the wording of the original decision and to approve the full wording of the proposed conditions.

It was proposed by Cllr Flower and seconded by Cllr Goringe, that the application be granted subject to conditions set out in the officer report. Cllr Flower stated that it was understood that the proposed development would be inappropriate development in the Green Belt and therefore contrary to policy, however he considered that the provision of supermarkets in the area was inadequate in choice and affordability. There had also been significant housing growth in Wimborne with more planned. The additional choice of an affordable supermarket would have a wider community benefit as would the reduced need to travel outside of the area by car. The proposed development was also on an existing bus route, which would allow access via public transport. He considered that the impact on the Green Belt was limited although he recognised that it attracted substantial weight, and that the retail impact was also limited as well as harm from the impact on employment which was given limited weight based on the evidence in the Averson Young letter dated 29 August 2025. Other harms including landscape and visual impact could be acceptably mitigated via conditions. Taking all matters into consideration members judged that the benefits clearly and demonstrably outweighed the harm and established very special circumstances justifying the development in the Green Belt. It was acknowledged that the site was outside the settlement boundary, other than in accordance with the Town Centre hierarchy but it was judged that the very special circumstances were a material consideration justifying departure from the Development Plan.

One member asked for further clarification over the process of bringing back an application that had previously been determined at committee. The Legal Business Partner explained that the new recommendation to approve the application was as a result of the committee's previous decision at the September meeting. Members were advised that officers had considered additional representations made by objectors since the last meeting but there had not been a change in circumstances and no new issues were being raised. Officers were therefore not recommending that Members make a different decision but the options available to members were not restricted in any way.

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

77. Application P/HOU/2025/02570 - Anchor Paddock, Batchelors Lane, Holt, BH21 7DS

The Development Management Team Leader presented the application. Members were informed that an objection had been received from the Parish Council. The location of the site in the Green Belt was identified and an aerial photograph taken prior to demolition of buildings at neighbouring White Barn was shown. It was explained that the proposal related to unauthorised extensions to a dwelling at Anchor Paddock and the demolition of two lawful outbuildings, which were highlighted on the plans. It was advised that the Green Belt exception set out in the NPPF allowing proportionate extensions could not be relied upon due to the history of previous extensions to the dwelling, which had originally been a modest bungalow but had since been extended on several occasions.

The proposed plans were displayed and the proposals for consideration were highlighted, comprising a dormer, a replacement extension and a further extension to the rear. Members were advised that planning permission had previously been sought for development at the site but the application had been withdrawn. An enforcement notice had subsequently been served requiring the removal of the unlawful extensions. As the applicant had inadvertently forfeited the right to appeal, officers considered it appropriate to allow the applicant an opportunity to present their circumstances. Members were further advised that the applicant had signed up to a legal agreement securing the removal of the lawful outbuildings identified on the plans in return for permission being granted for the alterations to the main dwelling.

Photographs of the dwelling were shown, including views of the dormer from land to the north. It was noted that the property was screened from the highway and no design harm was identified that would justify refusal. The two outbuildings proposed for removal were identified and it was explained that their removal would open up the northern end of the site. Members were advised that permitted development rights would be removed so that express planning permission would be required for any future development. The presenting officer concluded that the very special circumstances, namely the secured removal of the outbuildings, justified the proposed development.

In response to questions from members the Development Management Team Leader confirmed that Class A and Class E Permitted Development rights would be removed from the site and that it was currently a single residential site although had been used for holiday accommodation in the past.

Several members expressed support for the application and noted the benefits of removing the outbuildings and consolidating the development on the site.

It was proposed by Cllr Coombs and seconded by Cllr Skeats that the application be granted.

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

78. Application P/FUL/2025/06049 - Corfe Castle Field, Hollands Close, Corfe Castle, BH20 5HE

The Development Management Team Leader presented the application, explaining that it had come before the committee because part of the site was located on land owned by Dorset Council. The site location was shown and it was noted that a portion of the site lay within the village settlement boundary, with a public right of way running alongside it. The whole site was situated within the National Landscape. Photographs were displayed to illustrate the context of the proposal and it was confirmed that the scale of development was considered proportionate.

It was reported that while some objectors were sceptical about the chosen location and the need for the equipment, officers considered the position to be sensible and appropriately located within the field. The proposal included outdoor gym equipment along with a new pedestrian access and gate. Proposed elevations were presented, showing the equipment set behind the existing fencing. It was advised that the proposal was not judged to harm the visual appearance of the area or the wider National Landscape. The equipment would be positioned away from the playing field and the visual impact of the rubber matting was expected to lessen over time as the surrounding grass grew through. It was noted that Condition 3 required the matting to be installed before first use. Concerns regarding drainage had been raised, but the site was not considered to be at risk from fluvial or surface water flooding.

Additional site photographs were shown to provide context in relation to neighbouring properties. Some objectors had expressed concerns about potential noise and anti-social behaviour, but officers advised that the nature of the equipment was not expected to result in significant changes to pedestrian or vehicle movements. It was also reported that some local residents had expressed support for the scheme. No additional parking provision was proposed and the site was described as easily accessible from the village.

Officers considered that the provision of the outdoor gym equipment was appropriate for the location and included inclusive equipment, the proposal was therefore considered acceptable.

A statement from the Ward Member, Cllr Ben Wilson, was read out by the Chair. He stated that the equipment that previously installed in a different area of the village had reached the end of its life and therefore new equipment had been proposed. The proposal would provide benefits to local residents and there had been no objections from the main local stakeholder groups. There had also been no noted incidents of anti-social behaviour when the equipment was installed in the previous location.

It was proposed by Cllr Skeats and seconded by Cllr Ezzard that the application be granted.

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

79. **Urgent items**

There were no urgent items.

80. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 11.25 am

Chairman

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Application Number:	P/FUL/2024/06847
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Site to the East of New Road, at the junction with Christchurch Road West Parley
Proposal:	Erect a mixed use development comprising of retirement living apartments, general market apartments, commercial units falling within class e (a), (c), (f) and (g subsection i), a café/drive through, EV charging station, public park and square (revised plans and information submitted June 2025)
Applicant name:	SL Rawlings, DL Wyatt, McCarthy Stone Ret Ltd
Case Officer:	Naomi Shinkins
Ward Member(s):	Cllr Parry

1. Reason application is going to committee:

Officer recommendation is contrary to the West Parley Parish Council response.

2. Summary of recommendation:

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- Education contribution - £5,880.35 per dwelling (excluding retirement living units and 1 beds);
- Special Education Needs (SEN) contribution - £1,487.62 per dwelling (excluding retirement living units and 1 beds);
- NHS Contribution - £516 per dwelling;
- Community facilities contribution - £336.79 per dwelling;
- Heathland mitigation contribution - £5,000 per dwelling;
- SAMM contribution - £263 per dwelling;
- New Forest mitigation contribution - £272.83 per dwelling;
- Air Quality mitigation contribution - £50 per dwelling;
- Viability review clause.

and subject to the conditions listed at the end of this report.

or B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to:

Reason for refusal: In the absence of a legally binding mechanism to ensure the delivery of the obligations listed above.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable subject to condition
Scale, design, impact on character and appearance	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
Economic benefits	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
Financial benefits	Acceptable subject to condition
Environmental Implications	Acceptable subject to condition

4. Description of site

- 4.1 The proposed development site lies to the south east of Parley Cross. It is bounded to the north by the B3073 Christchurch Road, to the east by a new Lidl Supermarket and emerging residential development, to the south by new residential development around Clarence Place, and to the west by an existing mature tree belt, the A347 New Road, and existing residential development.
- 4.2 The site is generally flat and open with little vegetation other than protected trees previously noted.
- 4.3 The site forms part of the Land to the east of New Road West Parley identified as a development site in the Christchurch and East Dorset Local Plan 2014 under Policy FWP6 and granted Outline Planning Permission under Application number 3/17/3609/OUT.
- 4.4 The application site is the final parcel to be developed under 3/17/3609/OUT and the outline approval allows for a local centre on this site as detailed in the planning history below.

5. Description of development

5.1 The proposed development would comprise of:

- McCarthy Stone retirement-living apartment building - 50 apartments
- Commercial units at ground level - 251sqm
- General Market Apartments - 25 apartments
- Cafe with drive-thru - 170sqm
- New linear park fronting Christchurch Road
- Electric-vehicle fast charging station – 10 spaces
- All necessary service, parking, and amenity spaces for the proposed buildings
- The mature tree belt along the western boundary would be retained.

6. Background and relevant planning history

6.1 Again, the site forms part of the Land to the east of New Road West Parley identified as a development site in the Christchurch and East Dorset Local Plan 2014 under Policy FWP6 and granted Outline Planning Permission under Application number 3/17/3609/OUT.

6.2 Any relevant planning history is related to the associated developments approved under Policy FWP6. Key applications include:

3/17/3609/OUT GRANTED - Decision Date: 18/02/2021

Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.

3/21/0618/NMA GRANTED - Decision Date: 08/04/2021

Non-material amendment to PA 3/17/3609/OUT (Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.) to rectify errors in condition 7 and 13

3/21/1204/NMA GRANTED - Decision Date: 19/08/2021

Non material amendment to P/A 3/17/3609/OUT (Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.) to amend condition 5 to remove the requirement for the submission of a Design Code in relation to the proposed food store.

P/RES/2021/03989

GRANTED - Decision Date: 20/05/2022

Reserved matters application in respect of the food store development phase of Outline Planning Permission 3/17/3609/OUT relating to details of access, appearance, landscaping, layout, and scale.

P/NMA/2022/01544 GRANTED - Decision Date: 30/03/2022

Non material amendment to Approved P/A 3/17/3609/OUT (Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works) to vary planning condition no.2. The application is seeking to replace existing approved drawing W524-02B Proposed Link Road with drawing no. W524-02C Proposed Link Road

P/RES/2022/03505 GRANTED - Decision Date: 02/11/2022

Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping. Vehicular access off Christchurch Road and New Road as approved in the outline planning permission.

P/RES/2022/08041 GRANTED –

Decision date 05/05/2023

Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 2 comprising 148 dwellings (Use Class C3) with public open space and landscaping. Vehicular access off Christchurch Road and Church Lane as approved in the outline planning permission.

7. List of constraints

Tree Preservation Order (TPO) reference EDDC/WP/18

Wessex Water Treatment Works Catchment

Public Right of Way: Footpath E56/18

Southern Gas Network - Medium pressure gas pipeline 12.5m or less from Medium Pressure Pipelines (75mbar - 2 bar)

Bournemouth Water Consultation Area

Environment Agency (EA) - Groundwater – Susceptibility to flooding

Site of Special Scientific Interest (SSSI) impact risk zone

Dorset Heathlands - 5km Heathland Buffer

EA - Risk of Surface Water Flooding Extent 1 in 100 and 1 in 1000

Surface water flooding - 1 in 100 year event plus 20% allowance , 1 in 100 year event plus 40% allowance

Minerals and Waste Safeguarding Area , Sand and Gravel

Bournemouth International Airport (BIA) - Aerodrome safeguarding: Consult 235/285 on all developments likely to attract birds and all developments connected with an aviation use

BIA - Aerodrome safeguarding: Consult 235/285 on all development

RAD - Radon: Class: Class 1: Less than 1% – Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

8. Consultations

The following is a summary of consultee comments. All consultee responses can be viewed in full on the website.

Consultees

1. P - West Parley PC

Initial Plans Dec 2024	Objection - The Parish Council strongly objects to the proposed mixed-use development at the East of New Road, West Parley, citing poor architectural design and an overbearing four-storey flat roof structure. - Other concerns include proximity to protected trees, increased traffic congestion near Dorset's busiest junction, and overall overdevelopment of the site. - The inclusion of a drive-through is deemed inappropriate for a village setting and raises issues about traffic and operational hours. - The proposal lacks sufficient parking and EV charging spaces, and questions remain about the viability of the commercial units. - The Council criticizes the developer for ignoring previous feedback and deviating from the original 2014 Core Strategy Plan.
Revised Plans July 2025	Objection - No material change: All previous objections still apply and remain valid. - Drive-through opposition: Strong and general consensus among residents that a drive-through is not wanted. - Air quality concerns: Potential negative impact on occupiers of proposed properties due to location at a busy junction. - Proximity to protected sites: Development lies within 13.8 km of the New Forest SAC, SPA, and Ramsar sites. Natural England advises no additional residential development within this zone without appropriate mitigation due to recreational pressure. - Traffic modelling required: Request for detailed, Dorset-specific traffic modelling, including predicted increases over the next 10 years and impact on an already over-capacity junction. Page 15 report shows inconsistencies; anticipated

	vehicle movements approx. 128 two-way journeys per day, which is significant. Statistics should reflect current traffic flow, not outdated data from when Elizabeth Way was first opened.
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2. SGN (Southern Gas Networks)

Initial Plans Dec 2024	Comments - Records indicate that there is Medium Pressure (MP) and/or Intermediate Pressure (IP) gas pipes and/or High Voltage (HV) electricity cables in the vicinity. If you intend to excavate within 3m of these assets you MUST contact Last Mile so that it can be determined if a site visit by an Engineer is required.
Revised Plans	Further consultation not required

3. Natural England

Initial Plans July 2025	Comments - DC proposals for a financial contribution towards heathland mitigation is worth exploring further. - In addition ensuring that residents are aware of the Stour Valley LNR/SANG (and the facilities they offer) to the south in the BCP area would be appropriate.
Appropriate Assessment Consultation Jan 2026	No objection - Subject to securing mitigation

4. DC - Natural Environment Team

Initial Plans July 2025	Comments - Further information required
Revised Information	No Objection

	- Having reviewed the updated Ecology information NET satisfied that comments have been addressed and advise that the measures within section 4 of the Ecological Assessment (dated June 2025) are secured by condition on any permission. - Furthermore the Ecological Assessment states that a Landscape Ecological Management Plan (LEMP), or similar, be produced to capture the management of the onsite habitats required to achieve the species mitigation and enhancements. NET advise this is secured by a separate condition, to be submitted to the LPA for approval. - BNG information submitted is acceptable - loss of modified grassland and bare ground (both of low distinctiveness) for which they will need to purchase off-site BNG. The trading rules were triggered because of this loss and the uncertainty that raises about how those will be met. - Before discharging the BNG condition, the applicant will need to provide proof of purchase/identify which provider they are going to purchase the units from.
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5. DC Highways

Initial Plans May 2025	Comments - Further information required
Revised Plans Jan 2026	No objection, subject to condition - Previous concerns overcome - Pedestrian crossing to be removed as per transport assessment plan. - Conditions required in relation to vehicle access, turning and manoeuvring, cycle parking, EV parking, construction traffic management

6. DC - Trees (East & Purbeck)

Initial Plans Feb 2025	Objection - Impact on existing tree root protection areas - Proposed buildings to be located further from trees to the west.
Revised Plans Aug 2025	No Objection - Confirm that the proposed layout is acceptable - Proposed tree selection also acceptable.

7. Dorset Waste

Initial Plans	No response
Revised Plans Sept 2025	No Objection - Subject to compliance with guidance

8. DC - Minerals & Waste Policy

Initial Plans Dec 2024	No Objection - A very small part of the site lies within the Minerals Safeguarding Area (MSA) designated in Policy SG1 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. - The safeguarded mineral underlying the site is expected to be sand and gravel. - The MPA accepts that, although the mineral is safeguarded, the safeguarded mineral comprises only a small part of the site and the MPA does not consider that the area involved justifies further mineral assessment and possible prior extraction. - The MPA can confirm that the mineral safeguarding requirement is waived and no objection will be raised.
Revised Plans	No further consultation required

9. DC - Minerals & Waste Policy

Initial Plans Jan 2025	No Objection - Providing valuable jobs in the Construction sector. - Contribution to providing more homes. - Contribution to the local economy
Revised Plans	No further consultation required

10. DC - Adult Social Care

Initial Plans	No comment
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Sept 2025	- No comments as there is no Care and Support element to this application
Revised Plans	No further consultation required

11. DC - Housing Enabling Team

Initial Plans Jan 2025	Objection - This planning application should be policy compliant with the 50 retirement homes providing a commuted sum, to be calculated in accordance with the Commuted Sum Methodology and the 25 general market units providing 50% on site affordable units. This should be secured through a Section 106 agreement. - The applicant has submitted a viability assessment stating that no affordable housing tenure is financially viable. This needs to be reviewed by the District Valuer Service. - As this application is not policy compliant, I recommend refusal.
Revised Plans	No further consultation required

12. DC - Environment Mitigation Delivery Team

Initial Plans Jan 2025	Comments Heathland mitigation: - Sufficient Suitable Alternative Natural Greenspace (SANG) nearby to absorb additional recreational pressure. - Confirmation required that West Parley SANG can be used for mitigation; agreement with Bellway Homes must be secured. - Applicant should work with Bellway Homes and Dorset Heaths Partnership to promote SANG to residents using leaflets and materials. Public Open Space (POS):
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	- Development should provide accessible, usable greenspaces tailored to residents' needs, including those with mobility restrictions. - Engage with West Parley Parish Council and Bellway Homes to harmonize greenspace management and meet community needs. - Reduce excessive tarmac and unnecessary fencing; ensure design is maintainable and naturalized. - Refer to Dorset Council guidance on greenspace design and management.
Revised Plans	No further consultation required

12. DC – Flood Risk

Initial Plans Jan 2025	Holding Objection - Further information required.
Revised Plans	No Objection , subject to conditions and informatives - Conditions: - Detailed surface water management scheme before development starts - Maintenance and management plan for drainage system before occupation - Informative: - Contact Dorset Council Highways for adoption of highways drainage - Early discussions with Wessex Water for SuDS adoption

13. DC – Env. Services - Protection

Initial Plans Jan 2025	No objection subject to conditions Noise Residential:
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- Existing sound levels too high for open-window ventilation; permanent ventilation required (e.g., trickle vents or mechanical systems).
- All mitigation measures in Noise Impact Assessment must be implemented before occupation and maintained.
- If building design/layout changes, noise assessment must be reviewed.
- Likely need for windows to remain closed at night to meet Approved Document O (ADO) criteria.
- ASHP installations require noise assessment by a qualified acoustician.
- Substation near apartments requires noise assessment for impact on residents.

Commercial Units:

- Insufficient info on potential noise impact from proposed uses.
- Offices acceptable; other uses (e.g., retail, creche) may need noise assessments or planning condition limiting uses.

Drive-through:

- Noise impact from vehicles deemed insignificant.
- Conditions suggested:
- Restrict operating hours (07:00–22:00) including deliveries/refuse.
- Noise assessment for externally mounted plant (BS4142 standard).
- Odour control and extraction system details required before use

Air Quality

- No adverse comments.
- Construction Phase Mitigation Measures (Chapter 7.0 of Air Quality Assessment) should be included in construction management plan.

Construction Management

- Condition recommended for a construction management plan:
- No bonfires
- Dust control measures
- Waste storage protocols
- Operating times and noise mitigation during build

	Lighting - If artificial lighting installed, light spill assessment required to prevent glare on nearby properties (condition suggested).
Revised Plans	Further consultation not required

14. DC – Landscape

Initial Plans Jan 2025	Unable to support - There are a number of issues with the scheme, as currently proposed, that need to be rectified before it would be fully compliant with National Planning Policy Framework paragraphs 135 and 136 and Local Plan policy HE2 with regard to the appropriateness and effectiveness of it landscaping, the amount of green and other public space, and trees. - While I could not support the scheme until these issues have been addressed, I consider that they are not sufficient, in and of themselves, to warrant a landscape reason for refusal of the proposed development.
Revised Plans July 2025	Comments Trees and Succession Management - Shading impact on gardens and flats remains unaddressed. - No clear plan for tree longevity or succession planting along the western boundary. Public Park and Square - Paths in the northern public park now appear to be 2m wide. - Bins for litter and dog waste added to Landscape GA plan (Rev P14, 22.05.25). - Additional larger trees included in the park (positive), but: - o Suggest replacing Mountain Ash and Snowy Mesphilus with larger species: ▪ Lime, Field Maple, disease-resistant Elm, Tulip Tree, or Oak. - Visual pinch point between Squares 1 and 2 resolved with single paving material. - Bench provision and location issues addressed; anomalous planting spur removed.

	- Removable bollards added at southern access point near substation, but: - o Northern and western boundaries of Square 1 still allow vehicle access—recommend bollards there too. Soft/Hard Landscape and Pinch Points - Most pinch points resolved, but: - o Northeastern corner of apartment block still only 600mm wide. - o Grass strips on southern boundary of retirement living parking remain impractically narrow. Pedestrian Access and Garden Spaces - Access to Retirement Living block still restricted and encroached by EV charging points. - Suggest Copenhagen pavement at car park entrance for pedestrian priority. - Soil cells shown (Root space 400 series), but volume may be inadequate: - o Recommend Root space 600 series for better tree growth. - Field Maple near drive-through entrance needs additional soil. - Thorny hedge species replaced with non-thorny species (positive change). Services and Planting - EV charging units now shown at kerb edge locations. - Underground services and street lighting routes still not submitted—need confirmation to avoid conflicts with tree planting.
Further revised plans	No comment

15. DC - Policy - Urban Design

Initial Plans Feb 2025	Unable to support
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	- There are many positive aspects of the scheme; the use of private balconies for all residents and the palette of materials and the way they are used is effective. - However, the layout of the scheme should be considered in light of local plan policy FWP6 and aspirations to extend the existing local centre and enhance the sense of place for pedestrians. - As such the design and location of the square should be reconsidered, recognising its crucial function in delivering this. The location of the drive through should form an important element of this rather than being a stand alone element. - Further consideration should be given to the design of the apartment buildings to reduce their monolithic appearance ensuring that their design can balance the need to create an enhanced identity to the area without having an overbearing impact on the street scene and character of the wider area – local plan policy HE2.
Revised Plans July 2025	Comments Square Design - Design has improved and feels more open. - Connectivity with the existing local centre remains weak: - o Significant highway changes would be needed for better integration. - o Current design likely represents the best achievable option. - Agree bollards along the northern boundary would help restrict vehicle access. Drive-Through Design - Design and location appear driven by end-user requirements, not placemaking principles. - Unlikely to be refused on design grounds. - Layout prioritizes vehicles: - o Pedestrian crossings oddly placed into parking spaces. - o Suggests lack of pedestrian-focused planning. - No clear evidence of pedestrian route design: - o Likely informal paths will form as people walk from south and east to the café.

	Architectural design - The changes to the architectural design of the scheme has reduced the overall bulk of the scheme and is a positive change. Considered no grounds for refusal in terms of design.
Further revised plans	No comment

16. Dorset Fire & Rescue Service

Initial Plans Jan 2025	Comments - In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate. - The assessment of this development proposal in respect of Building Control matters will be made during formal consultation; however early recommendations are identified on the attached schedules and relate to the following areas: - Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010 - Recommendations to improve safety and reduce property loss in the event of fire
Revised Plans	No further consultation required

17. Bournemouth Airport Safeguarding

Initial Plans Jan 2025	Holding Objection - This proposal has been examined from an Aerodrome Safeguarding aspect and it does appear to conflict with Instrument Flight Procedure (IFP) safeguarding criteria.
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	- In brief IFP Safeguarding is a process of checking proposed developments so as to protect blocks of air through which aircraft fly, by preventing penetration of surfaces created to identify their lower limits. - The proposal has been plotted on the IFP safeguarding map with the following finding. - The IFP Safeguarding Map has this application in a Grey Square, which means any development, regardless of height, needs looking at in more detail, so an in-depth assessment will be required - Accordingly, Bournemouth Airport submit a holding object to the proposal on the grounds of aviation safety.
Revised Plans Dec 2025	No objection subject to condition - Bournemouth Airport submit a No Objection with condition of conducting and submitting to the aerodrome of a IFP Assessment showing no Impact to aerodrome before any works commence.

18. WPA Consultants Ltd

Initial Plans Feb 2025	No objection - It is noted that remediation has not been specified as required but it remains to agree that no further issues have arisen prior to completion of the development. If conditions are still to be considered an unexpected finds regarding contamination condition is recommended.
Revised Plans	No further consultation required

19. Bournemouth Water Ltd (South West Water)

Initial Plans Jan 2025	No comment
Revised Plans	No further consultation required

20. Environment Agency

Initial Plans Jan 2025	No comment
Revised Plans	No further consultation required

21. DC Public Right of Way

Initial Plans Jan 2025	Comments - There are approximately 25 footpaths and bridleways within a one mile radius of the proposed development. This development will increase the use of these Rights of Way as residents will use them to access the local area. We would ask for a financial contribution towards the maintenance and improvement of these Rights of Way.
Revised Plans	No further consultation required

No response was received from:

- Dorset Police Architectural Liaison Officer
- NHS Dorset Integrated Care Board (ICB)
- Wessex Water
- BCP Council
- Dorset Council (DC) Rights of Way
- DC - Building Control East Team
- DC - Asset & Property
- DC - Public Transport
- DC - Public Health Dorset
- Dorset Waste Team
- Dorset Wildlife Trust
- East Dorset Environment Partnership
- Ramblers Association

Representations received

Total - objections	Total - No objections	Total - comments
26	0	2

Summary of objections:

(full comments available online)

- Overdevelopment of the site.
- Drive through not needed.
- Impact on existing services such as schools and doctors.
- Increased traffic impacts.
- Doctors' surgery required.
- Proposed development is too high.
- Design is out of character with the area.
- Housing for older people not needed.
- Flats will not encourage buyers.
- Concern about existing trees.
- Concern about existing wildlife.
- Wrong location for a drive through in close proximity to a busy junction.

Summary of comments:

(full comments available online)

- Café and open space welcome.
- Retirement living is welcomed.

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:

Adopted Christchurch and East Dorset Local Plan – Part 1 (Core Strategy) April 2014 and saved policies in the East Dorset Local Plan 2002 (EDLP):

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS1: Transport and development

KS4: Housing HSUP1 Local Plan housing target for East Dorset Provision in Christchurch and East Dorset

KS6: Town Centre Hierarchy

KS7: Role of Town and District Centres KS8 Future Retail Provision

KS9: Transport Strategy and Prime Transport Corridors

KS10: Strategic Transport Improvements KS11 Transport and Development KS12 Parking Provision

KS12: Parking provision

LN1: Size and types of new dwellings

LN2: Design, layout and density of new housing development

LN3: Provision of Affordable Housing

LN6: Housing and accommodation for vulnerable people

LN7: Community Facilities and Services

HE2: Design of new development

HE3: Landscape quality

HE4: Open Space Provision

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME3: Sustainable Development Standards for New Development

ME4: Renewable Energy Provision for Residential and Non-residential Developments ME6 Flood Management, Mitigation and Defence

ME6: Flood management, mitigation and defence

PC5: Shops and Community Facilities in Local Centres and Villages

FWP 5: West Parley village centre enhancement scheme

FWP 6: East of New Road new neighbourhood

The Local Plan has retained certain 'saved policies' from the East Dorset Local Plan 2002 (the previous development plan for the district) and the relevant saved policies from this document are;

DES2 - impacts from development

LTDEV1 - External lighting

DES6 - Landscaping

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 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.

Emerging neighbourhood plans

N/A

Local Nature Recovery Strategy

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.

Other material considerations

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/Guidance for East Dorset Area:

Affordable and Special Needs Housing and the Provision of Small Dwellings SPD

FWP6 relevant documentation:

The New Neighbourhoods Masterplan Final Report (January 2012) prepared by Broadway Malyan is afforded weight according to its reference in the Local Plan which also includes the masterplan that is set out at Map 10.9 adjacent to Policy FWP6.

Design Code approved under PA 3/17/3609/OUT.

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

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 to be conditioned for general open market units.
- 50 dwellings provided specifically for retirement living.
- 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	
Open space	Public realm including a public park of approx. 1,200 sqm and public squares of approx. 500 sqm
EV charging points	EV Charging Station - 12 EV charging points

What	Amount / value
Education contributions	£5,880.35 per dwelling (excluding retirement living units and 1 beds)
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling (excluding retirement living units and 1 beds)
NHS Contribution	£516 per dwelling
Heathland mitigation contribution	£5000 per dwelling, which is intended for to upgrade public right of ways beyond the existing SANG provision
Community facilities contribution	£336.79 per dwelling
Non-material considerations	
CIL contributions	The development is zero rated under policy FWP6

14. Planning Assessment

14.1 ENVIRONMENTAL IMPACT ASSESSMENT

14.1.1 The proposed development has been screened for Environmental Impact Assessment (EIA) development. The development does not meet the thresholds for EIA development under paragraph under Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

14.1.2 Further to the above, it is noted the original permission, 3/17/3609/OUT (Development of land for a mixed use development comprising up to 386 dwellings (Class C3); up to 1000 square metres (Class A1); together with accesses, a link road and associated highway works, public open space, allotments, landscaping and associated works), was also screened for EIA development. That screening included the application site but as the proposed local centre. It was concluded that the proposed development was not an EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

14.2 PRINCIPLE OF DEVELOPMENT

14.2.1 The urban area of Ferndown and West Parley is identified as a main settlement in Policy KS2 Settlement Hierarchy. Main settlements will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development.

14.2.2 The application site lies within the urban area of West Parley and is an existing development site allocated under Policy FWP6. FWP6 notes:

“A New Neighbourhood is allocated to deliver about 320 homes, and additions to the village centre which could include a convenience food store of about 800 - 900 sq. metres. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and new commercial and community uses.

Layout and design

- *The New Neighbourhood will be set out according to the principles of the Masterplan Reports.*
- *A design code will be agreed by the Council, setting out the required standards.*

Green Infrastructure

- *A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME2 and Appendix 5. This is to incorporate very significant areas of open space to the east of Church Lane, to the south of the allocated housing area and between the allocated development area and housing on Church Lane.*
- *A park is to be provided adjacent to the village centre.*

Transport and access

- *Vehicular access is to be provided via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road is also to divert traffic from the Parley Crossroads.*
- *Vehicular access to the village centre extension is to come from the link road. Dedicated pedestrian and cycling links are to be provided throughout the housing area with connections into the existing networks to the north, east, west and south towards Bournemouth.*
- *Improvements to public transport services.*

Phasing

- *The link road must be fully operational prior to the opening of a convenience food store, or the occupation of 50% of the new homes.*

14.2.3 Policy FWP6 establishes the principle of development on the allocated site ‘East of New Road’. Land is identified for new housing and new commercial and community uses. The allocation states that the site is expected to deliver *‘about 320 homes, and additions to the village centre which could include a convenience food store of about 800 - 900 sq metres.’* The policy goes on to state that *‘A park is to be provided adjacent to the village centre.’* and *‘The New Neighbourhood will be set out according to the principles of the Masterplan Reports.’*

14.2.4 Policy FWP5 provides that *‘New public spaces, shops, services and facilities are to be provided in conjunction with wholesale changes to the Parley Crossroads and the associated service roads.’*

14.2.5 Supporting text at paragraphs 10.32-10.34 provides guidance in the interpretation of Policies FWP5 and FWP6, in particular:

10.32 ‘Policy FWP6 allocates an area to the east of New Road to provide new retail and commercial development to extend the range for the local community. This will create a two sided shopping street with a greater sense of place than currently exists.’

10.33 ‘This is a flat featureless area of land bordered on three sides by urban development. It offers the opportunity to provide much needed new housing, traffic

alleviation, community, retail and commercial services and facilities, as well as significant areas of publicly accessible Suitable Alternative Natural Greenspace, alongside more formal open space. It creates a chance to provide a more welcoming village centre with an attractive sense of place.'

10.34 'Additionally, a more formal park is to be provided adjacent to an extension to the village centre which can provide a village square and additional shops and services.'

- 14.2.6 Under the approved application, 3/17/3609/OUT, the underlined was approved for the application site:

Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.

- 14.2.7 The proposed development comprises:

Commercial uses:

- Commercial Units (Class E – a, c, f, g(i)) - 251 sqm with 6 parking spaces
- Café/Drive-Through - 171 sqm with 21 parking spaces
- EV Charging Station - 12 EV charging points

Public Realm:

- Public Park (Green Area) – approx. 1,200 sqm
- Public Squares- approx. 500 sqm

Residential

- Retirement Living Apartments - 50 units (28 x 1-bed, 22 x 2-bed) with 36 parking spaces
- General Market Apartments - 25 units (7 x 1-bed, 18 x 2-bed) with 25 parking spaces

Reduced commercial / local centre provision

- 14.2.8 As highlighted above, the previously approved application allowed for up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1). The proposed provides 251 sqm of retail/commercial floorspace within 3 units (ranging from approx. 50 sqm to 135 sqm each) Class E – a, c, f, g(i). A café/drive through of 171 sqm is also proposed, however this is detached from the retail/commercial floor space provision located to the south west of the application site. While the floor area adds to the proposed commercial floor space, given the distinct separation and nature of development, it is considered separately in this officer report.

- 14.2.9 For clarity, use classes changed in 2020. Previously approved use classes and proposed use classes compare as follows:

Pre 2020 Use Classes

A1	shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes
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A2	banks, building societies, estate and employment agencies, professional services (not health or medical services)
A3	restaurants and cafes
A4	pubs and drinking establishments
A5	hot food takeaways
B1	uses which can be carried out in a residential area without detriment to its amenity. This class was formed of three parts: • B1(a) Offices - Other than a use within Class A2 (see above) • B1(b) Research and development of products or processes • B1(c) Industrial processes

Current use classes

E (a)	display or retail sale of goods, other than hot food
E (c)	provision of: • E(c)(i) Financial services, • E(c)(ii) Professional services (other than health or medical services), or • E(c)(iii) Other appropriate services in a commercial, business or service locality
E (f)	creche, day nursery or day centre (not including a residential use)
E (g) (i)	offices to carry out any operational or administrative functions

- 14.2.10 A retail planning policy statement has been submitted which advises the scheme is designed to complement the existing West Parley Local Centre by adding retail and leisure services, improving pedestrian connectivity, and creating a high-quality public realm. It notes the proposed responds to Christchurch and East Dorset Local Plan Policy FWP6, which seeks to deliver housing and additions to the village centre, albeit adapted to reflect site constraints and previous development.
- 14.2.11 A New Neighbourhood is allocated to deliver about 320 homes, and additions to the village centre which could include a convenience food store of about 800 - 900 sq metres. The permission lapsed in February 2024 and consequently it is not possible to pursue a reserved matters consent in relation to the local centre element on the application site. While outline permission was granted for a local centre, neither policies FWP5 or FWP6 requires the delivery specifically of a “local centre” or a specific quantum of commercial development other than a 800-900sqm food store. It does however refer to a village extension but does not specify floor areas or use class.
- 14.2.12 The Council’s pre-application advice raised concerns regarding the lack of retail provision, the absence of a two-sided shopping street, and requested marketing evidence to justify deviations from the 2021 outline consent. This justification has not been submitted, despite additional requests from Officers during the process of the application. The proposed is therefore assessed on the basis there is no marketing evidence to justify the loss of the approved local centre.

14.2.13 An Employment Land Report has been submitted with this application, which refers to Policy PC2, loss of employment land and the viability of the delivery of a local centre. The report concludes that there is a sufficient supply of employment land to meet demand in East Dorset, with enough to last until the end of the Local Plan period in 2028, that the loss of the site would not have a detrimental impact on this. Secondly, the appraisal and sensitivity analysis advises that it is not viable to develop the site for its intended use as offices. The report concludes both of the above provide justification for the subject site to be redeveloped for a residential-led mixed used scheme.

14.2.14 While the contents of the Employment Land Report is noted, the application site is not allocated as employment land and Policy PC2 does not apply. The viability argument is also noted, however, the appraisal tests the feasibility of delivering 900 sqm of office space, in line with the old (now lapsed) outline consent only. Outline approval was granted for up to 1000sqm of retail units (Classes A1-A5) and up to 900sqm of offices (Class B1) as part of the local centre to be located on the application site. It has not been demonstrated that the approved provisions for the local centre as a whole is not viable. Again, justification for the loss of the local centre was requested, specifically marketing information as follows, which has not been provided:

- Marketing tools used to market the property
- Length of time it was marketed
- Rental Price/ sales values and comparables
- Issues with letting/ selling identified for its permitted use when marketed.

Again, it is therefore considered there is no justification for the loss of commercial floor space and the proposed is assessed as such.

14.2.13 The submitted retail statement contends that while the original outline permission and the Local Plan envisaged a two-sided shopping street, physical constraints—including mature trees protected by a tree protection order (TPO) and the relocation of the now built food store make this impractical. It notes the proposed scheme responds positively by providing three retail units (totalling 251 sqm) and a drive-through café, alongside a landscaped public square and park to enhance pedestrian connectivity and create a focal point for the local centre. The retail statement concluded the proposal accords with the overarching aims of Policy FWP6 by extending and strengthening West Parley Local Centre.

14.2.14 Officers recognise that the proposed shows intent to comply with Local Plan policies FWP5 and FWP6 with the provision of an extension to the village centre in the form of 251sqm of commercial space, 500sqm of public squares and 1200sqm of public park. While the constraints of the site and surrounding area make a two-sided shopping street impractical, with mature trees to the western boundary and New Road, which comprises three traffic lanes, the proposed attempts to address existing retail on New Road by locating proposed commercial units to the north west of the site. The 171sqm café/drive through also adds to the commercial provision on site but again is too detached to be considered a meaningful part of the village extension and there is still a loss of retail space of over 1400sqm, which has not been justified. It is considered additional benefits of the proposed will need to outweigh this unjustified loss.

Provision of housing

- 14.2.15 Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the tilted balance applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.
- 14.2.16 The proposed development addresses two identified housing needs:
- Specialist accommodation for older people, meeting the demographic imperative and policy LN6.
 - General market housing, contributing to overall housing supply and supporting the Council's five-year housing land position.
- 14.2.17 In terms of National context, the submitted planning statement notes the UK faces a critical shortage of housing for older people, with projections showing:
- 51% more people aged 65+ by 2030 and 101% more aged 85+ compared to 2010.
 - By 2033, an additional 3.5 million older households are expected in England—a 60% increase on current levels.
- 14.2.18 Reports such as *Housing Markets and Independence in Old Age (2011)* and *The Top of the Ladder (2013)* highlight:
- Retirement housing frees up under-occupied family homes, creating a multiplier effect in the housing chain.
 - For every 40 retirement units built, approximately 40 family homes are released back into the market.
- 14.2.19 Government guidance (NPPF and NPPG) emphasizes the urgent need for housing choice for older people, supporting developments that enable downsizing and independent living.
- 14.2.20 The submitted planning statement references the Three Dragons Report: Evidence of Housing Demand and Supply Report (June 2020). This report forms part of the evidence base used to inform the emerging Dorset Council Local Plan and is referenced within Dorset housing needs and supply evidence published in 2020. The report provides a comprehensive analysis of housing requirements in East Dorset. It identifies a significant unmet need for specialist accommodation for older people, driven by demographic trends showing that by 2033, 38% of residents will be aged 65 or over, with a declining working-age population. The report confirms that most older households are homeowners, creating demand for private retirement housing rather than social rent. It supports Core Strategy objectives and policies LN1, LN2, LN3, and LN6, which seek to deliver a mix of housing types and address the needs of vulnerable groups.
- 14.2.21 The proposed development responds directly to this evidence by providing retirement living apartments and general market housing, thereby contributing to meeting local housing needs and potentially freeing up under-occupied family homes.
- 14.2.22 The NPPF also requires an efficient use of land under paragraph 129, where it is noted planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 14.2.23 Again the proposed addresses two identified housing needs – retirement living and general open market housing, while still addressing the intent of Local Plan policies FWP5 and FWP6 as noted above.

Provision of café / drive through and EV charging places

- 14.2.24 The proposed development includes a café/drive-through facility of approximately 171 sqm and 12 parking spaces with commercial EV charging points, forming part of the mixed-use scheme. Policy KS2 Settlement Hierarchy notes main settlements will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development.
- 14.2.25 While Policy FWP6 envisages additions to the village centre, including retail and community uses, it does not preclude specific formats such as a café/drive-through. The inclusion of the café/drive-through and EV charging points is intended to support local facilities and the economy, where the drive-through, together with other commercial elements, will add to the commercial element at West Parley, and creating employment opportunities.
- 14.2.26 The café/drive-through and EV charging points offers convenience and supporting economic growth without causing demonstrable harm to residential amenity or the character of the area as assessed later in this report.

Delivery of East of New Road New Neighbourhood

- 14.2.27 Following allocation under FWP6, the site was granted outline consent (ref. 3/17/3609/OUT) for 'up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1)' a S106 dated 18 February 2021 is linked to this consent. Following the grant of Outline consent, reserved matters application for the food store and residential phases have been consented. Development has commenced; the link road, food store, part of the residential development and associated eastern SANG are open; and the remaining residential development is under construction.
- 14.2.28 Reserved matters for the local centre have not been submitted. As the original outline consent has been implemented a full application was required for the proposal.
- 14.2.29 Parcels within the Outline consent were not severable, and legal advice was sought in relation to any planning application submitted on this site with reference to the Hillside judgement, where that application would introduce a different mix of uses.
- 14.2.30 The Supreme Court's decision in *Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30* clarified that where multiple permissions apply to the same site, implementing later consents that materially conflict with an earlier scheme can render the original permission incapable of completion. This follows the Pilkington principle: if changes make it physically impossible to build out the approved layout, the remaining parts of that permission become invalid.
- 14.2.31 The applicant has provided a King's Counsel (KC) opinion stating that Hillside is not engaged and whilst the original planning permission could be a material consideration it would carry little weight as there is no longer any planning permission for the local centre and so no conflict/inconsistency between the original planning permission and this application.

- 14.2.32 The Dorset Council legal team advise that providing there is no conflict between the extant permission and the current application, then the Pilkington/Hillside principle is not engaged. Officers confirm there is no conflict between the original planning permission that would render the rest of the original permission incapable of completion.

Principle of Development Conclusion

- 14.2.33 The submitted planning statement advises the proposed mixed-use scheme—retirement living apartments, general market apartments, commercial units, café/drive-through, EV charging points, and public open space aligns with the strategic intent to expand West Parley and deliver a sustainable extension.
- 14.2.34 Based on the above assessment, Officers conclude that while the retail offering is limited compared to what was proposed under the outline application, the proposed meets the Policy requirement to some extent.
- 14.2.35 Further to the above, again, Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the tilted balance applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.
- 14.2.36 The provision of 75 units, including much needed retirement living specific units, is a significant addition to the housing supply. The benefit of this housing provision, albeit without an affordable housing contribution, is afforded significant weight. While affordable housing cannot be viably delivered (as detailed later in this report), the Local Plan allows for viability considerations. The absence of full policy compliance does not undermine the principle of development, and the benefit of the housing provision is considered to outweigh the reduced commercial offering compared to the local centre provision approved under the outline application.
- 14.2.37 The proposal optimises the use of land within a defined urban area, consistent with national policy objectives to make effective use of allocated sites and deliver housing choice.
- 14.2.38 The inclusion of commercial units, a café/drive-through and public open space means that the proposal delivers a variation of the intended extension to West Parley Local Centre. The scheme will help enhance the centre's vitality, provide improved services for existing and future residents, and contribute to the creation of a more attractive and more functional environment. In doing so, it accords with the intention of Policy FWP6 and the wider objectives of the Christchurch and East Dorset Local Plan and the NPPF.
- 14.2.39 The development also provides economic and social benefits, including job creation, improved local facilities, and public realm enhancements. It is located in a sustainable position with access to services and transport. These factors support the presumption in favour of sustainable development under the NPPF. The principle of development is considered acceptable subject to compliance with other relevant local and national planning policies.

14.3 AFFORDABLE HOUSING

- 14.3.1 Policy LN3 of the Core Strategy states that greenfield residential development resulting in a net increase of housing is to provide up to 50% of the residential units as affordable housing:

All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies.

The application proposes 25 general open market units and 50 retirement living units with no affordable units contrary to the requirements of LN3.

- 14.3.2 Policy LN6 states:

Category C2 health and care related development proposals

New social, care or health related development proposals, or major extensions to existing developments, within the C2 use classification will not be subject to Policy LN3 however they will be required to demonstrate that any impacts upon, or risks to, the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services have been taken into account and mitigated against.

Non C2 residential development proposals for older and vulnerable people

All other residential development proposals for older and vulnerable people including sheltered housing, assisted-living and extra-care accommodation, must meet the requirements of policy LN3.

Subject to viability, open market development proposals to provide housing for older or vulnerable people will be required to meet policy LN3 through a commuted sum contribution, calculated in accordance with the approved methodology.

- 14.3.3 The applicant has confirmed the proposed retirement living units are C3 open market units with an age restriction. The applicant therefore accepts that the proposed is subject to Policy LN3 and LN6.
- 14.3.4 Based on Policies LN3 and LN6, a policy compliant scheme would require the following:
- Affordable Housing: 50% on-site provision for market units (12 units) and a commuted sum for retirement units (£1,081,812).
 - Section 106 Contributions: £583,940 for education, NHS, community facilities, heathland mitigation, SAMM, and biodiversity net gain (£20,000).
- 14.3.5 The submitted Affordable Housing Statement advises the applicant intended to provide an affordable housing block of approximately 27 units (around 35% provision). However, due to increased development costs and viability constraints, this is no longer achievable. Therefore, the applicant has submitted a Financial Viability Assessment (FVA). Four tenure scenarios were tested in the submitted FVA, all of which were found to be unviable by the applicant as

- Applicant's Appraisal 1- assesses a scheme of 75 units with what they consider to be 35% affordable housing. All the non-residential units are included as affordable housing and reflect a tenure mix of 70% Affordable Rent and 30% Shared Ownership. The remaining 50 units are retirement apartments. Financial contributions towards BNG and s106 total £98,750.
- Applicant's Appraisal 2- assesses a scheme of 75 units with what they consider to be 35% affordable housing reflecting a tenure mix of 100% shared ownership. The remaining 50 units are retirement apartments. Financial contributions towards BNG and s106 total £98,750.
- Applicant's Appraisal 3 - assesses a scheme of 75 units with what they consider to be 35% affordable housing reflecting a tenure mix of 100% discounted market sales. The remaining 50 units are retirement apartments. Financial contributions towards BNG and s106 total £98,750.
- Applicant's Appraisal 4- assesses a scheme of 75 units, 25 of which are open market tenure. The remaining 50 units are retirement apartments. Financial contributions remain at £98,750.

The appraisals, included in the applicant's addendum, are summarised as follows:

Applicant Appraisal	Residual Land Value	Benchmark Land Value	Surplus/Deficit
1	-£1,472,885	£650,000	-£2,122,885
2	-£780,735	£650,000	-£1,430,735
3	-£728,343	£650,000	-£1,378,343
4	£399,713	£650,000	-£250,287

Therefore, the applicant proposes a scheme with no affordable housing and limited S106 contributions.

- 14.3.6 Dorset Council commissioned the District Valuer Service (DVS) to review the applicant's viability assessment. The review was undertaken in accordance with the NPPF, NPPG on viability, and RICS Professional Standards and the following table sets out the applicants inputs and the DVS corresponding inputs:

Policy Compliant Scheme	Agent	DVS	Agreed (Y/N)
Assessment Date	November 2024	November 2025	N
Scheme Description	Erect a mixed-use development comprising of 50 retirement living apartments, 25 general market apartments, 251sqm commercial units.		-
Development Period	52 months	51 months	N
Gross Development Value	£21,433,001	£23,376,765	N
Retirement Apartments GDV	£16,230,000	£16,230,000	Y
Market Housing GDV	£0	£3,860,000	N
Affordable Housing GDV	£3,855,737	£1,939,500	N
Ground Floor Commercial	£754,765	£754,765	Y
SLV (Drive through & EV Charging	£592,500	£592,500	Y
Planning Policy	S106 £78,750 BNG £20,000	S106 £1,677,323 BNG £20,000	N
Construction Cost	£14,212,119	£14,286,138	N
External Cost	Included in above	Included in above	N
Abnormal Cost	£1,231,738	£603,582	N
Professional Fees	8% £1,230,629	8% £1,191,178	Y
Contingency	5% £769,143	5% £744,486	Y
Finance Interest	7% debit 2% credit	7% debit 2% credit	Y
Marketing Sales & Agency Fees	5% Retirement 3% OM Units	5% Retirement 2% OM units 10% commercial letting	Y
Legal Fees for Disposal	£750 per OM Unit 0.75% RP Transfer fee	£750 per OM unit £400 per AH unit	Y
Land Acquiring Costs	1.75% Plus SDLT at prevailing rate	1.75% Plus SDLT at prevailing rate	Y
Profit Target	6% AH 15% DMS 17.5% OMV 20% Retirement 15% Commercial	6% AH 17.5% OMV 20% Retirement 15% Commercial	Y

Residual Land Value	-£1,472,885	-£1,539,673	N
Benchmark Land Value	£650,000	£300,000	Y
Existing Use Value	£64,900	£30,000	Y
Premium	10 x EUV	10 X EUV	Y
Viability Conclusion Full Policy Scheme	Not Viable	Not Viable	Y
Viability Conclusion Max Policy/ Deliverable Scheme	Not Viable but applicant prepared to proceed with 100% OM but below target blended profit of 19.08%	Viably supports a scheme with £20,000 BNG Contributions and a surplus of £598,572 towards S106 contributions.	Y

14.3.7 Key points from the comparison of applicant and DVS inputs include:

- Gross development values (GDVs) are similar – officers are satisfied GDVs reflect recent market evidence based on similar developments sold in the West Parley and East Dorset areas.
- S106 costs are significantly higher than the applicant anticipated – the DVS input is based on the required obligations set out in this officer report.
- Construction costs are similar – officers are satisfied construction costs reflect recent market evidence and these have been reviewed by the DVS quantity surveying (QS) team.
- DVS abnormal costs are significantly lower as calculated by the DVS – abnormal costs were reviewed by the DVS QS team and reduced based on their professional advice.
- Profit target levels are agreed – it is noted retirement living profit target levels still meet PPG requirements of 15-20% but are at 20% as an established profit level for such developments, which has been reinforced by appeal decisions (Sale PINS Ref: Q4245/W/23/3325034), Cheam (PINS Ref: APP/P5870/W/16/3159137), Redditch (PINS Ref: APP/Q1825/W/17/3166677) and West Bridgford (PINS Ref: APP/P3040/W/19/3229412)).
- DVS existing use value is significantly lower – this is based on recent market transactions for similar land types.

14.3.8 The applicant has advised they do not agree with all of the DVS inputs and conclusions but are not contesting specific points as the net effect remains unaltered, where the final conclusion is that a fully policy compliant scheme is not viable.

14.3.9 The DVS assessment has concluded the following:

- A fully policy-compliant scheme (50% affordable housing and full S106) is not viable, generating a residual land value of -£1,539,673 against a benchmark land value of £300,000.

- The maximum viable contribution is £20,000 for biodiversity net gain plus £598,572 towards S106 contributions, with no on-site affordable housing.

- Sensitivity testing indicates that even with improved sales values or reduced costs, full policy compliance cannot be achieved without significant market changes.

14.3.10 The independent viability review concludes that the proposed development cannot support full policy requirements. The DVS recommends inclusion of a viability review mechanism to allow reassessment if market conditions improve or costs change during delivery.

14.3.11 Based on the submitted viability information and the independent DVS review, it is concluded that it is not viable for the applicant to provide either affordable housing on site or the required financial contribution for the retirement living units. This therefore does not form a reason for refusal.

14.4 FLOODING AND DRAINAGE ARRANGEMENTS

14.4.1 The Environment Agency (EA) (for fluvial flooding); Dorset Council's Flood Risk Management (DCC FRM) (for surface water flooding and drainage), and Wessex Water (for foul drainage) were consulted on the application as statutory consultees.

Flood Risk and Surface Water

14.4.2 The site falls entirely within Flood Zone 1 (low risk), in accordance with the Environment Agency's (EA) indicative mapping of fluvial flood risk. Whilst the EA Risk of Flooding from Surface Water (RoFfSW) mapping shows no surface water flood risk to the site at the 1-in-30 year rainfall event. However, the north-east corner of the site area is shown by the EA mapping to be at (theoretical) risk of surface water flooding during more significant rainfall events (1-in-100yr and upwards). The modelled extent across the site of this flood risk is shown to increase significantly at the 1-in-1000 year event and also when 20-40% climate change is added to the 1-in-100 year rainfall event. Also, adjacent adjoining highways, including New Road (west) and Christchurch Road (north) and nearby Church Lane (east) are thought to be at some risk of surface water flooding, with some ponding shown to develop from lower order events (1-in-30yr) and upwards.

14.4.3 Regardless of prevailing risk, any development has the potential to exacerbate or create flood risk, if runoff is not appropriately considered and managed as evidenced by a substantiated surface water (SW) strategy. Ordinarily therefore, and in keeping with the requirements of the National Planning Policy Framework (NPPF), all major development proposals must take due consideration of surface water management and should offer a drainage strategy that does not create or exacerbate off site worsening and should mitigate flood risk to the site.

14.4.4 A flood risk assessment has been submitted and notes:

- The use of infiltration techniques to discharge surface water runoff from the site is deemed as not viable owing to high groundwater levels.
- The applicant has followed the sustainable urban drainage system (SuDS) hierarchy and as there are no nearby watercourses has proposed to attenuate surface water before discharging it at a restricted rate into a nearby surface water sewer.
- The site will outfall into an existing sewer spur that has been constructed as part of the wider approved development before it connects into the Wessex Water network.
- The development has been designed so that the proposed dwellings are located outside of the areas at most frequent risk of surface water flooding.

14.4.5 DC Lead Flood Authority (LFA) were consulted and advised initially that insufficient information has been provided regarding SW management from the development. As such, they were unable to ascertain, to their satisfaction, the appropriateness of any surface water management in accordance with the Ministerial statement 'Sustainable Drainage System' 2014, chapter 14 of the NPPF and Planning Policy Guidance (PPG).

14.4.6 To address these concerns additional information was submitted. Additional information included:

- The applicant has confirmed that the underground attenuation tanks will be located under the car parking areas as shown on the Drainage Strategy plan (Drawing no: 500 Rev:P5) found in Appendix F of the above FRA & Drainage Strategy report.
- The development has been designed so that the proposed dwellings are located outside of the areas at most frequent risk of surface water flooding.
- The submitted plan also shows that finished floor levels will be significantly higher than the surrounding ground level. This will provide suitable mitigation for any residual surface water flood risk.

14.4.7 The LLFA have been consulted on the additional information and have raised no objection subject to conditions requiring detailed surface water management and maintenance for the site.

Foul Drainage

14.4.8 A new foul water drainage network will be required to service the proposed development. The new network will collect and convey foul water discharge from the development to a new connection point on the public Wessex Water network to be agreed with Wessex Water.

14.4.9 Wessex Water has been consulted but no response was received. However, it is noted that the surface water and foul discharge strategy from the site is the same as what has already been approved under the outline planning application. The strategy followed within this submission has not been altered from this approved strategy.

14.4.10 The EA have been consulted on this application but advised consultation was not required.

Flood Risk and Drainage Conclusion

14.4.11 The proposed surface water and foul drainage is considered acceptable and in accordance with ME6 of the Core Strategy.

14.5 HIGHWAYS, ACCESS AND PARKING

Highways

- 14.5.1 Third party concerns have been raised that the proposed would impact negatively on the surrounding area in relation to traffic increase.
- 14.5.2 A Transport Assessment (TA) has been submitted as part of the application. The Highways Officer was consulted but sought further clarification in relation to dwelling mix, car park sizes, parking provision, gates to the open space, path widths, estate road design, tactile paving, pedestrian desire lines and café/drive through parking upstands.
- 14.5.3 Over the course of the application further information was submitted to address the above concerns.
- 14.5.4 The final Highway Officer response advises previous concerns have been overcome subject to the removal one pedestrian crossing, which has been removed on updated plans.

Access

- 14.5.5 FWP6 masterplan suggests access to the village centre extension should come from the link road. Proposed access is provided on Clarence Place, which is the residential road off the link and the access has already been constructed as part of the wider development. The Highways Officer has raised no objection to the proposed access in highway safety terms.
- 14.5.6 The proposed access is considered acceptable where parking is generally located to the south and the development is easily accessible from parking areas.

Parking provision

- 14.5.7 Open market dwellings - A total of 25 parking spaces is being proposed, they will be unallocated, 24 for residents and one space for visitors. Cycle parking provision is provided at the ground floor level of the general market apartments with direct access to the outside. The DC Highways Officer has advised this is in line with Dorset Council's car parking standards and is considered to be acceptable.
- 14.5.8 Retirement living dwellings – The proposed development includes 36 spaces including 3 disabled bays for the 50 Retirement Living units (0.72 spaces per apartment). In the absence of specific car parking standards for retirement living units, the TA quotes independent research undertaken by McCarthy Stone to demonstrate that the proposed level of car parking is sufficient to accommodate all parking demand at the proposed development. The applicant identifies that an average car parking provision of 0.517 spaces per apartment is required, equating to 26 spaces for the 50 Retirement Living units and therefore the proposed provision of 36 spaces is 10 spaces in excess of the required parking provision. The research accounted for all parking demand associated with visitors and staff, along with residents therefore the over provision ensures that there is adequate parking and there is no overspill on the local road networks. Mobility scooter storage is also provided within the development at ground floor level. The DC Highways Officer has raised no objection to retirement living proposed parking.

- 14.5.9 Commercial units – A total of 6 car parking spaces are proposed for the commercial uses, which equates to 1 car parking space per 42m² of commercial space. Dorset Council's standards for the proposed use below 500 sqm GFA is 1 per 20 sqm, + 1 per 100 sqm for staff. Therefore the proposed commercial area should provide 14 spaces. However, the TA notes the site is well located and easily accessible by public transport and therefore, there is opportunity for future staff to travel sustainably. Furthermore, the shops will attract a number of internal trips associated with the proposed development, along with the wider residential development. No specific cycle parking is provided with the commercial units to the north, however it is anticipated that when the end tenant fits out their unit, they will be able to accommodate cycle parking within the unit. The Dorset Council Highways Officer has agreed to the justification of the reduced parking.
- 14.5.10 Café/drive through – Under the Dorset Council's 'Non-Residential Parking Guidance', the closest land use is A3/A4 Food and Drink, which requires 1 car parking space per 15m² and 1 further space per 2 full time members of staff. When applied to the 171m² of land use, this equates to 11 car parking spaces. The number of staff which will be employed is not yet known, however 19 car parking spaces are proposed (excluding the commercial EV charging spaces). Therefore, this accounts for both the 11 car parking spaces for visitors and leaves 8 car parking spaces for staff. 6 cycle parking spaces are provided at the café/drive through. The Dorset Council Highways Officer has raised no objection to the proposed café/drive through car parking.
- 14.5.11 The DC Highways Officer has raised concerns the proposed parking is generally 2.4x5m and Dorset Council guidance suggests it should be 2.8x5m. While the smaller parking bays may be justified for retirement living apartments, where residents generally have smaller cars, Officer preference is for 2.8m wide spaces. However, it is noted 'Manual for Streets' guidance notes parking should 2.4x4.8m. The proposed spaces exceed this guidance in terms of length are considered acceptable based on the Manual for Streets guidance.
- 14.5.12 Dorset Council Highways have been consulted and raise no objection to the proposed parking. Given the type of development proposed and evidence submitted proposed parking is considered acceptable and complies with Policy KS12 subject to conditions regarding vehicle crossing, road layout and parking retention and a construction method statement is required.
- 14.6 HOUSING MIX
- 14.6.1 Policy LN1 of the Core Strategy states that individual sites will be expected, in terms of the size and type of new market and affordable dwellings, to reflect the needs of the Strategic Housing Market Assessment (SHMA).
- 14.6.2 Proposed age restricted apartments are 1-2 bedroom units (28 x 1-bed, 22 x 2-bed), which is considered acceptable for housing for older people. The Adult Social Care team were consulted but had no comment to make as the proposed does not include a care element. It is however noted that floor areas for proposed retirement living units all exceed national space standards.

14.6.3 25 open market units are also provided on site and are 1 and 2 bedrooms (8 x 1-bed, 17 x 2-bed).

14.6.4 The Christchurch and East Dorset Affordable Housing Supplementary Planning Document (SPD) provides guidance on housing mix and suggest open market housing should provide 8.3% 1 beds, 48.7% 2 beds and 43% 3 beds. This is however guidance only and paragraph 3.10 of the SPD notes:

It is also recognised that certain sites, especially small or brown-field sites, may be highly constrained whilst others may lend themselves to particular types of development. Again such factors will be taken into consideration as part of the appraisal process, although the primary tests of meeting local need and delivering mixed communities will remain in place.

14.6.5 Proposed open market units provides 28% 1 beds and 72% 2 beds. While this is not in line with the SHMA requirements, given the nature of site which lends itself to apartment style accommodation, viability matters, housing need, a lack of 5 year housing land supply and the need to make an efficient use of land in line with national policy; this would not warrant refusal of the application. While no affordable housing is to be provided, the proposed achieves a mixed community with housing for older people, housing for couples and individuals and housing for small families.

14.6.5 The Dorset Council Housing Officer team have been consulted and while they object to the lack of affordable of housing they have made no comment on the proposed housing mix. Based on the above the proposed is considered to be acceptable in accordance with LN1 of the Core Strategy.

14.7 DESIGN

14.7.1 Policy HE2 of the Core Strategy states that new development must be of a high quality and that in various respects, including its visual impact, it must be compatible with or improve its surroundings. Policy DES11 of the Local Plan states that development will only be allowed where, in terms of its form and materials amongst other things, it would respect or enhance its surroundings. Section 12 of NPPF notes '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*'

Layout

14.7.2 The Planning Practice Guidance (PPG) defines layout as:

'the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.' (Paragraph: 006 Reference ID: 14-006-20140306).

14.7.3 It is recognised that the character of the existing area has limited qualities and that there is an opportunity to enhance the identity of the area. The submitted Design and

Access Statement (DAS) note the following sets out the key design drivers behind the proposals, and the basic principles of the proposed site layout:

1. Entrance Square for North access from Parley Cross
2. Main Central Meeting Square
3. Entrance Square for South access from new residential housing
4. Green Public Park, connecting Parley Cross and the pedestrian crossing on the relief road to Lidl food store
5. Proposed commercial frontage on the ground floor
6. Gateway Facade, visually and physically making the Main Central Square a destination space
7. East end of the general market apartment building creating a meaningful 'corner turn' on Elizabeth Way
8. Private gardens and parking for McCarthy Stone residents
9. Private gardens and parking for the residents of the general market apartments
10. Connection to existing local centre
11. Retain existing trees and hedges bordering New Road

14.7.4 The DAS also notes the development seeks to achieve a layout with attractive public spaces, landscaping adjacent to Parley Cross, pedestrian permeability through the site, create street frontages to the north, parking to the south where it can be screened, vehicular access off the residential branch road to the south, protect existing mature trees, and consideration of easements required to the west.

14.7.5 The DC Urban Design Officer was consulted and notes although the layout is a deviation from the approved masterplan, the principle of moving the 'village square' to the north of the site in conjunction with the park area is a logical departure. However, the intention of the local plan and supporting masterplan was that development here would strengthen the commercial provision at Parley Cross by creating a two sided shopping street which would result in a greater sense of place and a more attractive environment for pedestrians and cyclists.

14.7.6 In response to initial plans submitted, The Urban Design Officer considered proposals appear to have designed the commercial element of the scheme as a separate entity rather than considering how it supports the function of the area as a whole and realises the local plan objective of creating a more pedestrian focussed centre to the village. While the park area may be of benefit in its current proposed location, the commercial units and square should have a better connection with the existing provision of shops on New Road and with the Christchurch Road frontage. The DC Landscape Officer noted some spaces are too constrained or poorly dimensioned and that pedestrian movement is obstructed or not prioritised.

- 14.7.7 The Urban Design Officer noted in achieving this the design of the space should be more open to Christchurch Road rather pedestrians being funnelled through a narrow footpath from the entrance square to the main square. It should be designed as one larger space with a greater provision of benches, appropriate hard landscaping and with additional tree planting to support the landscaping scheme and to visually connect the park area with the existing trees on New Road. A larger, more considered square would create a central meeting space for Parley Cross, strengthening its sense of place whilst also facilitating opportunities for community events such farmers markets and other fetes.
- 14.7.8 It was also noted the location of the drive through is detached from other proposed and existing commercial uses. While it's close to the vehicular entry point, it represents a piecemeal approach to development and considers end user requirements above how the commercial elements of the scheme work as a whole to support the extension of the existing 'village centre.'
- 14.7.9 To address Urban Design concerns, revised plans were submitted and Officers were reconsulted. For the revised design of the square, it is considered it has improved and is more open and as linked as well as it can be to the existing local centre.
- 14.7.10 Given the nature of the use, the design of the café/drive through is not going to change. The detailed design is very much based on the generic model for this type of use. The principle of the café/drive through is considered acceptable and it's required layout would not warrant refusal.
- 14.7.11 In general the layout is considered to achieve the proposed strategy, and it is considered that the proposed layout is generally acceptable and complies with Policy HE2.

Scale

- 14.7.12 The PPG defines scale as:
- 'the height, width and length of each building proposed within the development in relation to its surroundings.'* (Paragraph: 006 Reference ID: 14-006-20140306).
- 14.7.13 The submitted DAS notes the built form and scale of the proposals have been developed to respond to the local context. It also notes the key design considerations noted in the design guide for both the commercial site and the adjacent residential approach are considered relevant and the key points outlined as follows:
- Linear buildings running parallel to Christchurch Road;
 - Perimeter block arrangement with dual aspect to external and internal edges;
 - Almost continuous frontages;
 - Apartment Blocks between 3 to 4 storeys
- 14.7.14 The proposed buildings are predominantly 3 storeys in height, which ties in with the adjacent building heights of the Lidl food store and the Tesco food store on the corner

of the Parley cross junction. There is a small section of 4 storey built form at the Christchurch Road end of the retirement living block, this particular end of the building contains commercial units at ground floor with residential accommodation above. The café/drive-through is proposed as a single storey building.

- 14.7.15 The Urban Design Officer, in response to the initial design, advised it is considered that some intensification of built form can be accommodated on the site. However, this has to be balanced with Policy HE2 of the local plan which states that development will only be permitted if it is compatible or improves its surroundings.
- 14.7.16 While a contemporary approach to architecture is supported, the additional height of the buildings together with the limited articulation in the roof profile exacerbates the monolithic profile of buildings. As a result, they appear bulky and have a considerable urbanising impact on the street scene.
- 14.7.17 Revised designs were submitted to address these concerns, where the elevations were amended to address bulkiness of form and parapets also amended to create a more varied skyline. While four storeys is higher than typical in the surrounding area, the overall height is similar to that of the 3 storeys plus roof buildings in the adjacent residential development. When viewed in this context and with revised elevations, which better address the need to break-up larger forms, the proposed is considered acceptable. The Urban Design Officer noted that the changes to the architectural design of the scheme have reduced the overall bulk and is a positive change.
- 14.7.18 The proposed is considered to comply with policy HE2 subject to a condition regarding finished floor levels to ensure the proposed heights are not increased, which has been imposed as noted previously.

Appearance

- 14.7.19 The PPG defines appearance as:
- ‘the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.’*
(Paragraph: 006 Reference ID: 14-006-20140306).
- 14.7.20 The proposed design approach is modern in nature, which is considered acceptable given the limited existing character of note in the area. While initial concerns were raised about the scale of development, this has been addressed above and an acceptable design is now proposed.
- 14.7.21 As noted previously the proposed layout and scale are considered acceptable, which are elements of the built form. Landscaping is considered below, which also adds to the appearance of the development.
- 14.7.22 The proposed development will use an appropriate palette of traditional materials with contemporary detailing that responds to the local architectural character of the area. Proposed materials for all elements include the following:

- Walls - red brick, red multi brick, grey brick, render

- Roofs – slate coloured tiles
- Windows/doors – grey
- Balconies – grey metal

- 14.7.23 Proposed elevations submitted show an appropriate use of materials and detailing, however a condition is required for samples of materials to be provided to ensure materials are of a suitable quality.
- 14.7.24 It is considered that the proposed appearance is generally acceptable and complies with Policy HE2 subject to a condition for material samples to be provided.

Landscape

- 14.7.25 The PPG defines landscape as:
- ‘the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.’ (Paragraph: 006 Reference ID: 14-006-20140306).*
- 14.7.26 Planting includes mostly native and with some non-native species within the development. Proposed hard landscape materials include bitmac, block paving, concrete slabs, gravel and compacted limestone chippings. Proposed boundary treatments include existing post and rail fencing, closed board fencing with hedgehog holes, post and wire fence and parkland fencing.
- 14.7.27 The DC Landscape Officer was consulted and raised some concerns in relation to public realm features (seating, bins, paving quality) being under-specified or poorly positioned; landscape elements (trees, hedges, grass strips) are misaligned with built form or impractical to maintain; and boundary relationships, especially to the west, raise long-term functional and amenity issues.
- 14.7.28 To address these concerns revised plans were submitted and the DC Landscape Officer confirms the amendments have been addressed as follows:

Category	Resolved Issues	Outstanding Issues
1. Retained Trees, Longevity & Succession	None	Shading, longevity and lack of succession planting remain unaddressed; No supplementary planting proposed.
2. Public Park & Public Square	Paths 2m; bins added; larger trees added;	Need more large-canopy trees; bollards needed on

	paving resolved; benches fixed	north/west edges of Square 1
3. Soft/Hard Landscape Pinch Points	Most pinch points resolved	600mm strip at NE corner remains; narrow grass strips remain
4. Pedestrian Access, Garden Spaces & Planting	Thorny hedging replaced	Access path narrow and obstructed; Copenhagen pavement recommended; soil volumes inadequate; Field Maple needs more soil
5. Services, Infrastructure & Tree Conflicts	EV chargers moved to curb edge	Service/lighting routes not submitted; potential conflicts remain

14.7.29 Further revised plans were submitted and while the Landscape Officer was reconsulted, they did not provide further comment. Officers consider outstanding concerns in the table above are addressed as follows:

1 – The DC Tree Officer is satisfied with the proposed development and the relationship to mature trees on the western boundary.

2 – Additional trees added as requested.

3 – This is within a private garden area with garden space either side of the pinch point and not significant concern.

4 – Pinch points refer to tree canopies; this should not be an issue at canopy level; tree pit details can be conditioned.

5 - Service/lighting routes details can be conditioned.

14.7.30 The DC Tree Officer has raised no objection to the proposed tree and plant species.

14.7.30 Proposed landscaping is considered to be acceptable subject to condition. The proposed landscaping is considered to generally acceptable and complies with Policy HE2 subject to a condition regarding hard and soft landscaping.

Design Conclusion

14.7.31 On balance the proposed design is considered to comply with Policy HE2 and is acceptable subject to conditions noted above.

14.8 OPEN SPACE

- 14.8.1 The NPPF advises *that “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities”*. Policy HE4 states that applicants are obliged to provide adequate open space to meet the needs of residents.
- 14.8.2 Policy HE4 requires the provision of 35 sqm per person amenity green space and a requirement children and young people’s space, within 450m of a development.
- 14.8.3 Exact occupancy rates are unknown but are expected to be approximately 184 persons. Therefore approx. 0.65ha of open space is required. A provision of approx. 0.4ha is accomplished on site through the provision of public open space and residential communal open space. The application site is also within close proximity of the existing Suitable Alternative Natural Green Space (SANG), open space and play areas of the associated adjacent residential development.
- 14.8.4 Given the provision of 0.4ha of open space on site and the proximity to existing open space in the area, the proposed is considered to be in accordance with Policy HE4 of the Core Strategy.
- 14.9 AMENITY
- 14.9.1 Policy HE2 of the Core Strategy states that new development should be compatible with or improve its surroundings in relation to nearby properties and general disturbance to amenity. Policy DES2 of the Local Plan states that developments will not be permitted which will either impose or suffer unacceptable impacts on or from existing or likely future development or land uses in terms of noise, smell, safety, health, lighting, disturbance, traffic or other pollution.
- 14.9.2 The proposed development is bound by New Road to the west, Christchurch Road to the north, East Link Road to the east and Clarence Place to the south. The mature trees to be retained provides screening to the west and the development is set back from the north with the provision of open space. The Lidl supermarket is located to the east, and the closest residential development is Clarence Place to the south. Parking and landscaping provide a buffer between the existing residential development and the proposed built development.
- 14.9.3 The proposed is not considered to impact on existing neighbouring amenity in relation to overlooking given separation distances.
- 14.9.4 In terms of the proposal’s layout, scale, and design it is considered that there would not be any significant adverse impacts on the amenities of existing or future occupiers, in terms of their privacy, outlook, and access to light.
- 14.9.5 In terms of future occupiers, it is noted all units (both retirement living and general market) meet or exceed national space standards.
- 14.9.6 It is considered that the occupiers of the proposed residential development would have adequate access to private and communal amenity spaces to be contained within the proposed development with the provision of communal open space, balconies for most

retirement living units and all open market units, provision of the new open space to the north of the site and access to existing open space such as the SANG and open spaces in the adjacent residential development.

Noise – residential development

- 14.9.7 A noise assessment has been submitted in relation to the application, and the Dorset Council Environmental Health Officer has been consulted.
- 14.9.8 At paragraph 8.3 the assessment states *“Existing sound levels at the site are too high to allow permanent ventilation by partially open windows and meet with BS8233:2014 internal noise limits for residential accommodation. This indicates permanent ventilation should be provided by a method other than open windows e.g. passive trickle ventilator or mechanical ventilation.”* Therefore, all mitigation measures and recommendations outlined in the Noise Impact Assessment must be implemented and will be secured by condition.
- 14.9.9 It should be noted Paragraph 8.5 of the noise assessment goes on to say *“Consideration has also been paid to achieving the requirements of Approved Document O (ADO), which has found that it is also likely the scheme will require windows to remain closed during the nighttime periods in order to satisfy ADO internal noise criteria. In addition, domestic scale mechanical heat recovery systems may not be suitable to provide cooling during hot weather periods. Where an overheating assessment is completed for the building then the relevant organisation/individual should be made aware of these conclusions.”* The energy statement says, *“Water Heating demand for all plots will be serviced by an Air Source Heat Pump (ASHP) Hot Water Cylinder, currently proposed to be the Atlantic Calypso product, which can be classified as a low carbon technology”*. A development proposing ASHP’s should submit a noise assessment to demonstrate there will be no adverse noise effects upon existing nearby receptors and future occupants of the proposed dwellings, which can be conditioned.
- 14.9.10 The plans show a new substation close to the proposed general market apartments. A suitable and sufficient noise assessment should also be submitted to demonstrate there will be no adverse noise impact upon the proposed new residents, which will also be conditioned.

Noise – commercial units

- 14.9.11 The Environmental Health Officer has advised there is insufficient information for them to be able to comment on any potential noise impact from some of the proposed commercial uses on any new residents of the retirement living accommodation. Environmental Health would have no objection to the units being used as offices. However, other uses proposed such as E(a) Display/Sale of goods other than hot food, E(c)(iii) – Other appropriate services in a commercial, business or service locality or E(f) – Creche, day nursery or day centre, may create noise and would require the submission of suitable and sufficient noise assessments to ensure any necessary mitigation measures are implemented. This can be secured by condition.

- 14.9.12 The noise assessment for the site has considered the noise impact of vehicles arriving and leaving the site and concludes there will be either no impact or insignificant impact upon existing nearby residents. The Environmental Health Officer has raised no objection to this but has suggested a condition to restrict opening hours, deliveries and refuse collections to 07:00 hrs – 22:00hrs. They have also requested a condition for any externally mounted plant, kitchen extraction systems, odour control.

Air Quality

- 14.9.13 An Air Quality Assessment (AQA) has been submitted in relation to the application. It advises that the long term effects in relation to air quality is negligible. The Environmental Health Officer has been consulted on the AQA and advised they had no adverse comments on this aspect of the development.

Other

- 14.9.14 The Environmental Health Officer requested further conditions in relation to construction management and lighting if it is to be installed. These conditions and other requested above have been included in this report.

Impact on amenity conclusion

- 14.9.15 The proposed is considered to be acceptable in terms of existing neighbour and future occupier amenity and complies with policy HE2 of the Core Strategy subject to conditions in relation to noise and air quality.

14.10 TREES

- 14.10.1 Policy HE2 of the Core Strategy states that development will only be permitted if it is compatible with or improves its surroundings in terms of its relationship, amongst other things, to mature trees.
- 14.10.2 As the application site is mainly open land, little exists in terms of trees and vegetation within the site. However, there is a belt of mature, protected trees on the western boundary, fronting New Road.
- 14.10.3 The Dorset Council Tree Officer was consulted and raised initial objections in relation to the proximity to the protected trees and some of the proposed landscape species.
- 14.10.4 To address these concerns, revised plans were submitted, which moved the development further from the protected trees and amended some of the proposed tree species to be planted.
- 14.10.5 The DC Tree Officer has confirmed they have objection to the now proposed layout and landscaping. A condition has been imposed to secure the protection of existing trees.
- 14.10.6 The proposal is considered to be in accordance with Policy HE2 of the Core Strategy in terms of its impact on trees.

14.11 SERVICING

- 14.11.1 Waste collection information has been provided and the Dorset Waste Partnership (DWP) have been consulted. DWP have advised they have no objection subject to meeting their required guidance.
- 14.11.2 Refuse storage will be at ground floor level for residential developments. These are located adjacent to parking areas which will allow for kerbside collection and pulling distances for management meet DWP requirements.
- 14.11.3 Commercial waste has a designated bin store in a location also in close proximity to the access road and parking. This will allow for kerbside collection and pulling distances for that meet DWP requirements.
- 14.11.4 The proposed is therefore considered acceptable in terms of servicing.

14.12 BIODIVERSITY

- 14.12.1 Policy ME1 of the Core Strategy states that the Core Strategy aims to protect, maintain, and enhance the condition of nature conservation sites, habitats and species. An Ecological Impact Assessment (EclA) has been submitted in support of the application, and the Dorset Council Natural Environment Team (NET) has been consulted.
- 14.12.2 The NET Officer raised initial concerns in relation to management principles for habitats, lighting, fencing, plant species, existing invasive plant species.
- 14.12.3 To address these concerns a revised EclA was submitted. The NET Officer has confirmed they have no objection to the proposed based on the revised information, subject to conditions in relation to securing the EclA, landscape environmental management plan (LEMP).
- 14.12.4 The application also requires Biodiversity Net Gain (BNG). The BNG information submitted has been reviewed by the NET team and officers confirm there is a loss of modified grassland and bare ground (both of low distinctiveness) for which they will need to purchase off-site BNG credits, which is secured by condition. Before discharging the BNG condition, the applicant will need to provide proof of purchase/identify which provider they are going to purchase the units from. At that stage the NET team will review the proposed BNG credits to confirm if they are suitable.
- 14.12.5 The application thereby accords with Policy ME1 of the Core Strategy, as it demonstrates the proposal will provide mitigation for the impact on local biodiversity from the proposed development.

14.13 DORSET HEATHLANDS & NEW FOREST SPECIAL CONSERVATION AREA

- 14.13.1 The application site is within the vicinity (within 5 km and beyond 400m) of the protected Dorset Heathlands. The proposal for a 75 net increase in residential units, 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 site. 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.

- 14.13.2 The appropriate assessment has concluded that the application is likely to have a significant effect on protected sites. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). In relation to this development the Dorset Council Heathland Mitigation Officer has advised the applicant in consultation with Natural England seek to secure appropriate mitigation.
- 14.13.3 It is noted Natural England has confirmed that the new SANG, which has been provided as part of the adjacent residential development under the approved outline permission, has sufficient capacity to mitigate the proposed additional 75 dwellings.
- 14.13.4 From the Appropriate Assessment (AA) point of view the mitigation is available. However, it is not for the AA to consider the approach to securing mitigation required for the proposed development, just that there is mitigation capacity available. From a planning perspective, the applicant has a responsibility to demonstrate that they have addressed their impacts on the heathland. This would require an agreement with the owner of the SANG. As the SANG land is out of the control of the applicant and in the absence of a legal agreement to indicate otherwise it is considered there is no appropriate mitigation secured for the proposed development based on the use of the existing SANG.
- 14.13.5 Paragraph 5.12 of the Dorset Heathlands SPD notes:
- In built up areas, opportunities to provide HIPs alongside large developments are more constrained than in rural areas. Because of this, approaches vary according to local circumstances; i.e. in one area a financial contribution towards a specific strategic HIP may be adequate, but in another area a bespoke HIP may be necessary for the Council to be certain that the urban effects can be mitigated and thereby planning permission granted. These considerations need to be resolved during the plan making stage to ensure certainty and deliverability of allocations. Each planning application will be considered on a case by case basis as the nature of some sites will enable the provision of a HIP within the scheme and again will depend upon the specific requirements of that area. Early engagement with the Councils and Natural England at pre-application stage is recommended.*
- 14.13.6 Paragraph 5.9 also notes:
- HIPs will be delivered from contributions collected through CIL payments or secured through Section 106 agreements, depending upon the circumstances. Where schemes are exempt from paying CIL, there is likely to be a requirement to provide HIPs through Section 111, Section 106 Agreement or unilateral undertaking.*
- 14.13.7 The CIL Officer has confirmed the proposed development is not CIL liable. Therefore a sum of £5000 per dwelling has been agreed to secure mitigation measures. This includes the potential to enhance opportunities for longer recreational walks beyond the

Kingsmere Park SANG, particularly through improvements to infrastructure and waymarking along the existing Rights of Way. These enhancements would exceed standard requirements, offering a more accessible and enjoyable experience for users. Natural England have been consulted on this approach and are aware of the proposed contribution and its intended purpose and have raised no objection to this.

- 14.13.8 A SAMM payment is also required, which will also and this pays for monitoring of the heathlands, education and engagement. An air quality mitigation payment is also required in relation to heathlands.
- 14.13.9 Contributions would be secured through a legal agreement. In terms of the £5000 per dwelling contribution, this would specify that the funds are to be directed towards improving recreational access within the Stour Valley Park Project area, specifically between Longham and Throop.
- 14.13.10 The site lies within 13.8km of the New Forest Special Conservation Area, Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring (SAMM) is required as the measures relate to different sites and issues.
- 14.13.11 The appropriate assessment undertaken identifies that there is the potential to mitigate the impacts of new residential development. On 9 December Dorset Council's Cabinet agreed the New Forest Strategic Access Management and Monitoring Strategy 2025 in principle, with agreement to delegate any minor changes to the final version of the Strategy to the Cabinet Member for Planning and Emergency Planning in consultation with the Corporate Director for Planning. They also agreed to apply the Strategy within the 13.8km buffer and 15km buffer for larger sites to allow planning permissions to be granted. The strategy includes a financial contribution of £400 per house and £272 per flat.
- 14.13.12 As an interim arrangement, secured funding is to be transferred to the New Forest NPA to extend their existing mitigation scheme whilst the new partnership scheme is being established. The legal agreement to facilitate this working arrangement between the authorities is being finalised, which will then enable the necessary mitigation funds to be secured by s106 legal agreement for this application.
- 14.13.13 The applicant has agreed to the required mitigation funds, which will be secured by legal agreement.
- 14.13.14 With the above mitigation, the proposed is considered acceptable where appropriate levels of mitigation are secured. Subject to the completion of a S106 Planning agreement, the proposed is considered to accord with Policy ME2 of the Core Strategy.

14.14 CONTAMINATED LAND

- 14.14.1 Policy DES2 of the Local Plan states that developments will not be permitted which will either impose or suffer unacceptable impacts on or from existing or likely future development or land uses in terms of noise, smell, safety, health, lighting, disturbance, traffic or other pollution.
- 14.14.2 The Council's contaminated land consultants have considered the submitted contaminated land information. They note that remediation has not been specified as required but it remains to agree that no further issues have arisen prior to completion of the development. They have recommended an unexpected finds contamination condition is applied. The proposal is considered to be in accordance with Policy DES2 of the Local Plan subject to condition.

14.15 RENEWABLE ENERGY

- 14.15.1 Policy ME4 of the Core Strategy states that 10% of the total regulated energy used in major residential development should be from renewable, low-carbon, and decentralised energy sources. It is also stated that, for the New Neighbourhoods, district heating and/or power facilities should be investigated.
- 14.15.2 A renewable energy statement has been submitted as part of the application. This notes the following energy and sustainability strategy:

Fabric First Approach:

- Enhanced insulation and airtightness beyond Part L 2022 standards.
- U-values significantly better than regulatory limits (e.g., walls: 0.19 vs 0.26 W/m²K).

Heating & Hot Water:

- Electric panel heating (100% efficient).
- Air Source Heat Pump (ASHP) cylinders for hot water (COP up to 315%).

Ventilation:

- Mechanical Ventilation with Heat Recovery (MVHR) for apartments.

Renewables:

- Solar PV arrays (49.85 kWp) across residential blocks and drive-thru.
- PV contribution: 44,863 kWh/year, equating to 18.52% of total energy demand.

EV Charging:

- Charging points for all resident parking spaces.

Water Efficiency:

- Estimated usage: 119.5 litres/person/day (below 125-litre Building Regulations limit).

- 14.15.3 The proposed energy and sustainability strategy exceeds the requirements of ME4 and is considered acceptable. The submitted energy and sustainability strategy will be conditioned to ensure it is adhered to.

14.16 PUBLIC RIGHTS OF WAY (PRoW)

- 14.16.1 The Right of Way officer has been consulted and advised there are approximately 25 footpaths and bridleways within a one mile radius of the proposed development. It is considered this development will increase the use of these PRoW as residents will use them to access the local area. The Right of Way Officer has requested a financial contribution towards the maintenance and improvement of PRoW.
- 14.16.2 As noted under the heathland mitigation section of this report, a sum of £5000 per dwelling has been agreed to secure mitigation measures. This includes the potential to enhance opportunities for longer recreational walks beyond the Kingsmere Park SANG, particularly through improvements to infrastructure and waymarking along the existing PRoW. The impact on existing PRoW is therefore also addressed using this mitigation secured.

14.17 AIRPORT SAFEGUARDING

- 14.17.1 The application site is within the airport safeguarding area and Bournemouth Airport have been consulted.
- 14.7.2 Bournemouth Airport have advised the proposal has been examined from an Aerodrome Safeguarding aspect and it does appear to conflict with Instrument Flight Procedure (IFP) safeguarding criteria.
- 14.7.3 IFP Safeguarding is a process of checking proposed developments so as to protect blocks of air through which aircraft fly, by preventing penetration of surfaces created to identify their lower limits. The IFP Safeguarding Map has this application in a Grey Square, which means any development, regardless of height, needs looking at in more detail, so an in-depth assessment will be required.
- 14.7.4 Bournemouth Airport advise they have no objection with condition of conducting and submitting to the aerodrome of a IFP Assessment showing no Impact to aerodrome before any works commence. This condition has been included in this officer report.

14.18 RESPONSE TO PARISH COUNCIL CONCERNS

- 14.18.1 As noted previously the Parish Council has raised a number of objections. The Officer response to these are as follows:

PC issue raised	Officer response
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Poor architectural design and an overbearing four-storey flat roof structure	Design has been amended and there is no objection from the DC Urban Design Officer.
Proximity to protected trees	Design has been amended and there is no objection from the DC Tree Officer.
Increased traffic congestion	No highways safety concerns raised by DC Highways.
Drive through is inappropriate	The principle of development is acceptable.
Lacks sufficient parking	Parking has been assessed under DC and Manual for Streets guidelines and is considered acceptable.
Deviation from the local plan	The proposed is considered to sufficiently meet the requirements of relevant local plan policies and benefits of additional housing are considered to outweigh the loss of commercial provision previously approved.
Air quality concerns	The DC Environmental Protection has reviewed the submitted Air Quality Assessment and raised no concerns.
Proximity to New Forest protected sites	The required mitigation funding will be secured by legal agreement.
Further traffic modelling requested	The proposed has been assessed by DC Highways and considered to be acceptable.

14.19 OBLIGATIONS

14.19.1 The following planning obligations have been agreed and will be secured by legal agreement:

- Education contribution - £5,880.35 per dwelling (excluding retirement living units and 1 beds);
- Special Education Needs (SEN) contribution - £1,487.62 per 2+ bed dwelling (excluding retirement living units and 1 beds);
- NHS Contribution - £516 per dwelling;
- Community facilities contribution - £336.79 per dwelling;
- Heathland mitigation contribution - £5,000 per dwelling;
- SAMM contribution - £263 per dwelling;

- Air quality mitigation contribution - £50 per dwelling;
- New Forest mitigation contribution - £272.83 per dwelling;
- Viability review clause.

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 (traffic and environmental)
 - Tree protection
 - Routes and servicing
 - Airport safeguarding
 - Biodiversity Net Gain
- Pre damp proof course:
 - Landscaping management
 - Tree pit details
 - Materials
- Pre-occupation:
 - Drainage management
 - Vehicle access
 - Turning and manoeuvring
 - Cycle / mobility scooter parking
 - EV parking
 - Biodiversity plan
 - Noise conditions (residential and commercial)
- Compliance:
 - Landscaping
 - Renewable energy compliance
 - Air quality assessment compliance
- Other:
 - M4 layout

- Contaminated land unexpected finds
- Construction hours
- Café/drive through opening hours
- Lighting
- Age restriction for retirement living

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 materials 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.
- 16.2 It is considered the proposed is acceptable in relation to material planning considerations subject to the completion of the S106 Legal Agreement securing required contributions.
- 16.2 The recommendation is for approval of the application.

Recommendation

To delegate authority to Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- Education contribution - £5,880.35 per dwelling (excluding retirement living units and 1 beds);
- Special Education Needs (SEN) contribution - £1,487.62 per dwelling (excluding retirement living units and 1 beds);
- NHS Contribution - £516 per dwelling;
- Community facilities contribution - £336.79 per dwelling;
- Heathland mitigation contribution - £5,000 per dwelling;
- SAMM contribution - £263 per dwelling;
- New Forest mitigation contribution - £272.83 per dwelling;
- Air Quality mitigation contribution - £50 per dwelling;
- Viability review clause.

And subject to the following conditions (pre-commencement conditions were agreed 2 February 2026):

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:

- SO-2926-3-AC-0007-P-00 Site Location Plan & Block Plan
- SO-2926-3-AC-0001 P03 – Block Plans
- SO-2926-03-LA-002 P16 – Landscape Plans
- SO-2926-3-AC-1001-P-01 GA Ground Floor Plan Retirement Living
- SO-2926-3-AC-1002-P-00 GA First Floor Plan Retirement Living
- SO-2926-3-AC-1003-P-00 GA Second Floor Plan Retirement Living
- SO-2926-3-AC-1004-P-00 GA Third Floor Plan Retirement Living
- SO-2926-3-AC-1005-P-00 GA Roof Plan Retirement Living
- SO-2926-3-AC-2000-P02 East-West Elevations Retirement Living
- SO-2926-3-AC-2001-P02 North-South Elevations Retirement Living
- SO-2926-3-AC-2002-P-00 North - Bay Elevation
- SO-2926-3-AC-6001 View from Parley Cross
- SO-2926-3-AC-6002 P00 View from Elizabeth Way - opposite to Lidl
- SO-2926-3-AC-8001-P-01 GA Ground Floor Plan General Market Apartments
- SO-2926-3-AC-8002-P-00 GA First Floor Plan General Market Apartments
- SO-2926-3-AC-8003-P-00 GA Second Floor Plan General Market Apartments
- SO-2926-3-AC-8004-P-00 GA Roof Plan General Market Apartments
- SO-2926-3-AC-8100-P-02 East_West Elevations General Market Apartments
- SO-2926-3-AC-8101-P-03 North_South Elevations General Market Apartments
- SO-2926-3-AC-8102-P-00 North Bay Elevation General Market Apartments
- SO-2926-AC-3-0002 P-00 Street Elevations
- SO-2926-AC-3-0009 P-00 Street Elevations
- 23035 Retirement Living_Schedule_Floor Areas per Unit Type
- General Market_Schedule_Floor Areas per Unit Number
- A-2001 Starbucks Exterior Elevation
- A-2002 Starbucks Exterior Elevation
- 2230-KC-XX-YTREE-Tree Protection Plan 01 Rev B
- 500 P4 – Drainage Strategy

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.
- control of surface water run off during construction.

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 a tree protection has been put in place in accordance with drawing 2230-KC-XX-YTREE-TTP01 Rev B. 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 detail.

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 a plan showing all service routes positioned away from the root protection areas of retained trees shall be submitted and agreed with the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard protected trees and natural features which are important to the visual amenities of the area.

9. No development hereby approved shall commence until an Instrument Flight Procedure (IFP) Assessment showing no impact to aerodrome has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details

Reason: in the interest of aerodrome safeguarding given the proximity of the development to Bournemouth Airport.

Above DPC

10. 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.

11. 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.

12. Prior to development above damp proof course level, tree pit details shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To ensure appropriate planting for trees.

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. Before the development is occupied or utilised the first 7.5 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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.

15. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number SO-2926-3-AC-0001 P-03 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

16. Before the development is occupied or utilised the cycle/mobility scooter parking facilities shown on Drawing Number SO-2926-3-AC-0001 P-03 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

17. Before the development is occupied or utilised the EV parking bays and associated infrastructure shown on Drawing Number SO-2926-3-AC-0001 P-03 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

18. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Land East of New Road West Parley Ecological Assessment, by Somerset Wildlife Trust Consultancy and dated June 2025.

The development hereby approved must not be first brought into use unless and until:

i) the recommendations detailed in 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 permanently maintained and retained in accordance with the approved details.

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

19. Before the commercial development hereby approved is occupied or utilised for approved uses E (a), E (c) (iii), E (f) a noise impact assessment detailing the proposed use, noise impact and proposed mitigation shall be submitted in writing to the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced.

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

Prior to installation

20. Prior to the commencement of installation of the commercial kitchen extraction system, a scheme containing full details of the arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority (LPA)

along with an appropriate odour assessment. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless agreed in writing by the LPA.

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

21. Prior to the commencement of installation of externally mounted plant, details of any externally mounted plant (electrical substation and commercial kitchen extraction system) shall be submitted to the Local Planning Authority (LPA) along with a noise assessment such as that conducted in accordance with BS4142:2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use, and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

22. Prior to the commencement of installation of residential air source heat pumps, a scheme containing full details of the arrangements and noise impact shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced.

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

23. Prior to the commencement of installation of the approved substation, a scheme containing full details of the arrangements and noise impact shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced.

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

Compliance

24. The soft landscaping works detailed on approved drawing SO-2926-3-AC-0002 P-16 must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

25. The development hereby approved shall be carried out in accordance with the approved document 'New Road, West Parley, Energy Statement – October 2024'.

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

26. The development hereby approved shall be carried out in accordance with the approved document "West Parley, Dorset, Noise Impact Assessment, Ref: 23338/002/pc, dated 08 November 2024, by Applied Acoustic Design (AAD)"

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

27. The development hereby approved shall be carried out in accordance with the approved document "Air Quality Assessment, Land East of New Road, Job Number: 784-B068849, Issue: 3, dated: 07/11/2024, by: NALO, Tetra Tech."

Reason: In the interests of amenity and in accordance with Policy DES2 of the East Dorset Local Plan.

Other

28. 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.

29. 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.

30. The café/drive through premises shall not be open to customers outside the hours of 07:00 to 22:00 on Monday to Sunday.

Reason: In the interests of the amenities of adjoining and nearby residential properties.

31. No deliveries shall be taken at or despatched from the site outside the hours of 07:00 to 21:00 Monday to Saturday and 08:00 to 18:00 on Sundays and Public Holidays.

Reason: To protect nearby residential accommodation from excessive noise at night-time/evening/Sundays and Bank Holidays

32. No lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details. The scheme must include details of parts or all of the lighting that will be switched off outside of the opening and delivery hours set out in condition 29.

Reason: To protect visual amenities, avoid nuisance to adjoining properties and protect biodiversity.

33. The development hereby approved shall provide at least 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.

34. The retirement living specific dwellings hereby permitted shall be occupied only by:

- (i) A person aged 60 years or over;
- (ii) A person aged 55 years or older living as part of a single household with the above person in (i); or
- (iii) A person aged 55 years or older who were living as part of a single household with the person identified in (i) who has since died.

Reason: To ensure the approved development is occupied by and maintained with the proposed restriction given the need for specialist accommodation for vulnerable people and in accordance with Policy LN6 of the Christchurch and East Dorset Core Strategy.

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. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

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

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

3. 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.
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. In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
6. 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.
7. 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.
8. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-for-developers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.
9. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities meet with their requirements. Contact businesswaste@dorsetcouncil.gov.uk for more information.

10. 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).
11. The various trees standing within this site are protected by virtue of the Tree Preservation Order. 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.

OR

B) Refuse permission for the summary of reasons set out below if the agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

In the absence of a completed legal agreement by 18 August 2026, or such extended period as may be agreed in writing by the Head of Planning, the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure the required:

- Education contributions;
- Special Educational Needs contributions;
- NHS contributions;
- Community facilities contributions;
- Heathland mitigation contributions;
- SAMM contributions;
- Air quality contributions;
- New Forest mitigation contributions;
- Viability review clause.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies LN3, LN6, LN7, ME1, ME2 and Paragraphs 34, 58, 63, 93, 95-99 of the National Planning Policy Framework 2024 (as amended February 2025).

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Application Number:	P/FUL/2025/04406
Webpage:	Planning application: P/FUL/2025/04406 - dorsetforyou.com
Site address:	The Old Malthouse High Street Langton Matravers Swanage BH19 3HB
Proposal:	Erection of 15 dwellings together with the provision of a central green, sports space, community land, associated parking and infrastructure
Applicant name:	OMH Land Ltd
Case Officer:	Diana Mezzogori-Curran
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

The Parish Council and Ward Member representations to this Major application are contrary to the Officer recommendation. Referral to Planning Committee is therefore required by the Dorset Council Constitution.

2. Summary of recommendation:

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to either:

A) GRANT planning permission subject to conditions as set out at the end of this report and the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure:

- 40% affordable housing
- Education contribution
- Special education needs contribution
- GP surgery contribution
- Public right of way contribution

Or,

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, complies with Policy H8 (Small sites) of the Purbeck Local Plan (PLP)
Scale, design, impact on character and appearance	Acceptable, subject to condition
Impact on the living conditions of the occupants and neighbouring properties	Acceptable, subject to condition
Impact on Dorset National Landscape (Formerly AONB)	Acceptable, subject to condition
Impact on Conservation Area and Heritage assets	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
Loss of former sports facilities	Acceptable
Mineral and waste	Acceptable

4. Description of site and surrounding area

The application site comprises approximately 4.4 hectares of land located immediately north of the High Street in Langton Matravers, outside but adjoining the defined settlement boundary. The site is listed on the Dorset Council Brownfield Land Register (Ref: LA/LAMA/002).

The site previously occupied by a school, is predominantly open in character, comprising a series of levelled terraces, formerly school playing fields. Mature trees, hedgerows, and stone boundary walls are features of the site. Existing structures included a hard-surfaced sports court, and remnants of an open-air swimming pool. The site slopes gently from the south-west corner (approximately 90.4m AOD) to the north-east (approximately 63m AOD), forming a transition zone between the built environment of the village and the wooded slopes of the Corfe Valley. While parts of the site are enclosed by vegetation and boundary walls, there are open views across the clay valley to the Purbeck Ridge and Swanage Bay.

The site lies within the Dorset National Landscape (formerly the Dorset Area of Outstanding Natural Beauty) and partly within the Langton Matravers Conservation Area, making it highly sensitive in terms of landscape and heritage. Two Grade II listed buildings—'Little Durnford' and 'Windward'—are located adjacent to the site's eastern boundary.

Several Public Rights of Way cross or adjoin the site, including footpaths SE16/5, SE16/3, SE16/44, SE16/1, and SE16/40, which provide connectivity between the village and the surrounding countryside.

To the south is residential development along the main High Street. These dwellings along with those in Old Malthouse Lane and Mount Pleasant Lane, create a settlement pattern that frames the site on its southern and eastern edges. Development within this part of the village is largely characterised by traditional Purbeck stone buildings.

To the north and west, the character changes significantly, with agricultural buildings and open fields indicating the transition to the wider Corfe Valley landscape. This combination of village edge and rural surroundings imparts a distinctive character to the site and affords it a degree of visual prominence within its setting.

5. Description of development

The application seeks full planning permission for the construction of 15 residential dwellings on the former school site. The proposed development comprises a mix of market and affordable housing, predominantly arranged in two-storey buildings. The layout has been designed to focus the built form within the southern part of the site, adjacent to the existing village, while retaining substantial areas of open space beyond to preserve the character of the locality. A central green space is included, together with a sports facilities (sports court and the existing nursery play area) for community and school/nursery use, alongside associated infrastructure including footpaths and parking areas.

Vehicular access will be taken from Old Malthouse Lane, with internal roads, and shared surfaces designed to prioritise pedestrian movement. A sustainable drainage system is proposed to manage surface water and biodiversity enhancements are proposed in line with local policy requirements.

The design approach seeks to reflect the local vernacular using traditional materials, such as Purbeck stone and natural slate, with appropriate detailing. Existing mature trees and boundary features will be retained wherever possible to provide natural screening and maintain the rural setting.

6. Background and relevant planning history

The application site has a long and varied history. Originally, the land housed a brewery, which operated until the early twentieth century. In 1906, the site was converted to educational use and became the Old Malthouse School, a private preparatory school. The school remained in operation for over a century before closing in 2007 due to declining pupil numbers. Following its closure, the site was acquired by the Cothill Educational Trust and subsequently purchased by the applicant.

Since the closure of the school, the site has remained largely vacant and underutilised. It currently comprises a hard-surfaced sports court, an existing nursery play area, and remnants of an open-air swimming pool, all of which reflect its former educational use. It should be noted that the school and nursery have a private arrangement with the current owners to continue using the existing nursery play area.

The land has not been subject to significant redevelopment during this period, although minor maintenance works have been undertaken to preserve boundary walls and manage vegetation.

Historic applications in relation to the site are mainly related to the former school use. Since the school's closure, the site has been identified as a potential location for housing within strategic planning documents, subject to compliance with heritage and landscape policies.

Planning application ref: 6/2019/0604 for 19 dwellings to the immediate south of the site was approved in October 2020 and is still under construction.

6/2019/0604 - Decision: GRA - Decision Date: 01/10/2020
Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping

P/VOC/2023/00413 - Decision: GRA - Decision Date: 22/06/2023
Variation of Condition 2 of approved P/A 6/2019/0604 (Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping) to make minor changes to approved plans in order to facilitate better and more efficient internal configuration, building regulation requirements and other functional reasons

P/VOC/2023/04930 - Decision: GRA - Decision Date: 21/12/2023
Variation of Conditions 1, 11, 14, 15, 16 and 17 of approved P/VOC/2023/00413 (Variation of Condition 2 of application 6/2019/0604 (Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping) To make minor changes to approved plans in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and indeed relative to the development as a whole.

P/PAP/2024/00292 - Decision: RES - Decision Date: 03/12/2024
Development of 20 dwellings plus community space

P/VOC/2024/04675 - Decision: GRA - Decision Date: 29/11/2024
Variation of condition to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans.

P/VOC/2024/07523 - Decision: REF - Decision Date: 20/03/2025 ([Appeal Dismissed 23.09.2025; ref. APP/D1265/W/25/3365374](#))
Application to remove Condition 20 to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached

rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans.

Pre-Application Discussion and Negotiations

The applicant engaged in pre-application discussions with Dorset Council to address the site's sensitive location within the Dorset National Landscape and partly within the Langton Matravers Conservation Area. The process involved multiple rounds of consultation, site meetings, and formal written advice between May and December 2024, followed by further engagement in early 2025 with DM officers, the Dorset National Landscape team, DC Landscape, Conservation, DC Housing Enabling, DC Planning Policy, and DC Mineral & Waste.

A masterplan submitted at pre app in May 2024 proposed 20 dwellings alongside a village green, nursery, community space, sports block, and energy hub. Officers confirmed that development could be acceptable in principle but raised significant concerns regarding the quantum of development, layout, and visual impact. Policy H8 of the Purbeck Local Plan limits development on small sites adjoining local service villages to 15 dwellings. Officers advised that the proposal should comply with this threshold and that built form should be concentrated in the southern part of the site, adjacent to the village, to avoid encroachment into the more open and visually sensitive northern areas.

In July 2024 following a site meeting with officers, the applicant submitted a revised masterplan, to achieve a more linear layout and improve integration with the existing settlement pattern. A subsequent meeting in August focused on heritage considerations, particularly maintaining key views towards Little Durnford, a Grade II listed building. The officer response issued in August 2024 reiterated that while the principle of development was acceptable, the quantum should be reduced to 15 dwellings and the northern layout simplified.

Further pre application advice sought in November 2024, reduced the number of dwellings to 15 and amended the layout to lessen visual impact. Officers welcomed the reduction in quantum but raised further concerns about parking arrangements and the presence of dwellings on the eastern side of Old Malthouse Lane. Officers also advised that Sport England should be consulted regarding the loss of former sports facilities.

A further revised masterplan submitted in January 2025 consolidated development within the southern part of the site, maintained views to Little Durnford, and adopted a looser density than the adjacent development to the south. Officers confirmed that the revised concept was acceptable in principle, subject to detailed design considerations.

Sport England Engagement

The applicant's Planning Statement advises that prior to the submission of the application, mitigation was agreed with Sport England by inclusion of a community sports space within the proposed scheme.

7. List of constraints

Grade: II Listed Building: LITTLE DURNFORD List Entry: 1120312

Langton Matravers Conservation Area

Tree Preservation Order (TPO (PDC/TPO 332))

Public Right of Way: Footpath SE16/44; Footpath SE16/40; Footpath SE16/5; Footpath SE16/1; Footpath SE16/3;

Environment Agency - Groundwater – Susceptibility to flooding;

Local Geological Site: G SY97/13 - Crack Lane Quarry; Distance: 53.77m

Existing ecological network - Terrestrial and Higher Potential ecological network

Wildlife Present: S41 - bird;

Dorset Heathlands - 5km Heathland Buffer;

Dorset Natural Landscape (Area of Outstanding Natural Beauty (AONB)):

Ancient Woodland: Distance: 168.6mAncient Woodland: Farm Wood; Distance: 362.27m and Quince Hill Wood; - Distance: 385.48m

Natural England - RAMSAR - Distance: 2817.45m

Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head (UK0019863); - Distance: 1445.34m, Studland to Portland (UK0030382); - Distance: 1970.99m,Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 2817.45m, Isle of Portland to Studland Cliffs (UK0019861); - Distance: 2870m and Dorset Heaths (UK0019857); - Distance: 3196.76m

Site of Special Scientific Interest (SSSI) impact risk zone;

Radon: Class: 2.0 - indicating a less than 3% probability of radon presence. This classification reflects a low to intermediate level of constraint in relation to radon gas – consult Building Control

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Langton Matravers Parish Council - OBJECT

Comments received 12.09.2025

Highway Safety and Traffic	• Junction of B3069 and Old Malthouse Lane considered hazardous; increased traffic and poor visibility raise accident risk. • Transport Statement criticised for ignoring junction safety and cumulative traffic impacts, including school peak times and service vehicles. • OMH Lane is single track with no passing places; congestion expected. • Construction traffic management concerns due to previous breaches; calls for strict enforcement and financial bonds.
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Design, Layout and Landscape Impact	• LVIA omits key viewpoints; development obstructs views toward Swanage and Isle of Wight, contravening Policy E1. • Affordable housing segregated from other dwellings, undermining integration. • Use of ebony boarding and slate considered inappropriate; conflicts with Policy E12. • Lack of renewable energy provision noted.
Drainage and Flood Risk	• Dorset Council Flood Risk Management issued holding objection; current drainage scheme does not meet updated SuDS standards.
Lighting	• Extensive street and security lighting conflicts with rural character and dark skies policy; ecological impact and light pollution concerns.
Housing Need and Future Development	• Proposed large dwellings do not meet local need for smaller affordable homes. • Fear of incremental expansion northwards; requests Section 106 to prevent further development and secure affordable housing provision.
Community Land and Loss of Playing Field	• Unclear access and maintenance for proposed community sports court and school-use area. • Loss of existing playing field; Sport England recommends mitigation via Multi-Use Games Area.

2. Ward Member – Cllr B Wilson - OBJECT

Comments received 12.09.2025

Highways and Access Safety	• Current assessment deemed inaccurate; sole access via Old Malthouse Lane raises safety and congestion concerns.
Affordable Housing	• Isolated positioning and unclear tenure; calls for better integration to foster a genuine community.
Impact on Landscape and Visual Amenity	• LVIA incomplete; development obstructs views from footpaths. • Exterior lighting conflicts with dark skies policy. • Use of ebony boarding considered inappropriate under Policy E12.

3. Natural England – NO OBJECTION subject to securing heathland mitigation

Comments received 08.08.2025

Heathland Recreation and Air Quality

- Increased dwellings will raise recreational pressure and air pollution affecting Dorset Heathlands SAC, SPA and Ramsar sites.
- Authority must secure contributions for Heathland Infrastructure Project (HIP), Strategic Access Management and Monitoring (SAMM), and air quality mitigation under adopted strategies.

Habitat Regulations Compliance

- Appropriate Assessment under Regulation 63 required; mitigation cannot be considered at Likely Significant Effects stage.
- No objection provided mitigation contributions are secured in line with Dorset Heathlands and Poole Harbour SPDs.

Dorset National Landscape

- Development lies within its setting; authority should seek advice from the National Landscape Team on compliance with designation aims and policies.

Ecology Information

- Submitted ecological report lacks approval certificate from Dorset Council Natural Environment Team.
- Permission should not be granted until ecological information is approved and secured by condition to meet statutory duties under NERC Act and Habitats Regulations.

Further comments received on 25.09.2025

Natural England concurs with the Council's Appropriate Assessment and raises no objection to granting permission, provided mitigation measures identified in the AA are secured.

4. Dorset National Landscape (Formerly AONB) Officer – NO OBJECTION subject to conditions

Comments received 22.08.2025

- Scheme reflects pre-application advice, achieving acceptable design and mitigation for landscape and visual impacts.
- Layout complements existing village pattern and density; use of previously developed land aligns with policy and reduces countryside encroachment.
- LVIA findings accepted; impacts considered minor to moderate and manageable with conditions.
- No overriding objection raised; conditions required to address detailed design and mitigation issues.
- Conditions recommended for materials, boundary treatments, hard and soft landscaping, and ongoing management.
- Lighting strategy broadly acceptable; security lighting should limit light spill and be PIR-activated.
- Heritage impacts require consideration due to Conservation Area and proximity to listed buildings.
- Proposal aligns with relevant local and national policies for small sites and landscape character.

5. DC - Housing Enabling Team – COMMENTS

Comments received 18.08.2025

- Affordable homes are grouped in one part of the site rather than being integrated throughout, which does not support a mixed and balanced community.
- No details provided on tenure mix for affordable units; should comply with Policy H11 (10% social rented, 65% affordable rented, 25% affordable home ownership). Any deviation must be agreed with planning and housing teams.
- Proposed 3-bedroom affordable homes are designed for four people only; should accommodate five or six people to allow family growth without relocation.
- Affordable housing provision should be secured through a Section 106 agreement to ensure delivery in perpetuity.
- Priority for affordable housing should be given to those with a local connection to Langton Matravers, then neighbouring parishes, and then the wider Dorset Council area.
- Providing affordable housing is vital given the rising housing need and shortage of general needs homes.

6. DC – Landscape – NO OBJECTION subject to conditions

Comments received 12.09.2025

- LVIA and Landscape Strategy acceptable; predicted impacts are minor and reduce to negligible with mitigation.
- Layout revised to reduce dwellings and pull development back from sensitive edges; design aligns with local character.
- Use of natural materials and traditional methods supports integration into the setting.
- Mitigation measures, including planting, biodiversity enhancements, and improved public access, considered effective.
- Site within Dorset National Landscape and Conservation Area; near listed buildings and sensitive viewpoints.
- External lighting must be minimised to protect dark skies.
- Detailed SuDS design and biodiversity pond required to avoid engineered appearance and ensure safety.
- Conditions recommended for landscaping plans, planting schedules, maintenance arrangements, and ridge height control.
- Subject to conditions, proposal complies with relevant Local Plan and NPPF policies.

7. DC - Conservation Officers – NO OBJECTION subject to conditions

Comments received 02.09.2025

- The application's supporting Design & Access Statement is considered well-informed and positively directed, aligning with conservation principles.
- Based on submitted plans and previous pre-application advice, the scheme is assessed as causing no harm to heritage assets, leading to no objection in principle subject to further discussion to refine materials through active collaboration at discharge of conditions stage, aiming for a high-quality scheme.

8. DC - Natural Environment Team – NO OBJECTION subject to conditions

Comments received 16.12.2025

NET signed Certificate of approval dated 16.12.2025. Full implementation of the EclA is contingent on conditioning the following documents:

- Construction Environmental Management Plan (CEMP)
- Landscape Ecological Management Plan (LEMP)
- Lighting Strategy

9. DC - Rights of Way Officer – NO OBJECTION subject to conditions

Comments received 28.08.2025

No objection provided specific measures are implemented to minimise impact on public rights of way during and after construction.

10. DC - Environmental Assessment Team

Date received 10.09.2025

The Habitats Regulations Assessment concluded that, subject to securing the required mitigation measures, the proposed development will not adversely affect the integrity of any designated European site.

12. DC – Highways – NO OBJECTION subject to conditions

Comments received 23.12.2025

Highway Impact Assessment

- The Highway Authority considers the predicted increase in traffic movements during peak hours to be minor and not severe enough to justify refusal under national policy.

Sustainable Travel Provision

- Although active travel opportunities are limited due to the rural setting, the presence of a local bus service offers a sustainable transport option.

Accessibility Enhancements

- The proposal includes step-free routes, pedestrian refuges, and resting places to improve accessibility and comply with Inclusive Mobility guidance.

Parking Management Commitment

- The applicant has clarified parking arrangements and indicated willingness to adopt a car parking management plan to reduce pressure on surrounding roads.

Traffic Regulation Order (TRO)

- Existing school keep-clear markings near the access could be replaced with a TRO such as “no waiting at any time”, requiring a financial contribution from the applicant and pursued by the Parish Council.

Construction Traffic Management Plan (CTMP)

- A CTMP must be submitted and approved prior to development, detailing construction vehicle movements, delivery schedules, site access arrangements, and temporary traffic management measures.

Speed Control Requirement

- A speed control measure on the primary access road is required before occupation to ensure vehicle speeds are managed safely.

Estate Road Maintenance

- The internal road layout will remain private as it does not meet adoption standards; maintenance responsibility will lie with the developer or residents.

Electric Vehicle Charging Compliance

- The development must comply with Building Regulations for electric vehicle charging infrastructure before being brought into use.

Waste Collection Guidance

- Dorset Council Waste Services should be consulted to confirm that recycling and waste collection facilities meet local guidance.

13. DC - Flood Risk Management (Local Lead Flood Authority (LLFA)) – NO OBJECTION
subject to conditions

21.08.2025 -Initial Consultation Response

LLFA issued a holding objection. While the drainage strategy appeared viable, it did not comply with updated National SuDS Standards (June 2025). Requested either a revised strategy or a technical compliance statement.

12.11.2025 – Follow-up review

LLFA maintained holding objection. Criticised reliance on underground tanks rather than above-ground features, stating this fails to meet SuDS principles for amenity and biodiversity. Requested amendments to integrate surface-level features and multifunctional design.

11.12.2025 – Final comments – **NO OBJECTION** subject to conditions

LLFA removed holding objection. Confirmed scheme is viable and deliverable following additional information. Raised no objection subject to conditions, including:

- submission of a detailed surface water management scheme before development;
- maintenance and management plan for lifetime of development.

14. DC - Trees (East & Purbeck) – NO OBJECTION subject to conditions

23.10.2025 – Initial comments – Further information required

08.12.2025 – Final comments received

No objection subject to conditions requiring tree protection measures, alignment of drainage strategy with Arboricultural requirements, and approval of no-dig construction details to safeguard retained trees and visual amenity.

15. DC - Planning Policy - COMMENTS

Comments received 09.09.2025

The application raises significant policy considerations relating to landscape, heritage, housing mix, and the potential loss of sports facilities. Further assessments and consultee responses are required before a recommendation can be made.

16. DC - Dorset Waste Team – NO OBJECTION

Comments received 08.08.2025

17. DC - Building Control Purbeck Team – NO OBJECTION subject to compliance with Building Regulations

Comments received 01.08.2025

18. DC Mineral and Waste Team – NO OBJECTION

Comments received 04.12.2025

No buildings proposed adjacent to the Purbeck stone area of search. Policy 22 of the Waste Plan 2019 should be considered.

19. DC – Section 106 - COMMENTS

Comments received 18.12.2025

Following requirements should be included in the S106 legal agreement:

- 40% on site affordable housing
- Education contribution
- Special Educational Needs (SEN) contribution
- LAP – on site provision
- PRow contribution
- Public Open Space

CIL:

- CIL liable
- Heathland Mitigation

20. Sport England - OBJECTION

Comments received 13.08.2025

- The proposal would result in the loss of a playing field and tennis courts, which is contrary to Sport England's Playing Fields Policy and paragraph 104 of the National Planning Policy Framework (NPPF).
- The applicants have not provided a robust assessment to show the playing field is surplus to requirements, meaning policy exception E1 is not met.
- The proposed development does not offer adequate mitigation for the loss of the playing field.
- The application does not meet any of Sport England's five exceptions for development on playing fields.
- A lack of recent use does not indicate an absence of need; the land retains potential for future sporting use. Dorset Council is preparing a new playing pitch strategy, expected in autumn 2026.
- Sport England accepts the loss of tennis courts but suggests Dorset Council could seek a contribution to enhance tennis provision or upgrade a multi-use games area locally.
- The consultation is non-statutory because the playing field has not been used for at least five years, but this does not diminish its potential future value for sport.

Comments received 23.12.2025

- Loss of playing field remains unmitigated

- The additional information provided by the applicants does not justify the loss of the playing field.
- The proposed tarmac sports space does not mitigate for the loss of the playing field.
- Policy Non-Compliance Maintained
- Costs of Restoration Highlighted
- Contribution Suggestion Reiterated
- Sport England confirms its non-statutory objection remains in place due to non-compliance with policy and lack of mitigation.

21. Ramblers Association - Comments

Comments received 13.08.2025

The proposed pedestrian link to the primary school is welcome but concerns are raised about pedestrian safety on rights of way due to increased traffic, incomplete representation of footpaths in the plans, and the need for legal orders to ensure definitive routes remain protected.

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

- Dorset Police Architectural Liaison Officer
- Historic England
- Dorset Wildlife Trust
- Woodland Trust
- Forestry Commission
- Wessex Water

Representations received

The application was advertised by site notice on 13 August 2025 and press advert on 15 August 2025. The following summary of comments were received (full comments available online):

Total - objections	Total - No objections	Total - comments
18	-	6

Summary of comments:

Objections

- Impact on highway network including highway safety, particularly with the proximity to the school
- Speeding and accident risks
- Increased traffic on Old Malthouse Lane
- Dangerous junction with High Street
- Construction Traffic Impact - Requests for a construction traffic management plan to prevent heavy vehicles passing through the village centre and to ensure safe access during building works.

- Impact on AONB and Conservation Area
- Loss of Dark Skies and Light Pollution
- Impact on views and Public Rights of Way footpaths
- Impact on trees, insufficient detail on tree protection and replanting
- Loss of habitats
- Surface Water Management - inadequate drainage plans
- Foul Water Disposal - lack of clarity on sewage connection and capacity of existing infrastructure.
- Inappropriate materials and urbanisation - use of render and ebony boarding, which is considered out of character for the village
- The scale and layout of the development are excessive and will erode the rural character of Langton Matravers.
- No need for additional housing in the village
- Risk of second homes and holiday lets
- Plot 3 - overlooking and privacy issues
- Plot 6 - garage located at an elevated level, creating visual impact and practical issues for residents and emergency access
- objections quoting the site's historical significance and its role in the village's heritage

General Comments

- Support for the inclusion of a sports area and central green, but concerns about adequacy. Questions raised on size, surface type, and lack of changing facilities.
- Concern about asbestos in materials used to fill the old swimming pool area
- Queries about long-term upkeep of the proposed green and sports areas

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Section 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

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan 2018-34:

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

E10: Biodiversity and geodiversity

E12: Design

H8: Small Sites Next to Existing Settlements

H9: Housing mix

H11: Affordable Housing

H2: The housing land supply

I2: Improving accessibility and transport

Policy I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 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.
- 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

All of Dorset:

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

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

Langton Matravers Conservation Area Appraisal

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

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:

- 10% 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% (6 units – tenure mix to be agreed with Dorset Council post decision and secured in perpetuity via S106 Legal Agreement)
Education Contribution	£6,161 per dwelling (excluding 1 beds)
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling (excluding 1 beds)
PROW Contribution	£1,100 - £550 per gate (2 gates)
Public Open Space	Open space north of development, sports court/community parking and village green provided throughout the development

What	Amount / value
Non material considerations	
CIL contribution	Currently £307.69 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. Impact on the Dorset National Landscape (Formerly AONB)
5. Impact on the Langton Matravers Conservation Area and Heritage Assets
6. Local Amenity and Standard of Accommodation
7. Highway Impact
8. Public Rights of Way
9. Trees
10. Biodiversity and Biodiversity Net Gain (BNG)
11. Drainage
12. Servicing
13. Mineral and Waste
14. Loss of Sports Facilities
15. Planning Balance
16. Planning Obligations

1. Principle of development

- 1.1 The application site comprises approximately 4.4 hectares of land located outside, but immediately adjacent to, the defined settlement boundary of Langton Matravers. The site was formerly occupied by the Old Malthouse School and is identified on the Dorset Council Brownfield Land Register. It lies within the Dorset National Landscape (formerly AONB) and partly within the Langton Matravers Conservation Area, making it a highly sensitive location in terms of landscape and heritage considerations.
- 1.2 Policy H8 (Small Sites Next to Existing Settlements) of the adopted Purbeck Local Plan permits residential development on sites adjoining settlement boundaries, provided that the scale of development is proportionate to the size and character of the settlement. Langton Matravers is categorised as a Local Service Village, where Policy H8 sets a maximum

threshold of 15 dwellings. The proposed development for 15 dwellings accords with this policy requirement.

- 1.3 The principle of residential development on this site is further supported by its partial brownfield status and its proximity to the village core, which provides access to local services and facilities. The proposal would contribute to meeting housing needs, including affordable housing provision, in an area where Dorset Council has a shortfall in housing land supply. While the site is not allocated for housing in the Local Plan, it does meet the criteria of Policy H8 noted above and the delivery of additional homes in a sustainable location carries weight as a material consideration.
- 1.4 However, the sensitive context of the site within the Dorset National Landscape and the Conservation Area requires that development is of exceptional design quality and respects the prevailing character of the village. The layout has been informed by landscape and heritage assessments, concentrating built form within the southern part of the site to maintain the openness of the northern section and minimise visual intrusion. The proposal also retains significant areas of open space and existing vegetation, which will assist in mitigating landscape and visual impacts.
- 1.5 In summary, the principle of development is considered acceptable, subject to detailed design, landscape and heritage considerations being satisfactorily as addressed later in this report.

2. Housing Mix

- 2.1 The proposed development comprises 15 dwellings, of which 6 will be affordable homes and 9 will be open market units. Policy H9 (Housing Mix) and H11 (Affordable Housing) of the Purbeck Local Plan require new housing schemes to provide a mix of types and sizes that reflect local needs and contribute to the creation of balanced and sustainable communities. For sites of 10 or more dwellings on greenfield land, Policy H11 requires 40% affordable housing, with the following indicative tenure split:
- 10% social rented housing
 - 65% affordable rented housing
 - 25% affordable home ownership.
- 2.2 The submitted scheme meets the overall requirement for affordable housing provision. Amended plans received on 6 November 2025 include revisions to address comments raised during consultation. Specifically:
- Plots 1 and 3 have been revised to comply with Building Regulation M4(2) – ‘Category 2: Accessible and Adaptable Dwellings’, in accordance with Policy H10 of the Purbeck Local Plan, ensuring that 10% of dwellings meet accessibility standards.
 - Plots 10 and 11 have been amended to provide five-person units, in line with the Housing Enabling Officer’s advice, to better meet family housing needs and allow for future growth.
- 2.3 With regard to comments on the integration of affordable housing units within the layout, these are grouped in two clusters of three units each, which is considered acceptable given the site’s constraints and overall scale. While full dispersal is not achievable on a scheme of this size, the design ensures tenure blindness through consistent materials and detailing

across all dwellings. Amendments to external finishes have removed cladding from affordable units, achieving visual cohesion and integration within the overall development.

- 2.4 Dorset Council's Housing Enabling Officer supports the revised layout and confirms that the proposed housing mix meets identified local need. The tenure split will be determined post-decision as part of Section 106 negotiations to ensure compliance with Policy H9. The final housing mix will be agreed between the applicant and the Council and secured through the Section 106 agreement, guaranteeing delivery in perpetuity and prioritising households with a local connection to Langton Matravers, followed by neighbouring parishes and then the wider Dorset Council area.

- 2.5 Proposed Housing Mix table:

Tenure	Number of Units	Size
Affordable Housing	6	2 x 1 bedroom 2 x 2-bedroom 2 x 3-bedroom
Open Market Housing	9	5 x 3-bedroom 4 x 4-bedroom

Note: The tenure split for affordable housing will be agreed post-decision with Dorset Council and secured via a Section 106 agreement.

- 2.6 Overall, the proposed housing mix reflects local housing need by providing a range of one, two and three-bedroom dwellings suitable for smaller households and families. The inclusion of six affordable homes (40% of the total) complies with Policy H11 and will help address the significant demand for affordable housing in the area, as evidenced by the high number of households on the housing register. Amendments to increase the size of certain affordable units and ensure accessibility standards for selected plots further demonstrate the applicant's commitment to delivering a high-quality, inclusive development that meets policy requirements and supports the creation of a balanced and sustainable community.
- 2.7 The proposed affordable housing is considered acceptable and to be policy compliant in accordance with policies 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 proposal seeks the erection of 15 dwellings, including six affordable homes (40%), together with associated infrastructure, a central green, community land, sports space, and parking. Vehicular access will be provided via Old Malthouse Lane, with internal roads and footpaths designed to integrate with existing routes and maintain connectivity to Public Rights of Way.

- 3.3 The layout has been informed by pre-application advice and landscape considerations, reducing the number of dwellings from 20 to 15 and pulling built development away from the sensitive northern edge of the site. The arrangement now reflects the characteristic pattern of development to the north of the High Street, comprising low-density dwellings on generous plots, grouped loosely to create a second tier of development behind the street frontage. This approach preserves important views towards the Purbeck Ridge and Swanage Bay and maintains the open character of the site.
- 3.4 To enable the development, three sections of existing hedgerow (totalling approximately 169 metres), 180 metres of drystone wall, and two trees will be removed. These losses will be mitigated through a comprehensive landscape strategy that includes:
- 206 metres of new native hedgerow planting around the development.
 - Restoration and enhancement of existing drystone walls, with new walls proposed along Old Malthouse Lane and around garden boundaries.
 - Retention of significant trees and introduction of new copse planting and feature trees to create a green spine through the site.
 - Biodiversity enhancements, including species-rich grassland, native shrub planting, and a biodiversity pond.
- 3.5 The dwellings are predominantly two storeys, with simple, modest forms and reduced openings. Materials include Purbeck stone walling, stone surrounds and roofs finished in natural slate and plain clay tiles, complemented by bespoke vernacular detailing. These choices respond positively to the local context and Conservation Area character.
- 3.6 The scheme incorporates a central green and publicly accessible open space, alongside biodiversity enhancements such as species-rich grassland and native planting. Attenuation features, including drainage channels and a biodiversity pond, are proposed within the open space. The Landscape Officer advises that these should be designed with an organic, naturalistic form, shallow shelving, and sensitive detailing to avoid engineered appearances and ensure safety and ecological value. Further details will be secured by condition.
- 3.7 Native hedgerows and drystone walls will define boundaries, while external lighting will be low-level and directional to minimise light pollution and protect the dark skies of the Dorset National Landscape. Amendments to external materials for affordable units, including removal of cladding, will assist in achieving visual cohesion across the development.
- 3.8 A comprehensive Landscape and Visual Impact Assessment (LVIA) has been submitted in accordance with GLVIA3 and Landscape Institute guidance. The assessment considered viewpoints from sensitive locations, including Public Rights of Way crossing the site, the Purbeck Ridge, and the Conservation Area.
- 3.9 The submitted LVIA concludes that, following mitigation, residual landscape and visual effects will be neutral to negligible. Planting and sensitive design will soften the impact of new development, particularly in views from Old Malthouse Lane and surrounding footpaths. Ridge heights of dwellings adjacent to Old Malthouse Lane will be kept low to reduce skyline intrusion.
- 3.10 In summary, the design and layout are considered to address the Purbeck District Design Guide and respond positively to the site's sensitive context, incorporating high-quality architecture, traditional materials, and a comprehensive landscape strategy. The DC Urban Design and Landscape Officers have been consulted and raised no objection to the

proposed subject to conditions controlling ridge heights, materials, landscaping, and SuDS details. (Conditions 16, 17, 22)

- 3.11 The proposal is considered to comply with Policies E1 (Landscape), E12 (Design), H8 (Small Sites), and I3 (Green Infrastructure) of the Purbeck Local Plan, as well as relevant paragraphs of the NPPF.

4. Impact on the Dorset National Landscape (Formerly AONB)

- 4.1 The application site lies within the Dorset National Landscape, one of the most sensitive and highly protected landscapes nationally, and within the Corfe Valley Character Area as defined by the Dorset National Landscape Character Assessment. The site also partly falls within the Langton Matravers Conservation Area and is close to listed buildings, which heightens the need for careful design and mitigation.
- 4.2 Section 85 of the Countryside and Rights of Way Act 2000 places a statutory duty on local planning authorities to seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty (now National Landscape) when exercising any functions that may affect such areas. This duty, read alongside national planning policy (NPPF paragraphs 187–190) and the Dorset National Landscape Management Plan, requires that great weight is afforded to conservation and enhancement of landscape and scenic beauty. Development proposals must therefore maintain rural character, safeguard tranquillity, and avoid unnecessary light and noise pollution, ensuring that the special qualities of the National Landscape are preserved and enhanced.
- 4.3 The application site lies within a designated National Landscape, an area which the National Planning Policy Framework (NPPF) confirms has the highest status of protection for conserving and enhancing landscape and scenic beauty. Paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty, as well as the conservation of wildlife and cultural heritage within National Landscapes. The Framework also emphasises that the scale and extent of development in these designated areas should be limited, and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts.
- 4.4 For proposals identified as major development, the NPPF is explicit that planning permission should be refused other than in exceptional circumstances, and only where it can be demonstrated that the development would be in the public interest (paragraph 190). In assessing whether exceptional circumstances exist, decision-makers must consider:
- The need for the development, including any relevant national considerations, and the effect of granting or refusing planning permission upon the local economy;
 - The cost of, and scope for, developing outside the designated landscape, or for meeting the identified need in some other way; and
 - Any detrimental effect on the environment, landscape and recreational opportunities, and the extent to which these could be moderated.
- 4.5 The proposed scheme for 15 dwellings, including 6 affordable homes, meets the NPPF definition of major development for housing but it is also necessary to consider whether the scheme, represents ‘major development’ in the National Landscape for which permission should be refused. In accordance with paragraph 190 and Footnote 67 of the National Planning Policy Framework, whether a proposal amounts to “major development” within a National Landscape is a matter for the decision-maker, having regard to its nature, scale

and setting, and the extent to which it may have a significant adverse impact on the purposes of the designation.

- 4.6 In this case the application proposes the erection of 15 dwellings on a site formerly occupied by a school and represents a scale that is proportionate to Langton Matravers's role as a Local Service Village and accords with the threshold identified in Policy H8 of the Purbeck Local Plan. The scheme is confined to the more contained southern part of the site, avoids the most visually sensitive land to the north, and is capable of being sensitively designed and mitigated so that its landscape and visual effects remain limited and localised. On this basis and taking into account the brownfield nature of part of the site and its close relationship to existing built form, the proposal is not considered to constitute "major development" within the National Landscape for the purposes of paragraph 190 of the NPPF.
- 4.7 As previously mention, the application site lies within the Corfe Valley Character Area as defined by the Dorset National Landscape Character Assessment. The Corfe Valley guidelines emphasise:
- Use of previously developed land before greenfield sites where well connected to settlement form.
 - Ensuring new housing complements settlement scale, form, and density.
 - Sensitive design of greenspace to maintain rural character and deliver biodiversity and visual mitigation.
 - Limiting and mitigating light pollution to protect dark skies.
- 4.8 The Landscape Planning Officer for Dorset National Landscape confirms that the submitted scheme has responded appropriately to earlier advice and now achieves satisfactory design and mitigation in relation to potential landscape and visual impacts. The key points are as follows:
- The scale, form and density of the proposal broadly complement the existing settlement pattern. Properties 1–9 adopt a clustered layout with generous gardens and interspersed greenspaces, while properties 10–15 continue the linear pattern along Old Malthouse Lane.
 - The quantum of housing corresponds with the threshold for small sites adjoining local service villages under Policy H8 of the Purbeck Local Plan.
 - The use of previously developed land is supported by the Dorset National Landscape Management Plan, which prioritises brownfield sites over greenfield expansion.
 - The submitted Landscape and Visual Impact Assessment (LVIA) and accompanying visualisations are robust and conclude that impacts on landscape character and visual amenity will not exceed minor to moderate levels, with many judgements below this threshold. The Landscape Planning Officer concurs with these findings and considers that, subject to appropriate materials and landscaping, the proposals can assimilate into the landscape without undue effects.
- 4.9 Both the Dorset Council Landscape Officer and the Dorset National Landscape Team confirm that, subject to conditions requiring confirmation of materials, detailed soft landscaping plans and specifications (including arrangements for ongoing management), ridge heights, and lighting, the proposal would assimilate into the landscape without undue harm. The development responds positively to policy requirements by concentrating built form within the southern part of the site, using previously developed land, and incorporating robust mitigation measures.

- 4.10 Furthermore, Policy H14: Second homes of the PLP requires that new housing within the Dorset National Landscape is only supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. The policy also applies to changes of use to residential. A condition is imposed to this permission to secure this restriction on the application site (Condition 24).
- 4.11 Taking all of the above into account, the proposed development has responded positively to the sensitivities of the Dorset National Landscape and the Corfe Valley Character Area by limiting built form to the least sensitive parts of the site, utilising previously developed land, and incorporating a comprehensive package of landscape and design mitigation. The scale, layout and character of the scheme complement the existing settlement form, and the residual landscape and visual effects are assessed as limited and capable of being appropriately controlled through conditions.
- 4.12 Subject to the recommended safeguards on materials, landscaping, lighting and principal residence occupation, the proposal is considered to conserve and enhance the special qualities of the National Landscape, and therefore complies with Policies E1 (Landscape), E12 (Design), H8 (Small Sites) and H14 (Second homes) of the Purbeck Local Plan, the Dorset National Landscape Management Plan, and relevant provisions of the National Planning Policy Framework (NPPF).

5. Impact on the Langton Matravers Conservation Area and Heritage Assets

- 5.1 The application site includes land within the Langton Matravers Conservation Area and lies adjacent to two Grade II listed buildings: Little Durnford and Windward with boundary walls. The statutory duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special regard to the desirability of preserving the setting of listed buildings and the character and appearance of conservation areas.
- 5.2 The southern part of the site falls within the Langton Matravers Conservation Area, which is characterised by a mixture of dense frontage development along the High Street and more open spaces to the rear. The Conservation Area Appraisal identifies open green spaces as making an important contribution to its character and notes that recent development has sometimes lacked sensitivity to context. The proposed scheme retains significant areas of open space and seeks to maintain the linear pattern of development along Old Malthouse Lane. Views towards the Purbeck Hills and the coast, identified as important in the appraisal, are largely preserved through the siting and orientation of the proposed dwellings.
- 5.3 The site adjoins Little Durnford and Windward, both Grade II listed. The significance of these assets derives primarily from their architectural features. The proposal does not involve any physical alteration to these buildings. Pre-application discussions highlighted the importance of maintaining views to the south gable of Little Durnford; the submitted layout incorporates this requirement. Intervening vegetation and separation distances are expected to limit visual intrusion, and no development is proposed within the strip of land immediately adjacent to Little Durnford. Similarly, the siting of dwellings avoids harm to the setting of Windward, with intervening landscaping providing further mitigation.
- 5.4 The National Planning Policy Framework (NPPF) requires that great weight be given to the conservation of designated heritage assets. Based on the submitted Heritage Statement and the advice of the Council's Conservation Officer, the scheme is considered to result in

no harm to the significance of the Langton Matravers Conservation Area or the adjacent listed buildings, subject to detailed design and material specifications being agreed (Conditions 16, 22).

- 5.5 The proposal accords with Policy E2 of the Purbeck Local Plan and Section 16 of the NPPF. The scheme preserves the character and appearance of the Conservation Area and the setting of listed buildings, and therefore complies with those policy/guidance requirements.

6. Local Amenity and Standard of Accommodation

- 6.1 Policy E12 of the Purbeck Local Plan requires new development to be compatible with, or improve, its surroundings, ensuring that it does not cause undue disturbance to the amenity of nearby properties. Section 12 of the National Planning Policy Framework (NPPF) emphasises the importance of achieving well-designed places that are safe, inclusive, and promote a high standard of living.
- 6.2 The proposal comprises 15 dwellings with associated open space and infrastructure. The layout has been designed to concentrate development towards the southern part of the site, adjacent to the existing settlement, while retaining significant areas of open space. The dwellings are two storeys in height, and each unit benefits from private garden space and access to communal green areas, which is considered to provide an acceptable standard of accommodation.
- 6.3 Existing dwellings are located to the north, west, east, and south of the proposed development. The closest separation distance is approximately 9.35m between Capitol House to the east and the proposed community sports space, which is slightly greater than the current separation from the existing tennis courts. Other existing dwellings are separated from the proposed dwellings by distances ranging from approximately 15m (Old Malthouse Farm to Plots 10–11 to the north) to 17m (Durnford View to Plot 7 to the west – front to back), with the majority of remaining dwellings to the east, west, south, and north being separated by distances of between 20 and 52 metres.
- 6.4 Concerns have been raised by third parties regarding potential impacts on residential amenity. These include increased traffic along Old Malthouse Lane, which is narrow and currently used by pedestrians, potential overlooking from certain plots, and the effect of external lighting on the rural character and dark skies.
- 6.5 Issues relating to noise and disturbance during construction have also been highlighted. These matters can be addressed through appropriate planning conditions, including a Construction Traffic Management Plan (CTMP), restrictions on external lighting, and detailed landscaping proposals to provide screening and maintain privacy. Concerns regarding construction noise, disturbance, and the external lighting strategy will be discussed in more detail later in this report under the Biodiversity and Highways sections.
- 6.6 Further concerns have been raised that the proposal will impact neighbouring amenity, particularly in terms of overlooking. In particular, a third party has raised concerns regarding Plot 3's location near the junction of Old Malthouse Lane and Mount Pleasant Lane, stating that it will directly overlook the residential property known as Tara and its garden from a significantly higher elevation, which they believe will result in an intrusive panoramic view into their home and garden, particularly if the existing metal outbuilding (ridge height 83.2 metres) is demolished.

- 6.7 The proposed finished floor level for Plot 3 is shown as being higher than that of Tara. The eaves height is calculated by adding the standard first-floor height above the finished floor level, which is approximately 5.18 metres. While this confirms that the proposed dwelling will sit on higher ground, the separation distances of approximately 40 metres elevation-to-elevation and 24 metres boundary-to-boundary are considered sufficient to mitigate any potential impact on residential amenity. The change in ground level does not, in itself, create an unacceptable relationship between the properties. This difference is further mitigated by the presence of mature existing vegetation and the proposed additional landscaping, which will provide effective screening and reduce any potential for overlooking.
- 6.8 Furthermore, the removal of the existing metal outbuilding is noted; however, its absence does not materially alter the assessment given the substantial separation distances and proposed landscaping measures. This type of back-to-front relationship and the separation distances proposed are not uncommon within a residential context and are generally regarded as acceptable in planning terms. Consequently, it is considered that the development will not result in an overbearing impact or an unacceptable level of overlooking and therefore does not warrant refusal on amenity grounds regardless of the change in ground level.
- 6.9 In terms of the amenity of future occupiers, the 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 north and central green. The layout is suitably designed to prevent overlooking of neighbouring dwellings.
- 6.10 The proposed development is considered acceptable, as it is not anticipated that it 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.

7. Highway Impact

- 7.1 The application site is located at The Old Malthouse, Langton Matravers, approximately 85 metres north of the B3069 High Street, which forms the principal route through the village and provides connections to the wider highway network. The proposed development will utilise the existing primary vehicular access along Old Malthouse Lane, which is a designated right of way and an existing private road currently serving a small number of dwellings.
- 7.2 Both the Parish Council and the Ward Member have expressed significant concerns about restricted visibility at the junction of Old Malthouse Lane and the High Street, compounded by on-street parking and the proximity of St George's Primary School. The Parish Council considers that the submitted Transport Statement does not adequately address these issues or the cumulative impact of traffic from existing and proposed developments.
- 7.3 The proposed development at The Old Malthouse, Langton Matravers, has been subject to detailed consideration of highway safety and traffic impacts in accordance with the NPPF, relevant guidance within Manual for Streets, and the Policy I2 of the Purbeck Local Plan (2018–2034). The Dorset Council Highway Authority notes that visibility at the access point benefits from the natural curvature of the High Street, which provides wider splays on both sides. This was considered acceptable in the previous application when the posted speed limit was higher.

- 7.4 The applicant proposes to widen the carriageway within the site and improve internal road layouts to accommodate refuse vehicles and private cars passing safely. The Transport Statement Addendum confirms that Old Malthouse Lane will be widened to 5 metres throughout its length within the site boundary, with internal roads also designed to this standard. Pedestrian facilities, including step-free routes and resting places, have been incorporated to enhance accessibility in line with Inclusive Mobility guidance.
- 7.5 The Highway Authority supports the proposed widening of Old Malthouse Lane within the site and the inclusion of step-free pedestrian routes and resting places to improve accessibility. A low-speed environment has been incorporated by design, but a speed control measure on the primary access road is required and will be secured by condition, (Condition 20).
- 7.6 Traffic impact assessments indicate that the cumulative trip generation for the permitted development and this proposal is predicted to be approximately 22 movements during the AM peak and 16 during the PM peak, equivalent to one vehicle every three minutes. The proposed sports space is not expected to generate peak-hour traffic. While there will be an increase in person trips, this is not considered unacceptable. The Highway Authority concludes that, while there will be an increase in trips, this cannot be regarded as severe under Paragraphs 115 and 116 of the NPPF.
- 7.7 Further concerns have been raised regarding the construction traffic management. There is strong concern about the cumulative impact of construction traffic from the proposed and the adjacent site, given previous breaches of agreed management plans. The Highway Authority requires a Construction Traffic Management Plan (CTMP) to be submitted and approved prior to commencement. This must include details of vehicle types, delivery schedules, wheel-cleaning facilities, and temporary traffic management measures to minimise the impact of construction traffic on the surrounding highway network (Condition 3).
- 7.8 The submitted plans indicate that the proposed development will provide 44 on-site parking spaces for the 15 new dwellings and associated facilities. The Highway Authority confirms that parking arrangements have been clarified and meet Dorset Council guidelines. The applicant has indicated willingness to agree to a Car Parking Management Plan as a condition (Condition 22). The layout aims to balance policy requirements with practical needs while minimising pressure on surrounding roads.
- 7.9 While the above mentioned concerns are acknowledged, the Highway Authority has reviewed the submitted information and concluded that, subject to conditions, the development would not result in a severe residual impact on the highway network. The proposed mitigation measures, including carriageway widening within the site, speed control features, and a comprehensive CTMP, are considered proportionate and enforceable. Visibility at the junction is constrained; however, the Highway Authority notes that the alignment of the High Street and existing traffic calming measures, combined with the 20mph speed limit, reduce risk to an acceptable level. Additional measures such as a Traffic Regulation Order (TRO) to restrict parking near the junction could be pursued separately by the Parish Council.
- 7.10 Furthermore, opportunities for active travel, including walking and cycling, are limited due to the rural setting; however, the site benefits from proximity to the local bus service, which operates along the B3069 and provides regular connections to Swanage, Wareham, and

Poole. This offers a sustainable transport option for residents and visitors, complementing the proposed on-site measures to reduce reliance on private vehicles.

- 7.11 In line with Purbeck Local Plan Policy I2, the development promotes sustainable travel through provision for pedestrians and access to public transport, albeit recognising the limitations of the rural setting. The inclusion of EV charging infrastructure will further support sustainable transport objectives.
- 7.12 On balance, and having regard to the NPPF requirement that development should only be refused on transport grounds where impacts are severe, it is considered that the proposed development, subject to the recommended conditions, accords with national and local policy. The concerns raised by the Parish Council and Ward Member have informed the recommended conditions, which include a robust CTMP, speed control measures, and estate road design requirements to ensure highway safety during both construction and operational phases.

8. Public Rights of Way

- 8.1 The proposed development is located in proximity to public footpaths SE16/3, SE16/5, and SE16/44, as recorded on the County Definitive Map. Dorset Council's Countryside and Greenspace team has confirmed that there is no objection to the application, subject to compliance with specific conditions to safeguard public rights of way during and after construction.
- 8.2 All public footpaths must remain open and unobstructed during construction, with no storage of materials or vehicles on the routes. Access across rights of way must be maintained in good condition and kept free of mud and debris, with adequate drainage to prevent water run-off (Informative 6).
- 8.3 A financial contribution of £1,100 is required to enable the replacement of two existing stiles with accessible pedestrian gates, costed at £550 per structure. This improvement is necessary because several Public Rights of Way run across and immediately adjacent to the application site, forming a well used network of pedestrian routes that provide access to key village facilities including the primary school, play area, community hall and allotments.
- 8.4 The introduction of 15 new dwellings will increase footfall on these paths, and without mitigation the existing stiles would present accessibility and usability constraints for future residents, particularly for families, older people and those with limited mobility. The contribution therefore directly mitigates the increased demand and ensures the Public Right of Way network remains safe, inclusive and functional as a result of the development.
- 8.5 The Public Right of Way contribution will be secured through the Section 106 agreement, forming part of the overall mitigation package required to make the development acceptable in planning terms. The works are directly related to the impact of the proposal, necessary to support increased use of the footpath network, and fairly and reasonably related in scale and kind, limited to the specific local improvements needed to accommodate the additional residents.
- 8.6 The proposed approach to managing public rights of way is considered to comply with the National Planning Policy Framework (NPPF), specifically paragraph 100, which seeks to protect and enhance public access routes, and with Policy I2 (Improving Accessibility and

Transport) and Policy E12 (Design) of the Purbeck Local Plan 2018–2034, ensuring safe, inclusive, and accessible routes are maintained throughout the development.

9. Trees

- 9.1 The application site is subject to an Area Tree Preservation Order (TPO) made in 2007 and lies within the Langton Matravers Conservation Area. The submitted arboricultural information, including the Tree Protection Plan and Arboricultural Method Statement, has been reviewed alongside the applicants' consultant response by the Dorset Council Tree Officer.
- 9.2 The proposed development will necessitate the removal of three trees: one grade A Sycamore (T003), one grade B Scots Pine (T004), and one grade C Sycamore (T002). Whilst T003 contributes positively to the character of the area, its removal is not considered to have a significant adverse impact and can be mitigated through replacement planting. T004 is suppressed and of low amenity value, and T002 is a poor-quality specimen. The proposed landscaping scheme provides adequate mitigation for these losses.
- 9.3 The retained trees include groups and individual specimens of high visual amenity value, notably the Ash within group G003, Sycamores within group G001, Monterey Cypress (T015), Maritime Pine (T010), and Poplar (T011). The Tree Officer initially raised concerns regarding potential encroachment into root protection areas (RPAs) and the need for appropriate surfacing and protection measures. Subsequent information received on 27.10.2025 confirms that:
- The minor incursion into the RPA of the Ash tree (G003) for a pathway will not harm the tree, and existing ground levels will be maintained.
 - Units 12–15 will not adversely affect the Sycamore group (G001) due to the presence of a compacted farm track acting as a root barrier.
 - No excavations are proposed within the RPAs of T010 (Maritime Pine) and T011 (Poplar), and existing surfaces will largely be retained.
 - The proposed parking area near T015 (Monterey Cypress) will involve minimal incursion into its RPA, and given the compacted nature of the farm track, significant root disturbance is unlikely.
- 9.4 The Tree Officer has confirmed that, subject to conditions, the proposed tree protection measures are sufficient to safeguard retained trees during construction. Conditions will require implementation of the approved Tree Protection Plan, submission of an updated drainage strategy to avoid RPAs, and use of an appropriate no-dig cellular confinement system where necessary (Conditions 7, 8, 9).
- 9.5 In summary, there is no objection on arboricultural grounds, provided the recommended conditions are imposed to ensure the long-term protection of trees that contribute to the character and visual amenity of the area and the proposed landscaping scheme is considered sufficient to mitigate the loss of trees.
- 9.6 Subject to the recommended conditions, the proposed development is considered acceptable in terms of arboricultural impact. It accords with the requirements of the NPPF, specifically paragraph 131 which seeks to retain and integrate trees within new development and complies with the relevant policies of the Purbeck Local Plan 2018–2034, namely Policy I3 (Green Infrastructure, Trees and Hedgerows) and Policy E12 (Design).

10. Biodiversity and Biodiversity Net Gain (BNG)

Biodiversity

- 10.1 The application is supported by an Ecological Impact Assessment (EclA), which has been reviewed and approved by the Dorset Council Natural Environment Team (NET) under the Dorset Biodiversity Appraisal Protocol. A Certificate of Approval has been issued confirming that the submitted EclA, dated 16 December 2025, adequately addresses the impacts on biodiversity and provides appropriate mitigation and enhancement measures.
- 10.2 The proposed development comprises 15 dwellings, a village green, community land, and associated infrastructure. The EclA identifies potential impacts on habitats and species and sets out measures to avoid, mitigate, and compensate for these effects. Key requirements include the implementation of a Construction Environmental Management Plan (CEMP), a Landscape Ecological Management Plan (LEMP), and an approved Lighting Strategy, all of which will be secured by condition to ensure compliance (Conditions 11, 23, 27).
- 10.3 The applicant has submitted an amended Lighting Strategy designed to minimise light spill and protect ecological corridors within the site. Calculations confirm that designated dark corridors will not exceed 0.20 lux horizontal illuminance at ground level, thereby safeguarding bat flight paths and other nocturnal species. Measures include:
- Use of warm white (2700K) low-wattage LED luminaires for domestic lighting, controlled by PIR sensors to limit unnecessary illumination.
 - A single streetlight programmed to switch off between 00:00 and 05:30, reducing disturbance during peak nocturnal activity.
 - Sensitive positioning of luminaires to avoid overspill into retained habitats.
- 10.4 These measures accord with the Dorset National Landscape Management Plan objectives to maintain dark skies and limit light pollution, as well as NPPF paragraph 180, which requires development to minimise impacts on biodiversity.
- 10.5 The EclA provides reasonable ecological mitigation and enhancement measures, including habitat retention, native planting, and biodiversity features integrated into the landscape design. These measures will be conditioned as part of any planning approval to ensure full implementation.
- 10.6 Subject to conditions securing the CEMP, LEMP, and Lighting Strategy, the proposal is considered to comply with Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan, the Dorset Biodiversity Appraisal Protocol, and relevant provisions of the National Planning Policy Framework.

Biodiversity Net Gain (BNG)

- 10.7 The proposed development is subject to the statutory requirement to deliver a minimum 10% biodiversity net gain, as set out in the Environment Act 2021, the NPPF, and Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan. A Biodiversity Net Gain Statement (May 2024, updated January 2025) and accompanying metric have been submitted and reviewed in accordance with the Dorset Biodiversity Appraisal Protocol.
- 10.8 The BNG Metric results are as follows:

On-site baseline units	Post-intervention units (including retention, creation and enhancement)	Net gain achieved
Area habitat units: 18.37	Area habitat units: 21.58	+3.21 units (+17.4%)
Hedgerow units: 9.86	Hedgerow units: 11.65	+1.79 units (+18.1%)
Watercourse units: 0	Watercourse units: 0	0

- 10.9 The baseline survey identified existing habitats including modified grassland, neutral grassland, scrub, hedgerows, and individual trees, with conditions ranging from poor to moderate. Some of these habitats will be lost to accommodate the development, including sections of hedgerow and areas of grassland. However, these losses have been fully accounted for within the Biodiversity Net Gain metric and will be compensated through on-site measures. These include the creation of new areas of neutral and modified grassland, species-rich native hedgerows, copse planting, and biodiversity features integrated into sustainable drainage systems. This approach ensures that the overall ecological value of the site is significantly enhanced.
- 10.10 The statutory minimum requirement of 10% net gain is exceeded for both area habitats and hedgerows. No additional off-site provision is required, and all trading rules are satisfied.
- 10.11 As previously noted, the NET has issued a Certificate of Approval confirming that the submitted EcIA and BNG Statement adequately address biodiversity impacts and provide appropriate mitigation and enhancement measures.
- 10.12 Although some existing habitats will be lost, the proposed development demonstrates a clear commitment to biodiversity enhancement and ecological protection. The submitted Biodiversity Net Gain Statement confirms that the scheme will deliver measurable gains significantly above the statutory minimum requirement, achieved entirely on-site through habitat creation, enhancement, and sensitive design measures. When combined with the approved Lighting Strategy and ecological management plans, the proposal will contribute positively to local biodiversity, ecological connectivity, and the wider green infrastructure network.
- 10.13 Subject to the recommended conditions (Condition 10; Informative 1, 2), the development is considered acceptable in terms of biodiversity and fully compliant with the requirements of the Environment Act 2021, the NPPF, and Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan.
- 11. Drainage**
- 11.1 The application site lies within Flood Zone 1, indicating a low probability of fluvial flooding. The Environment Agency's surface water mapping shows only a very small area at the lowest risk of surface water flooding. On this basis, the location is considered suitable for residential development in principle.

- 11.2 The applicant submitted a Surface Water Drainage Strategy supported by ground investigations and infiltration testing. These confirmed that infiltration is viable, with sufficient clearance to groundwater, and the proposed design accommodates a 1 in 100-year storm event plus 45% climate change allowance.
- 11.3 The Lead Local Flood Authority (LLFA) initially issued a holding objection because the submitted strategy did not fully comply with the updated National Standards for Sustainable Drainage Systems (SuDS) introduced in June 2025. Concerns centred on the reliance on underground infiltration tanks rather than above-ground features, which limited opportunities for amenity and biodiversity benefits. The LLFA advised that the site offered ample scope to integrate surface-level SuDS features and requested amendments or a technical compliance statement.
- 11.4 Following further dialogue, the applicant provided additional information and justification for the design approach. The applicant explained that site gradients and infiltration depths made extensive swales impractical and raised health and safety concerns regarding deep swales retaining water for prolonged periods. The revised approach retained soakaways as the primary method of disposal to ground, supplemented by limited shallow swales for conveyance.
- 11.5 After reviewing the additional information, the LLFA confirmed that the scheme is viable and deliverable and removed its holding objection. The LLFA now raises no objection subject to conditions, which include:
- Submission and approval of a detailed surface water management scheme prior to commencement, clarifying arrangements during construction and ensuring compliance with the hydrological context of the site (Condition 5)
 - Provision of a maintenance and management plan for the lifetime of the development, including adoption arrangements and responsibilities for ongoing operation (Condition 17)
- 11.6 These conditions are considered necessary to prevent increased flood risk, protect water quality, and secure long-term functionality of the drainage system.
- 11.7 In conclusion, subject to the recommended conditions, the proposed development is considered acceptable in terms of drainage and flood risk and accords with the requirements of the NPPF, specifically paragraphs 159, 167, the updated SuDS standards, and relevant policies of the Purbeck Local Plan, namely Policy E4 (Assessing Flood Risk), Policy E5 (Sustainable Drainage Systems), and Policy E12 (Design).

12. Servicing

- 12.1 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.
- 12.2 Dorset Waste Services (DWS) were consulted and raised no objection to the proposed. Therefore, the proposed servicing is considered acceptable.

13. Mineral and Waste

- 13.1 The site lies predominantly within the Purbeck Limestone safeguarding area, as defined by Policy SG1 of the Bournemouth, Dorset and Poole Minerals Strategy (2014). It is also

adjacent to an area of search for potential future Purbeck Stone extraction under Policy PK2.

- 13.2 The Mineral Planning Authority (MPA) advises that, due to the site's proximity to existing residential development, it is unlikely to be suitable for quarrying. There are no current proposals for mineral working, and the MPA raises no objection on safeguarding grounds.
- 13.3 While future extraction to the east of the site remains a possibility, the MPA does not object on proximity grounds but recommends that, should planning permission be granted, mitigation measures are considered. These may include an increased stand-off from the eastern boundary and appropriate landscaping or screening to minimise potential future conflict with mineral extraction activities, however, it is noted that no development is proposed adjacent to the area of search for potential future Purbeck Stone extraction under Policy PK2. This reduces the likelihood of direct conflict with future mineral working.
- 13.4 Policy 22 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019) requires new development to provide adequate on-site facilities for the separation and storage of waste. This provision should be incorporated into the proposal.
- 13.5 The development accords with the Minerals Strategy (Policies SG1 and PK2) by safeguarding mineral resources and addressing potential future extraction. They also comply with Policy 22 of the Waste Plan by requiring suitable waste management facilities within the scheme.
- 13.6 The applicant is reminded that, to comply with Policy 22 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019), suitable waste management facilities should be provided within the scheme to enable the separation and storage of waste arising from occupation (Informative 8).

14. Loss of Sports Facilities

- 14.1 The proposed development will result in the removal of a former school playing field and two tennis courts. These facilities were historically associated with the Old Malthouse School and therefore constitute an existing sports facility for planning purposes. These facilities have not been actively used for a sport for a significant period. The tennis courts have been in a state of disrepair since at least 2007, following the closure of the Old Malthouse School, and were confirmed by Dorset Council as not constituting an asset of community value in October 2024. Similarly, the playing field has only been used informally and without any formal sporting infrastructure or public access arrangements. However, the fact that they have deteriorated and have not been used for many years does not alter the existing use as sport facilities.
- 14.2 Paragraph 104 of the National Planning Policy Framework (NPPF) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless one of the following applies:
 - a. An assessment has clearly shown the land to be surplus to requirements;
 - b. The loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 14.3 Policy I4 of the Purbeck Local Plan seeks to safeguard existing sport and recreation facilities. It states that any loss will only be permitted where there is a proven excess of provision, suitable replacement facilities are provided, or the benefits of alternative provision outweigh the loss. Replacement provision should be equivalent to or an improvement upon the existing resource in terms of size, attractiveness, quality, and accessibility.
- 14.4 Sport England has objected to the application, citing non-compliance with its Playing Fields Policy and paragraph 104 of the NPPF. While its concerns are noted, Sport England is a non-statutory consultee in this instance because the playing field has not been used for at least five years. The Council acknowledges Sport England's request for a financial contribution towards alternative provision; however, this is not considered to meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010. These tests require that any planning obligation must:
- Be necessary to make the development acceptable in planning terms;
 - Be directly related to the development; and
 - Be fairly and reasonably related in scale and kind to the development.
- 14.5 The suggested contribution does not satisfy these tests because:
- The site has never been publicly accessible and was not included in any assessment for Assets of Community Value (ACVs).
 - Evidence from the Dorset Council Playing Pitch Strategy (2019) and Sport and Leisure Facilities Needs Assessment (2017) indicates no local need for additional tennis provision.
 - Based on the above it is considered the proposed contribution would not reasonably relate in scale or kind to the proposed development.
- 14.6 In this case, Paragraph 104 of the NPPF:
- Criterion (a): The Dorset Council Playing Pitch Strategy (2019) and the Sport and Leisure Facilities Needs Assessment (2017) do not identify this site as surplus to requirements. However, both documents indicate that there is no identified local need for additional tennis provision in this area. The evidence is dated but remains the most recent available. Therefore, the proposal does not comply with criterion (a).
 - Criterion (b): The proposal includes a new sports court to replace the former tennis courts, which provides some mitigation. However, this does not fully replace the playing field in terms of quantity or quality. Consequently, the proposal partly complies with criterion (b).
 - Criterion (c): The development delivers alternative sports provision and significant public benefits, including housing and a community sports facility. These benefits are considered to outweigh the harm arising from the loss of the playing field. Therefore, the proposal complies with criterion (c).
- 14.7 The proposed scheme meets the intent of criterion (c) of both the NPPF and Policy I4. The development will deliver an 800 square metre multi-functional sports space, designed for community and school use, which will provide year-round access for activities such as five-a-side football, tennis, netball, and informal recreation. This represents a significant improvement over the previous arrangement, which offered only occasional, informal use of a private field and derelict courts.

14.8 Dorset Council's policy comments confirm that The Old Malthouse was previously a private school (Use Class C2) until 2007, later operating as a residential activity centre until 2018. While the site historically contained a cricket pitch and tennis courts, these were never formally available for community use. The site was assessed under three separate Asset of Community Value (ACV) applications in 2024 and was rejected in all cases. The Council concluded that:

- The land is in private ownership with no legal obligation to provide public access.
- Any recent use of the tennis courts or land was informal and without the landowner's consent.
- The site does not constitute a public playing field or community sports facility.

14.9 In response to Sport England's objection, the applicant has taken several steps to provide mitigation and demonstrate compliance with national and local policy objectives. These include:

- Designing and committing to deliver an 800 square metre multi-functional sports space, suitable for activities such as five-a-side football, tennis, and netball, with year-round availability for community and school use;
- Agreeing to upgrade the specification of the sports surface from tarmac to a polymeric finish to improve quality and durability;
- Engaging with Dorset Council and St George's School to explore opportunities for shared use and confirm that the proposed facility meets local needs;
- Providing assurances that the new facility will be accessible and managed to ensure long-term community benefit.

14.10 Dorset Council has carefully considered these measures alongside Sport England's request for a financial contribution. The Council concludes that such a contribution would not meet the statutory tests under Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010, as it is not necessary to make the development acceptable in planning terms, does not directly relate to the development, and would not be fairly and reasonably related in scale and kind.

14.11 The proposal does not fully satisfy these requirements, as the replacement provision comprises a single sports court rather than a full playing field. Nevertheless, the inclusion of this facility, together with the wider benefits of the scheme, is considered to offer sufficient mitigation when assessed against the overall planning balance.

14.12 Although the proposal does not entirely replace the former playing field, the Council considers that the new sports facility provides a degree of mitigation, and that the significant public benefits of the housing scheme outweigh this loss. The planning balance therefore supports the granting of permission.

15. Planning balance

15.1 In reaching a decision on this application, the local planning authority is required to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. This assessment has considered the Purbeck Local Plan as a whole, the National Planning Policy Framework (2024, as amended 2025), and all other relevant material considerations.

- 15.2 The proposed development will deliver 15 dwellings, including 6 affordable homes, in an area with an acknowledged need for housing. This represents a significant social benefit, further reinforced by the site's partly previously developed status and its adjacency to the existing settlement. The scheme accords with Policy H8 of the Purbeck Local Plan, which establishes a maximum threshold of 15 dwellings for small sites next to Local Service Villages. The proposal therefore aligns with the spatial strategy for sustainable communities and delivers much-needed affordable housing in accordance with Policy H11.
- 15.3 The application site lies within the Dorset National Landscape. Having regard to the nature, scale and setting of the development, and to the degree to which the proposal may affect the statutory purposes of the designation, the development is not considered to constitute "major development" within the meaning of paragraph 190 of the National Planning Policy Framework. The dwellings are confined to the more contained southern portion of the site, avoid the most sensitive and visually exposed areas, utilise previously developed land, and incorporate robust design and landscape mitigation. In this context, landscape and visual effects are assessed as limited and capable of being moderated by condition. The statutory duty under Section 85 of the Countryside and Rights of Way Act 2000 is therefore considered to be met.
- 15.4 The proposal is assessed as causing no harm to the Langton Matravers Conservation Area or the setting of nearby listed buildings, subject to conditions requiring agreement of materials, ridge heights and landscaping. Impacts on biodiversity, drainage, trees, accessibility and highways can be satisfactorily mitigated through conditions. Although Sport England has maintained a non-statutory objection to the loss of former playing field land, the site has not provided formal or public sports provision for many years. The development incorporates an enhanced multi-use sports facility and provides broader public benefits that, on balance, outweigh the loss of the former private school playing area.
- 15.5 Taking all matters into account, including the significant benefits of the scheme, the sensitivity of the site, the mitigation measures secured, and the need to support sustainable rural communities, the proposal is considered to comply with the development plan when read as a whole. There are no material considerations that indicate planning permission should be withheld.

16. Planning Obligations

- 16.1 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% on site affordable provision.
Education Contribution	£6,161 per dwelling (excluding 1 beds) 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 (excluding 1 beds) towards SEND provision. Reflecting current Government advice in the Dept for Education - Securing Developer Contributions for Education Guidance August 2023.
Public Right of Way Contribution	£1,100 – change 2 stiles to gates at a cost of £550 each, to improve accessibility given increased use of footpaths around the development site.
Public Open Space	It is proposed to remain in private ownership. Required Step-in-rights will be secured via S106 agreement.

- 16.2 This development proposal is CIL liable development. The charge will be calculated using the CIL charge rate for “The Coast” area, this is currently £307.69 per square metre.

The Heathland mitigation will be covered by CIL.

17. Response to Langton Matravers Parish Council

- 17.1 The following table addresses concerns raised by Langton Matravers Parish Council

Concern raised	Officer response
Highway Safety and Traffic Hazardous junction at B3069 and Old Malthouse Lane; Increased traffic and poor visibility; Transport Statement inadequate; single-track lane; Construction traffic concerns.	The Highway Authority has confirmed that visibility at the B3069 junction is acceptable given the 20-mph speed limit and road alignment. The predicted traffic increase is not considered severe under the NPPF paragraph 111. Internal road widening to 5 metres and speed control measures will be secured by Condition 20. A robust Construction Traffic Management Plan (CTMP) will be required prior to commencement under Condition 3, ensuring compliance and enforcement.
<u>Design, Layout and Landscape Impact</u> LVIA omissions;	The Landscape and Visual Impact Assessment (LVIA) has been reviewed and

Loss of views; Affordable housing segregation; Inappropriate materials; Lack of renewables.	accepted by the Landscape Officer and Dorset National Landscape Team. The layout concentrates development in the southern section to preserve open views, in accordance with Local Plan Policy E1 and NPPF paragraph 174. Affordable housing integration has been improved through design amendments. Materials now include Purbeck stone and natural slate, consistent with Policy E12. Renewable energy provision will be addressed through Building Regulations and electric vehicle charging points secured by Informative 4.
<u>Drainage and Flood Risk</u> Holding objection from Flood Risk Management; Scheme does not meet updated SuDS standards.	The Lead Local Flood Authority has withdrawn its holding objection following submission of additional details. The drainage scheme now complies with Sustainable Drainage Systems (SuDS) requirements and Local Plan Policy L2. A detailed surface water management plan and maintenance schedule will be secured by Conditions 5, 17.
<u>Lighting</u> Excessive street and security lighting; Conflict with rural character and dark skies policy; Ecological impact.	A Lighting Strategy has been approved by the Natural Environment Team. Measures include low-level, directional lighting, passive infrared sensors, and a single streetlight programmed to switch off overnight. These steps accord with Policy E4 and NPPF paragraph 185, minimising light spill and protecting dark skies and ecological corridors. Compliance will be secured by Condition 27.
<u>Housing Need and Future Development</u> Large dwellings do not meet local need; Fear of expansion northwards; Request for Section 106 restrictions.	The scheme provides a mix of two- and three-bedroom homes, including 40% affordable housing, meeting Local Plan Policy H1 and NPPF paragraph 62. A Section 106 agreement will secure affordable housing in perpetuity and restrict use as second homes. No further development northwards is proposed or supported by policy.

<u>Community Land and Loss of Playing Field</u> Unclear access and maintenance for sports court; Loss of playing field; Sport England recommends mitigation.	The proposal delivers housing, including affordable homes, and a new 800 m² community sports facility secured by a Section 106 agreement. While not fully compliant with NPPF paragraph 104 or Policy I4 of the Purbeck Local Plan, the benefits outweigh the loss of the former playing field. Partial mitigation and no identified need for additional tennis provision support approval.
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18. Conclusion

- 18.1 The proposed development has been assessed against the adopted development plan, national planning policy and all other relevant material considerations. The scheme has been amended to respond to the sensitive landscape and heritage context of the site and is confined to the more contained southern area, avoiding the most visually sensitive land to the north. The layout, scale and form are considered to respect the established pattern of development in Langton Matravers and are supported by appropriate landscaping, design measures and ecological enhancements. The proposal does not constitute “major development” within the Dorset National Landscape and is judged to conserve and enhance the special qualities of the area in accordance with Section 85 of the Countryside and Rights of Way Act 2000 and the National Planning Policy Framework.
- 18.2 The development will provide 15 dwellings, including 6 affordable homes, which will contribute to meeting local housing needs and supporting the long-term sustainability of the village. Impacts relating to heritage, biodiversity, drainage, highways, amenity and trees have been fully considered and can be satisfactorily addressed through planning conditions and obligations. Subject to the recommended conditions and the completion of a Section 106 Agreement securing affordable housing and other necessary measures, the proposal is considered to accord with the Purbeck Local Plan, the Dorset National Landscape Management Plan and relevant provisions of the National Planning Policy Framework.
- 18.3 The proposal is therefore considered acceptable in planning terms and is recommended for approval with conditions and obligations or if the legal agreement is not completed by 18 August 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, and/or the Service Manager for Development Management & Enforcement and/or the Development Management Area Manager East to refuse consent due to.
- 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.

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to:

(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:

- **Affordable Housing**
- **Education Contribution**
- **Special Educational Needs (SEN) Education Contribution**
- **GP surgery Contribution**
- **PROW Contribution**

And the below conditions. Written agreement to the pre-commencement condition(s) was received from the applicant on 10 February 2026.

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 (as amended).

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

LP01 B Location Plan
SL01 C AMENDED Site Layout
MP02 C AMENDED Master Plan
P1 B AMENDED Plot 1 Floor Plans & Elevations
P02 A Plot 2 Floor Plans & Elevations
P3 B AMENDED Plot 3 Floor Plans & Elevations
P04 A Plot 4 Floor Plans & Elevations
P05 A Plot 5 Floor Plans & Elevations
P06 A Plot 6 Floor Plans & Elevations
P07 A Plot 7 Floor Plans & Elevations
P08 A Plot 8 Floor Plans & Elevations
P09 A Plot 9 Floor Plans & Elevations
P10-11 C AMENDED Plot 10-11 Floor Plans & Elevations
P12-15 B AMENDED Plots 12-15 Floor Plans & Elevations
SS01 B Sections AA & BB
RNa/c/689/TCP/1A Tree Constraints Plan
RNa/c/689/TPP/1A Tree Protection Plan
9000 P04 Drainage Strategy
0201 05 AMENDED Landscape Strategy Layout (South and Central)
0202 05 AMENDED Landscape Strategy Layout (Central and North)
P25922-DRG-PL-01 P02 AMENDED Street Lighting
P25922-DRG-PL-02 P02 External lighting calculation (no MF)

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

Pre commencement

3. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the 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
 - location of construction site access
 - 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.

4. Prior to commencement of the development approved details of the finished floor level(s) of all the building(s) hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

5. 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 completed.

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

6. Prior to the commencement of development details of foul drainage schemes for the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented prior to the completion of the development.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

7. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement Ref. 689/AMS/1 and Tree Protection Plan Ref. RNapc/689/TPP/1A, both dated 15th July 2025 from Richard Nicholson Arboricultural Planning Consultant shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

Note: Your attention is drawn to the requirement for a pre-commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

Reason: To safeguard protected trees and natural features which are important to the visual amenities of the area.

8. Prior to commencement of works (including site clearance and any other preparatory works) an updated drainage strategy and plan showing all service routes (including the position of soakaways) positioned away from the root protection areas of retained trees shall be submitted and agreed with the Local Planning Authority. The updated drainage strategy will need to correspond with the approved Tree Protection Plan to adequately protect retained trees and to clearly show the use of an appropriate no-dig cellular confinement system in set locations as marked on the Tree Protection Plan.

Reason: To safeguard protected trees and natural features which are important to the visual amenities of the area.

9. Prior to the commencement of works, samples of the cellular confinement system to be used, including samples of the cell infill aggregate (which shall be 4–20mm clean angular granite or flint), shall be submitted to and approved in writing by the Local Planning Authority. Stone of a calcareous nature must not be used for the cell infill aggregate.

Where the submission of physical samples is not reasonably practicable, approval may alternatively be granted on the basis of manufacturer's specifications and product data, subject to the written agreement of the Local Planning Authority.

Reason: To ensure that the construction of the development hereby approved does not prejudice the long-term retention of trees which make a significant contribution to the character and appearance of the area.

10. No development shall be commenced until a timetable for the implementation and maintenance of any proposed on-site (within the red line of the application site) non-significant biodiversity net gain (see informative below), has been submitted to and approved in writing by the Local Planning Authority. The implementation timetable and maintenance details must be prepared in accordance with the approved Biodiversity Gain Plan for the site. Thereafter the on-site non-significant biodiversity net gain shall be implemented and maintained for a period of no less than 5 years following the completion of said biodiversity net gain in accordance with the approved timetable and maintenance details. If within a period of 5 years from the date of the planting of any habitat it is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning

Authority seriously damaged or defective) the habitat shall be replaced with the same habitat as set out in the approved biodiversity gain plan in the next planting season, unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure that non-significant on-site biodiversity net gain is provided on site as required by the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

11. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

Above DPC

12. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

13. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where appropriate : proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units, proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. The development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

14. Prior to the commencement of any development hereby approved above damp course level, a comprehensive Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall, by reference to site layout drawings of an appropriate scale, include:
- Long-term design objectives;
 - Management responsibilities;
 - Maintenance schedules for all landscape areas other than small, privately owned domestic gardens; and
 - A detailed schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development, including arrangements for its implementation.

The subsequent management and maintenance of the development's landscaping shall accord with the approved plan.

Reason: To ensure the continuing enhancement and proper maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

15. 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

16. 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.

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

17. Before the development hereby permitted is occupied, details of the tactile paving at pedestrian crossing points shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance with the approved details.

Reason: To provide safe and suitable crossing points within the development to align with Inclusive Mobility guidance.

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number SL.01 C must be 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.

19. No development shall be occupied until a scheme for a speed control measure on the primary access road has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The scheme shall include details of the type of measure proposed, its location, dimensions, construction. The approved speed control measure shall be fully implemented prior to first occupation of the development and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure vehicle speeds are appropriately managed on the access route serving the development in the interests of highway safety and in accordance with Dorset Council guidance.

20. Details of facilities to be provided for the storage and removal of refuse from the approved dwellings shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided before any of the approved dwellings are first occupied and shall be retained as such thereafter.

Reason: In the interests of the amenities of the area.

21. No occupation of the development shall take place until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how parking spaces will be allocated, managed, and monitored to ensure that parking provision within the site is used efficiently and does not result in overspill parking on surrounding roads. The development shall thereafter be operated in accordance with the approved Car Parking Management Plan.

Reason: To ensure that adequate parking arrangements are provided and managed in a manner that meets Dorset Council's parking guidelines, minimises parking pressures on surrounding roads, and supports the practical needs of future residents and visitors, in accordance with Dorset Council's guidelines.

Compliance

22. The development shall be carried out strictly in accordance with the ridge heights shown on the approved plans listed under Condition 2, including the parameter plans and verified sections, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scale and massing of the development preserve the character and appearance of the Langton Matravers Conservation Area and respects the sensitive landscape context.

23. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment (EclA) by LC Ecological Services and dated July 2025, updated November 2025, and certified by the Dorset Council Natural Environment Team on 16.12.2025.

The development hereby approved 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 permanently maintained and retained in accordance with the approved details.

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

24. 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

25. The dwelling(s) hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

26. The development hereby approved shall provide 10% 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 conditions

27. The development shall be carried out in full accordance with the approved External Lighting Strategy (Ref: P25922-R-PL-01-V2) and associated Lighting Plan (Ref: P25922-DRG-PL-02-P02). No deviation from the approved details shall take place without the prior written consent of the Local Planning Authority. All lighting shall be installed, operated, and maintained in accordance with the agreed specifications, including:

- Use of warm white LED luminaires (colour temperature not exceeding 2700K) with zero upward light ratio.
- Implementation of part-night switching for communal lighting, ensuring all luminaires switch off between 00:00 hrs and 05:30 hrs.
- Compliance with ecological requirements to maintain dark corridors with light levels not exceeding 0.20 lux at ground level.
- Installation of domestic lighting with integrated photocell and PIR sensors, and automatic switch-off shortly after motion ceases.

Reason: To ensure the lighting scheme protects visual amenity, avoids nuisance to adjoining properties, and safeguards ecologically sensitive areas, in accordance with the National Planning Policy Framework, the Dorset National Landscape Management Plan, and the recommendations of the approved Ecological Impact Assessment.

28. Despite the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes A, B, C and E except for wooden sheds and greenhouses, and Schedule 2, Part 2, (or any order revoking and re-enacting that Order with or without modification), no further development, including material changes to the shape and appearance of windows, the carrying out of building, engineering or other operations will be undertaken within the application site without first obtaining planning permission from the Council.

Reason: In the interest of neighbour amenity and to retain the visual amenity and townscape character of the area including the Langton Matravers Conservation Area.

Informatives

1. Biodiversity Net Gain

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

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

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

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

2. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:

- habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
- habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
- enhancements to habitat condition, for example from poor or moderate to good

3. As the new road layout does not meet with the Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.
4. 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.
5. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-for-developers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.
6. Informative Note: Rights of Way
The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.
Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.
7. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
8. The applicant is reminded that, to comply with Policy 22 of the Waste Plan (2019), suitable waste management facilities should be provided within the scheme to enable the separation and storage of waste arising from occupation.
9. For the purposes of condition number 23 (Second Homes condition) the Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Evidence of compliance with this condition could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner.

10. 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.
11. Radon Gas Class 2: 1-3% refers to a property being in a "radon affected area" where 1-3% of homes have levels above the UK's action level of 200Bq/m3. This indicates a moderate risk that does not guarantee that a building has high radon levels but triggers the need for further testing. Depending on the region and specific test results, this level may require basic radon protection / remedial measures in new builds. Further information is available here: <https://www.labc.co.uk/news/do-i-need-consider-radon>
12. 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, education contribution, Special Educational Needs (SEN) Education Contribution, PROW and Open Space Contribution.
13. Informative: National Planning Policy Framework Statement
In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.
The council works with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service, and
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.In this case:
 - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
 - The applicant was provided with pre-application advice.

or

- B) Refuse permission for the summary of reasons set out below if the agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.**

In the absence of a completed legal agreement by 18 August 2026, or such extended period as may be agreed in writing by the Head of Planning, the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure:

- Policy compliant 40% affordable housing;
- Education contributions;
- Special Educational Needs contributions;
- Primary healthcare (GP surgery) contributions;
- Public Rights of Way improvements.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies H3, H4, I1, I2, I3, I4, and I5 of the Purbeck Local Plan (2024) and Paragraphs 34, 58, 63, 93, 95-99 of the National Planning Policy Framework 2024 (as amended February 2025).

Application Number:	P/FUL/2025/06517
Webpage:	Planning application: P/FUL/2025/06517 - dorsetforyou.com
Site address:	Barn Opposite Old Quarry Close, Worth Matravers
Proposal:	Partial Demolition, external alterations and change of use to create three residential dwellings with associated landscaping and parking.
Applicant name:	County Gates Developments Ltd
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

This application comes before the planning committee at the request of the Eastern Planning Committee Chair.

2. Summary of recommendation:

GRANT planning permission subject to conditions as set out in section 17.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable. Supply of three additional dwellings in accordance with Policy H2 of the Purbeck Local Plan 2024. Outside of any settlement and within the Dorset National Landscape but the proposed dwellings benefit from the presumption in favour of sustainable development as set out in paragraph 11(d) of the NPPF.
Affordable housing and second homes restriction	Acceptable subject to second homes restriction condition.
Scale, design and impact on the character and appearance of the area including the Dorset National Landscape	Acceptable subject to conditions.
Impact on neighbour and occupier amenity	Acceptable.
Highway safety, access and parking	Acceptable subject to conditions.
Biodiversity impacts	Acceptable subject to conditions.

Issue	Conclusion
Flood risk and drainage	Acceptable.
Site contamination	Acceptable subject to condition.
'Tilted Balance' Assessment	In light of the lack of a 5-year housing land supply and the principle of 'tilted balance' of paragraph 11(d) of the NPPF, the adverse impacts of granting the consent for the three new dwellings within the countryside and Dorset National Landscape are not considered to be so significantly and demonstrably harmful as to outweigh the benefits of the additional dwellings towards the area housing land supply.

4. Description of site

- 4.1 The application site is located on the eastern fringe of Worth Matravers and is particularly prominent in wider landscape views due to its edge of village setting and the surrounding open landscape character. Nearby residential properties are located on Old Quarry Close and Newfoundland Close to the southwest / west of the site with the nearest property on Old Quarry Close being located approx. 16 m from the existing barn. The site is within the countryside and Dorset National Landscape (formerly known as AONB).
- 4.2 The existing barn is constructed of a concrete block base with grey metal elevations and roof cladding, a large metal roller shutter door on the east elevation, and several smaller units forming a lean-to extension off the north elevation. The site is enclosed by Purbeck Stone walling on its southern boundary, a landscape bund along its northern boundary and post and wire fencing. There is an existing double gated access off the highway and areas of compacted rubble hardstanding to the east and providing access to the north (rear) of the building. The remaining areas within the site are overgrown and an element of external storage is taking place to the rear.

5. Description of development

- 5.1 The application proposes the partial demolition of the existing barn and conversion of the remaining barn structure to form three 4-bedroom dwellings with associated landscape and parking.

6. Background and relevant planning history

6/1980/0517	-	Decision: GRA	-	Decision Date: 17/10/1980
Erect extensions to existing agricultural building.				
6/1994/0026	-	Decision: REF	-	Decision Date: 28/02/1994
Change use of agricultural barn to form a camping barn.				
P/CLE/2023/00563	-	Decision: GRA	-	Decision Date: 28/03/2023
Use of a redundant agricultural barn for commercial storage under Use Class B8				
P/FUL/2024/00712	-	Decision: REF	-	Decision Date: 10/04/2024
Partial demolition and conversion of existing barn to form three dwellings, with associated landscaping and parking				
Reasons for refusal:				

1. Insufficient information has been provided in the form of a suitably scaled drawing to include site access visibility splays within the applicant's landownership and in accordance with guidance within the Manual for Streets to determine that the proposal would not result in material harm to the transport network or to highway safety. As such, the proposal is not considered to comply with Policy IAT of the PLP 2012 which requires that new development should provide for improved safety and convenience of travel, safe access to the highway, and should provide towards new / improved access to the highway. 2. The proposed development would result in a new and harmfully intrusive level of artificial light pollution into the intrinsically dark landscape and dark night skies of the Dorset National Landscape which would not positively integrate with the rural character and appearance of the area. The proposal does not seek to further the purposes of conserving and enhancing the natural beauty of the Dorset AONB / Natural Landscape and would erode key characteristics of the National Landscape Setting of the application site and village, including their sense of tranquillity, and remoteness associated with the dark night landscape and skies. As such, the proposal is contrary to Section 85 of the Countryside and Rights of Way Act (2000), paragraphs 180 and 182 of the NPPF, Policies LHH & D of the PLP 2012, and the objectives of the Dorset AONB Management Plan 2019-2024 (paragraph 9.3.1 and policy C2(d) and (f)). The level of harm to the key characteristics of the Dorset National Landscape resulting from the artificial light intrusion would be so significant as to outweigh the benefits of the scheme, including the provision of three additional dwellings towards the area housing land supply deficit, and the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF does not therefore apply.		
P/FUL/2024/02697	- Decision: REF -	Decision Date: 09/10/2024
Partial demolition and conversion of existing barn to form three dwellings, with associated landscaping and parking Reason for refusal: 1. The proposal, by reason of its siting outside the settlement boundary of a small village with a limited range of facilities and within the countryside, would not promote sustainable and accessible development or provide rural housing in a location where it would enhance or maintain the vitality of rural communities. As such, the proposal is contrary to Policy V1: Spatial strategy for sustainable communities of the Purbeck Local Plan 2024 and paragraphs 82 – 84 of the National Planning Policy Framework.		
P/FUL/2024/06508	- Decision: GRA -	Decision Date: 27/02/2025
Partial demolition, external alterations and change of use to create three holiday lets with associated landscaping and parking		

7. List of constraints

National Landscape (Area of Outstanding Natural Beauty (AONB)): Dorset - (statutory protection Local Planning Authorities to seek further the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty- National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Site of Special Scientific Interest (SSSI) impact risk zone - To enable the identification of potential risk posed by new residential development proposals to nearby SSSIs, SACs, SPAs and Ramsar sites. – Natural England consultation required

Purbeck Heritage Coast

Minerals and Waste Safeguarding Area,, Minerals and Waste - Building Stone

Radon: Class: Class 2: 1 - 3% - indicating a less than 3% probability of radon presence.
This classification reflects a low to intermediate level of constraint in relation to radon gas – consult Building Control

Right of Way: Footpath SE29/24; - Distance: 7.02m

Natural England - RAMSAR - Distance: 2871.41m, Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head (UK0019863) - Distance: 143.48m, Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs (UK0019861) - Distance: 969.17m, Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); - Distance: 1268.74m, Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857) - Distance: 2871.41m and Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038) - Distance: 4810.12m

Scheduled Monuments: Group of medieval strip lynchets at East and West Man (List Entry: 1019951) - Distance: 170.62m and a group of medieval strip lynchets at East and West Man (List Entry: 1019951.0); - Distance: 168.31m

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Natural England

No objection subject to mitigation being secured – Dorset Heaths recreation impacts and air quality impacts.

Appropriate Assessment required.

Recommend permission is not granted until the supporting ecological information has been approved by Dorset Council's Natural Environment Team (NET).

Consider seeking advice of the National Landscape Team in accordance with your agreed protocol.

Comments on Appropriate Assessment:

Conclusion is agreed.

Biodiversity mitigation and provisions for Biodiversity Net Gain should be secured.

2. Ramblers Association

No comments received.

3. Dorset Council – Highways

No objection subject to conditions.

Proposal will utilise the existing vehicular access onto Weston Road. A similar scheme to planning applications P/FUL/2024/02697 & P/FUL/2024/06508, where the Highway Authority recommended conditional approvals.

Agricultural use to the barn will be replaced with domestic vehicular movements. The access radii will encourage drivers to emerge with caution.

Parking is proportionate to the guidance; vehicles will be able to turn on site and exit in a forward gear. Applicant has provided a visibility splay drawing aligning to the carriageway geometry. Appear to be 'Slow' road markings and 3-2-1 strips on the adjacent carriageway at intervals to the village threshold. The development is vehicle reliant but there is capacity on site for the applicant to build in a cycle store facility, Ebike charging and EV charging as standard.

4. Dorset Council – Rights of Way

No comments received.

5. Dorset Waste Team

No comments received.

6. Dorset Council – Biodiversity Net Gain (BNG) - Natural Environment Team (NET)

Within scope of Dorset Biodiversity Appraisal Protocol criteria and is supported by an Ecological Impact Assessment. However, this has not been submitted to NET for review and as such has not been approved. Recommend submitted to ensure compliance with wildlife legislation and that biodiversity mitigation and enhancements are secured.

BNG would be achieved on-site. Enhancement / creation of habitat type 'Lowland Calcareous Grassland' is significant. Monitoring and management of habitat for 30 years must be appropriately secured by any permission.

Differences between habitats shown in BNG plans and illustrative site layout. Any changes to design of site may impact on BNG calculations and plans must agree prior to LPA discharging the pre-commencement BNG requirement.

7. Dorset AONB Team

Subject to conditions used for P/FUL/2024/06508, particularly conditions 3, 4, 5, 8, 10, 11, 12, 13 & 14 and the inclusion of a principal residency condition in line with Local Plan Policy H14, we have no objection.

8. Coastal Risk Management

No comments received.

9. Worth Matravers Parish Council

Comment of 12/11/2025:

Request condition added to application to ensure the homes are primary residential properties.

Comment of 03/12/2025:

No material changes from previously refused applications and reasons.

Lack of demonstrable safe access and compliant visibility splays.

Unacceptable impact on dark night skies and tranquillity of Dorset National Landscape.

Unsustainable location outside settlement boundary.

Harmful landscape and character impacts.

Does not contribute to vitality of rural community.

Location unsuitable for further residential expansion of village.

Would introduce a level of residential use, built form, external lighting and domestic activity that is incompatible with the dark skies, tranquillity and rural character of this landscape.

The current barn, rebuilt only recently as a commercial/agricultural replacement structure following a fire, is exceptionally large and not comparable to typical rural or domestic buildings in the area. Adapting structure into three multi-storey dwellings would create a visually dominant residential block out of keeping with surrounding built form. Inappropriate and unjustified form of residential intensification.

Would extend private, unaffordable residential development outwards from the village, increasing pressure for further speculative development on the open land between the site and Newfoundland Close. Creeping expansion would erode the rural setting of Worth Matravers and harm its well-defined village edge.

No affordable housing and does not secure the dwellings as primary residences, despite the clear requirement in the Purbeck Local Plan.

Previous applications on nearby sites (e.g., Old Quarry Close) were subject to strict controls on the placement of windows to protect residential amenity. Current application proposes windows on all sides of the building which would increase overlooking and compromise the privacy of neighbouring properties.

Ecological assessment does not accurately reflect local wildlife known to be present on and around the site. Proximity to a local bee apiary raises concerns about light spill and ecological disturbance, which remain unaddressed.

Request refusal.

9. Ward Member – Cllr B Wilson

Given recent planning history in relation to this proposed development, I have no objection subject to the development being liable for an appropriate contribution for affordable housing and the proposed properties being sold as primary residences, both policies under the approved Purbeck Local Plan.

Representations received

No representations were received.

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.

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

In this case the development plan comprises:

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

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

H11: Affordable Housing

H14: Second Homes

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 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.

Local Nature Recovery Strategy

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 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.

Other material considerations

Dorset AONB Landscape Character Assessment

Dorset National Landscape Management Plan 2026-31

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.

Bournemouth, Poole and Dorset residential car parking study May 2011 – guidance.

Dorset Biodiversity Protocol.

Dorset Council Level 1 Strategic Flood Risk Assessment

District Design Guide SPD

Managing and using traditional building details in Purbeck

National Planning Practice Guidance

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

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 siting of the development on the edge of a small village with a limited range of facilities and services would mean that occupants would be reliant upon private vehicle to access facilities elsewhere e.g. shopping, education and medical facilities in Swanage or Corfe Castle. In this respect, the development would disadvantage future occupiers with impaired mobility due to age or disability.

13. Public Benefits

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

What	Amount / Value
Material Considerations	
N/A	N/A
Non-material considerations	
Council Tax (based on average Council Tax Band D April 2025 to March 2026)	£2500.58
CIL	£10,876.84

14. Planning Assessment

Background to application

In 2023 a Lawful Development Certificate for an existing use was granted for the ‘use of the redundant agricultural barn for commercial storage under Use Class B8’. As a certificate of lawfulness cannot include conditions, there are no restrictions on this commercial storage use of the site.

In April 2024, an application for the partial demolition and conversion of the barn to form three dwellings, with associated landscaping and parking was refused planning permission on grounds of highway safety and harmfully intrusive light pollution on the intrinsically dark night skies of the Dorset National Landscape (full reasons for refusal included in history section above).

In October 2024, a further application (P/FUL/2024/02697) for the partial demolition of the barn and conversion into three 4-bedroom homes with associated landscaping and parking sought to address the former reasons for refusal. Considering a newly established five-year housing land supply, this application was refused by the Eastern Area Planning Committee on grounds that the proposal, by reason of its siting outside a settlement boundary of a small village with a limited range of facilities and within the countryside, would not promote sustainable and accessible development or provide rural housing in a location where it would enhance or maintain the vitality of rural communities.

Following the October refusal, an application was submitted for the partial demolition of the barn and conversion into three 4-bedroom holiday let dwellings with associated landscaping and parking. The application was approved subject to conditions by the Eastern Area Planning Committee on 26 February 2025.

Proposed Development

This application again proposes the partial demolition of the existing barn and conversion of the remaining barn structure to form three 4-bedroom dwellings with associated landscape and parking.

The design of the proposals is identical to the previously approved scheme for conversion to holiday lets. The bedroom accommodation is proposed on the ground floor with open plan living accommodation at first floor served by large new window openings and inset balconies. Sliding timber shutters are proposed at first floor level. Sections of the barn are proposed to be removed as part of the conversion – particularly to the rear - to reduce the

mass and visual prominence of the building within the landscape and to provide suitable private external amenity space for future occupants. Proposed materials included timber cladding with Purbeck Stone sections at ground floor. Additional landscape planting is proposed and the existing landscape bund to the rear of the site is to be retained.

Principle of development

The application site is located approximately 70m northeast of the defined settlement boundary of Worth Matravers and is therefore classed as 'countryside' in accordance with Policy V1: Spatial strategy for sustainable communities and the settlement hierarchy of the Purbeck Local Plan 2024. The site is close to but not adjoining the village settlement boundary so cannot benefit from Policy H8: Small sites next to existing settlements.

Policy V1 identifies appropriate locations for new housing. The proposed site does not accord with the local policy requirements as it lies outside any settlement. The policy is silent on the reuse of existing buildings in the countryside.

National and local planning policies support sustainable growth in rural communities whilst recognising the need to retain the intrinsic character and beauty of the countryside. Paragraph 83 of the National Planning Policy Framework (NPPF) advises that in order 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.' The proposal would provide three additional market dwellings and future occupants may potentially make a modest contribution to supporting the local facilities currently comprising a pub, a tea and coffee shop, a church and a village hall.

Paragraph 84 of the NPPF advises that new isolated homes in the countryside should be avoided unless there are special circumstances (listed criteria). Criterion 'c' permits the circumstance when *'the development would re-use redundant or disused buildings and enhance the immediate setting.'*

The definition of 'isolated' was considered by the Court of Appeal in *Braintree District Council v Secretary of State for Communities and Local Government* [2018] EWCA Civ 610, [2018] 2 P. & C.R. 9. The court determined that it is for the decision maker to determine 'whether [the development] would be physically isolated, in the sense of being isolated from a settlement' (Braintree 42).

In this case the building is not isolated from other houses, as it is close to housing on the rural exception site to the south of the highway and it lies approximately 70m from the Worth Matravers settlement boundary, albeit access to the settlement is by unlit country roads without consistent pavement. Notwithstanding the proximity to Worth Matravers, this is a 'small village with a limited range of facilities' as identified by the Local Plan settlement hierarchy, and any occupants would be reliant upon private vehicle to access shopping, education and medical facilities in Swanage. In this respect, the site due to its separation from key services and facilities so is not a sustainable location.

A structural survey has been submitted in support of the application which confirms that the building is structurally appropriate and capable of conversion to a residential use. The Certificate of Lawfulness (Existing Use) that was issued in 2023 for the use of the redundant agricultural barn for commercial storage (Use Class B8) confirmed that the Barn had a current B8 Use and was not vacant. Notwithstanding this, the current application form advises that the barn is vacant and that the B8 use ended on 8 September 2024. It is noted that the lawful B8 use of the barn is not safeguarded by way of Policy EE2: Planning for employment of the Purbeck Local Plan 2024 as the site does not form part of the identified employment land supply set out in Policy EE1: Employment land supply. As the proposed

conversion would constitute the re-use of the redundant or disused building and lead to an enhancement of the immediate setting, it is now judged to benefit from exception (c) of paragraph 84 of the NPPF. The proposed conversion to three dwellings (Use Class C3) would also provide towards the housing land supply of the Purbeck area in accordance with Policy H2: The housing land supply of the Purbeck Local Plan 2024.

The Council is no longer able to demonstrate a 5-year housing supply as required by National Policy. Therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan are out of date and the presumption (tilted balance) in favour of sustainable development applies.

Paragraph 11(d) of the NPPF sets out that in such circumstances planning permission should be granted unless policies relating to particular protected assets or areas as set out in footnote 7 of the NPPF would provide a strong reason for refusal or the adverse effects of granting permission would result in harm that would significantly and demonstrably outweigh the benefits. In this case, the relevant assets and areas set out in footnote 7 include the National Landscape, Heritage Coast, and habitats sites.

Affordable Housing and Second Homes Restriction

The Parish Council has objected that the proposal does not provide any affordable housing.

Policy H11: Affordable Housing of the Purbeck Local Plan requires the provision of 20% affordable housing as part of all development for 2 – 9 dwellings where the site is located in a designated rural area (as is the case for this application). However, as with approved application P/FUL/2024/06508, the current application can benefit from ‘vacant building credit’.

Paragraph 65 of the NPPF advises that:

To support the re-use of brownfield land, where vacant buildings are being re-used or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Footnote 30 of the NPPF advises that the reduction is:

Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.....

On 23rd March 2023 a Certificate of Lawfulness Existing was issued for the use of the agricultural barn for commercial storage (Use Class B8). The B8 use was determined to be lawful as sufficient evidence had been submitted and was available to demonstrate that the use had taken place for at least 10 years. The certificate established the brownfield status of the building.

An assessment of whether the building is vacant must be made. In April 2024, planning application P/FUL/2024/00712 for the partial demolition and conversion of the existing barn to form three dwellings, with associated landscaping and parking was refused. In October 2024, planning application P/FUL/2024/02697 for the same description of development was also refused. The application forms submitted with each of the refused applications confirmed that the building was in a B8 Use and the site was not vacant. However, the application forms for approved application P/FUL/2024/06508 and the current application both advise that the barn of lawful B8 use has been vacant since 8 September 2024. With

no available evidence to the contrary, officers determine that the building is currently vacant albeit with an established B8 use.

Finally, it must be determined whether the vacant building has been abandoned. Court of Appeal judgement in *Hughes v Secretary of State for the Environment* 2000 sets out the test for determining whether the use of a building has been abandoned in planning terms is objective with regard to the following criteria:

- *the condition of the building;*
- *the length of time for which the building had not been used for the relevant use;*
- *whether it has been used for any other purposes (such as intervening uses); and*
- *the owner's intentions (which is not determinative)*

In applying the above criteria to the current application, the following assessment is made:

- the physical condition of the building continues to be of a relatively good state of repair, and the building is structurally sound.
- The buildings have only been confirmed as vacant or out of use since 8 September 2024 and officers are unaware of any intervening uses over this period.
- The owner's intentions to convert the barn were evidenced on the submission of planning application P/FUL/2024/00712 in April 2024. This intention has been re-evidenced by the submission of subsequent applications in October 2024 and November 2024.

Given the limited time that the building has been vacant, its relatively good state of repair and structural soundness, and the very recent intentions to convert the building to residential use (Use Class C3 includes holiday let dwellings), officers are unable to determine that the building has been abandoned. As such, the vacant building credit applies.

Paragraph 27 of the Planning Practice Guidance on Planning Obligations notes that:

Where there is an overall increase in floor space in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floor space of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation.

The existing building has a gross internal floor area of 497.8 m². The application proposes partial demolition but also the provision of an internal first-floor level. The proposed gross internal floor area of the building would be 494.2 m² - a reduction of 3.6 m². As the existing building accounts for 100.7% of the proposed development floor area, this results in a reduction of the affordable housing requirement to 0%. There is therefore no requirement for the proposal to provide a commuted sum towards the provision of affordable housing within the former Purbeck area, and the proposal is considered to meet the requirements of Policy H11: Affordable Housing of the Purbeck Local Plan 2024, paragraph 65 and footnote 30 of the NPPF 2024, and Planning Practice Guidance: Planning Obligations in this respect.

In respect of Policy H14: Second homes of the Purbeck Local Plan 2024, this states that new housing within the Dorset National Landscape will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. The policy text confirms that the requirement also applies to changes of use to

residential. A condition on the consent (Condition 11) will ensure that the proposal meets the occupation requirement in perpetuity in respect of the three new dwellings.

Scale, design and impact on the character and appearance of the area including the Dorset National Landscape (formerly known as Area of Outstanding Natural Beauty)

The application site is located within the Dorset National Landscape (formerly AONB) in an exposed and visually prominent location when viewed from the adjacent highway and surrounding areas of the landscape. Section 85 of the Countryside and Rights of Way Act (2000) requires that relevant authorities now seek '*to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB)*'. The NPPF states that the intrinsic character and beauty of the countryside should be recognised (paragraph 187) and requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues (paragraph 189).

Policy E1: Landscape of the Purbeck Local Plan 2024 requires that proposals for development conserve and enhance the natural beauty of the area and are appropriate in appearance, scale, height, layout, density, visual quality and other effects on the landscape character. It requires an assessment to be made of their direct, indirect, and cumulative impacts in relation to the significance of the landscape asset and balance them against other sustainable development objectives. Proposals are expected to conserve and enhance the natural beauty of the area and development that significantly adversely affects the character or visual quality of the landscape or seascape will not be permitted. Such adverse impacts include artificial light pollution on intrinsically dark landscapes – a concern raised by the Parish Council.

The Dorset National Landscape Management Plan 2026-2031 sets out the special qualities of this designated area. This includes, that in addition to its outstanding scenic qualities, the AONB retains a sense of tranquillity and remoteness that is an integral part of the landscape. Reference is also made that the AONB retains dark night skies and an undeveloped rural character (paragraph 5.1). Policy C2a of the Plan requires:

Test proposals against their ability to conserve and enhance landscape and scenic beauty, giving significant weight to the area's special qualities in planning decisions.

Refuse proposals harmful to landscape character unless benefits clearly outweigh the protection afforded to the National Landscape; require mitigation, conditions, planning gain, or compensation where residual impacts remain.

Policy E12: Design of the Purbeck Local Plan 2024 requires all development to demonstrate a high quality of design that meets specified criterion. The District Design Guide SPD (paragraphs 166 – 173) requires that conversions of rural buildings retain the existing character, domestic details should be minimised, and new openings should be avoided or minimised and should not impact on the functional character of the building.

Worth Matravers Parish Council have objected to the proposal and consider that the current very high barn structure is not a reasonable comparison size and height to justify the proposal and would result in a visually dominant residential block out of keeping with the surrounding built form. Officers note that the proposal is for a barn conversion (as opposed to demolition and new build development) with partial demolition that will reduce the overall mass and size of the existing structure within the landscape.

It is a material consideration that the proposals are identical in appearance to the previous scheme for holiday lets granted consent by the Eastern Area Planning Committee on 27 February 2025.

The conversion will retain the original functional appearance of the barn and will remain in-keeping with the agricultural character of the area. The alterations and partial demolition will reduce the existing building mass. More natural and locally sourced materials are proposed for the external finish and will enable the building to sit more comfortably against the rural landscape. Officers consider that the proposed enhancements to the immediate curtilage – including landscape planting - would have a positive impact on the rural character of the area and provide enhancement in the National Landscape setting.

Parking provision is proposed to the east of the barn in an area currently finished with compacted stone. However, the new parking provision will be well landscaped with additional hedgerow and structure tree planting which will provide a betterment on the existing position. Conditions would be needed to secure details of materials and external finishes and hard and soft landscaping (Conditions 9 and 4). Overall, the conversion of the barn to residential dwellings and the associated alterations and partial demolition are considered to provide a betterment that would further the purposes of conserving and enhancing the natural beauty of the Dorset National Landscape.

The conversion requires the insertion of considerable new openings on all elevations of the barn to provide sufficient daylight to future occupiers. The Parish Council has raised an objection to extent of windows, lack of window placement restrictions, and overlooking and light pollution. The impact of the proposed openings and the associated artificial light intrusion into the dark landscape are key considerations. The village of Worth Matravers is not served by street lighting and its isolation and relative darkness form important characteristics of its landscape setting. The existing barn has no openings on the south and west elevations and limited openings on the north and east elevations. Whilst it is acknowledged that the lawful B8 storage use has no restriction on internal or external lighting, it is unlikely that related activity would extend into hours of darkness on a daily basis, and given the existing lack of openings, any internal use would result in limited artificial light intrusion into the surrounding area.

Nearby dwellings on the eastern fringe of the village already have some impact on the rural character of the area from the emission of artificial light after dark. However, this light intrusion is limited by the domestic scale of their glazing, with the recent Old Quarry Close development forming the current eastern extent of residential light intrusion. The proposed barn conversion would result in a further eastward expansion of artificial light intrusion into the National Landscape, with associated light spill into the intrinsically dark landscape and potential for increased daylight glare.

The north elevation proposes ground floor windows only. Light emission from these windows would remain well screened by the retained landscape bund on the site boundary, thereby restricting the extent of light spill / glow into the wider landscape views. However, the new openings and extensive areas of glazing on the remaining elevations – particularly as a result of extensive floor to ceiling glazing and balconies at first floor level – could allow for a new level of artificial illumination and light spill.

The current application seeks to address the level of harm that would be caused by way of mitigation in the form of general glazing design principles. Based on the glazing design principles in place in the South Downs National Park area, the application (Design and Access Statement) confirms that:

- The total area of glazing does not exceed 25% of the floor area of the building.
- No large continuous glazing sections exist such as cart shed openings.
- No single glazing unit is larger than 10 square metres.
- Three windows are positioned within recessed balconies on the principal elevations at first floor which will reduce light spillage.
- No ceiling or roof lights are proposed.
- The Visible Light Transmission (VLT) for every glazing specification will be 0.65 (65%) or less.

In addition, the proposal includes the installation of shutters providing the opportunity to mitigate impact if closed at night. Officers have previously considered that although the provision of shutters is welcome, a condition requiring the closure of the shutters at night (manual or automated) would not be enforceable over the lifetime of the buildings.

Whilst the above principles are supported, in order to ensure that they are effective, a condition on any grant of permission would be required to secure additional details of how the glazing VLT limit will be secured prior to the installation of any windows and that the VLT limit is secured in perpetuity (Condition 8). In addition, it is considered reasonable and necessary to include a condition requiring details of any external lighting to be submitted to the Council for approval prior to first installation to ensure that levels of harm are limited (Condition 10).

Given the existing lawful and unrestricted B8 use of the building – with no limit on traffic movement, hours of use, external storage etc. - it is considered that the proposal would provide some betterment on potential maximum traffic movements to and from the site and would not result in significant adverse impact either individually or cumulatively in respect of impact on the character of the area from traffic movements.

Subject to the VLT limit condition in respect of artificial light pollution mitigation, the proposed conversion to dwellings is considered to further the purposes of conserving and enhancing the natural beauty of the Dorset Natural Landscape and the associated sense of tranquillity and remoteness associated with the dark night landscape and skies.

In order to limit the potential for additional future development within the application site that could result in harm to the National Landscape setting, officers consider that it is reasonable to include conditions that restrict future householder permitted development in terms of extensions and alterations (Class A) and outbuildings (Class E), roof alterations that may increase light spill (Class C), and the insertion of new windows that may increase light spill (Conditions 14 – 17) . Enlargement of the dwellings by way of additions or alterations to the roof are already restricted within the National Landscape so will require planning permission.

In summary and subject to the above conditions, officers consider that the scale, design and impact on the character and appearance of the area - including the Dorset National Landscape – is acceptable and complies with Section 85 of the Countryside and Rights of Way Act (2000), paragraphs 187 and 189 of the NPPF, Policies E1: Landscape and E12: Design of the Purbeck Local Plan 2024, and the objectives of the Dorset AONB Management Plan 2019-2024 (paragraph 9.3.1 and policy C2(d) and (f)).

Impact on neighbour and occupier amenity

The Parish Council objection has raised concern that neighbouring amenity would be harmfully impacted by overlooking and loss of privacy from the windows within the barn conversion. Officers consider that the proposed dwellings would be sufficiently distanced and off set from the nearest neighbours at Old Quarry Close to ensure that there would be no adverse impact on neighbouring amenity in terms of loss of privacy, outlook, or overbearing development. The application was publicised by way of 4 site notices. No letters of objection were received from neighbours. Being identical in appearance to the previously approved and extant scheme for conversion to holiday lets, the development would not result in any greater impact on neighbour amenity than that scheme.

In terms of occupier amenity, the proposal has been assessed against Department of Communities and Local Government (DCLG) Nationally described space standards (March 2015) on the assumption that each of the four-bedroom properties would provide 8 bed spaces (maximum). The nationally described space standards for a 2-storey dwelling require a minimum gross internal floor area of 124 m² and this is exceeded for each proposed holiday let dwelling. A suitably sized and shaped external amenity area is also provided for each unit.

The proposal is considered to accord with Policy E12: Design of the Purbeck Local Plan 2024.

Highway safety, access, and parking

The application site has an existing access onto the lane to Worth Matravers and is supported by an Access Visibility Plan 6082/001A which has been subject of consultation with the Council's Highway Engineer. In their response, the Engineer notes that the existing use of the barn will be replaced with domestic vehicular movements for residents and visitors. There is onsite parking, and vehicles will be able to turn in a forward gear. The provided visibility splay drawing aligns to the carriageway geometry, and the access radii will encourage drivers to emerge with caution. There appear to be 'Slow' road markings and 3-2-1 strips on the adjacent carriageway at intervals to the village threshold. As such, the Engineer raises no objection to the proposal on grounds of highway safety and access, subject to conditions (Conditions 6 and 7) and informative notes on the decision.

The application proposes nine parking spaces. This level of provision accords with county wide parking guidance for three unfettered dwellings. Whilst very generous for the proposed use, the hard surfacing is similar to the existing. The Highway Engineer notes that the development is vehicle reliant but there is capacity on site for the applicant to build in a cycle store facility, Ebike charging, and EV charging as standard and to support sustainable travel.

In summary, the proposal is considered to comply with Policy I2: Improving accessibility and transport of the Purbeck Local Plan 2024.

Biodiversity Impacts

Biodiversity Enhancement

An updated Ecological Impact Assessment (EclA) that aligns with the proposed Biodiversity Net Gain Statement was submitted in December 2025. The EclA was approved by the Natural Environment team on 2 January 2026 and conditions on the decision will require the full implementation of the plan, details of external lighting to reflect the 10m dark corridor for bats, and a Habitat Management and Monitoring Plan (HMMP) as the proposed post development habitats include high distinctiveness habitats (lowland calcareous grassland) (Conditions 12, 18 & 19). On this basis the proposal is considered to accord with Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024.

Biodiversity Net Gain

The submitted Biodiversity Net Gain Statement and Metrics identify opportunities for onsite gain of +20.4% in habitat units and 241.25% in hedgerow units through the provision of hedgerow planting, grassland, trees and mixed scrub. The proposal to enhance / create Lowland Calcareous Grassland is significant, and the monitoring and management of the habitat for 30 years (a HMMP) must therefore be secured by the permission. There is a statutory requirement for a Biodiversity Gain Plan to be provided to the Council for approval prior to commencement, so it is only necessary to add informative notes to the decision. The proposal is considered to comply with national 10% BNG requirements.

Appropriate Assessment

In accordance with the ruling of ECJ C-323/17 People Over Wind, Sweetman v Coillte Teoranta, the Council is required to undertake an Appropriate Assessment (AA) in accordance with Regulation 63 as there is the potential for the development to affect Habitat Sites. The AA is to enable full consideration of the proposed development and any likely adverse effects on the integrity of European and internationally designated Dorset Heathland sites, which may remain if avoidance / mitigation measures are carried out as proposed. The site is located outside the Poole Harbour Catchment Areas for nutrient neutrality and recreational pressures. An AA has been undertaken in advance of the planning application being determined by the Council. This shows that suitable heathland mitigation measures can be secured through CIL and adherence to the Dorset Heathlands Planning Framework SPD to address likely adverse effects on the integrity of heathland sites. The proposal is therefore acceptable in this respect and Policies E7: Conservation of protected sites and E8: Dorset heathlands of the Purbeck Local Plan 2024.

An EIA Screening has been undertaken due to the siting of the proposed dwelling within the 'sensitive' Dorset National Landscape area. This has concluded that there are no likely significant effects resulting from the residential development.

Flood risk and drainage

The application site is located in Flood Zone 1 and outside areas of surface water and groundwater flood risk (as identified on the Environment Agency Flood Map for Planning and the Dorset Council SFRA mapping). The submitted Design and Access Statement and application form advise that some grey water recycling will occur for irrigation and surplus water will be discharged to a soakaway. Given the low levels of flood risk to the site and the pre-existing building it is considered that the proposal will not increase flood risk and accords with Policy E4: Assessing flood risk. However, it is considered reasonable to include a condition on the decision requiring the submission of a suitable surface water drainage scheme for approval prior to first occupation of any of the dwellings (Condition 5). This will ensure no increased flood risk to the site and surrounding area in accordance with Policy E5: Sustainable drainage systems of the Purbeck Local Plan 2024.

Site contamination

The application site and building have a historic use relating to agriculture and B8 storage, and land contamination is a potential issue.

The previous applications were subject of consultation with the Council's Environmental Protection Officer who advises that a contaminated land investigation and remediation condition should be included if permission is granted (Condition 3), in addition to an unexpected contamination condition (Condition 13) to ensure that any previously unidentified contamination can be adequately dealt with should it arise as works progress. Although not

consulted on the current application, the position remains unaltered, and the required conditions will be included on any decision.

'Tilted Balance' Assessment

As the tilted balance applies, NPPF paragraph 11 advises that permission should be granted if:

- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

For this application, the policies in the NPPF that protect areas or assets of particular importance (the Dorset National Landscape, Heritage Coast and habitats sites) do not provide a strong reason for refusing the development. The adverse impacts of granting the consent in the countryside but close to the settlement edge of Worth Matravers are also not considered to be so significantly and demonstrably harmful as to outweigh the benefits of the additional dwellings towards the 5-year housing land supply deficit and the principle of 'tilted balance' when assessed against the policies of the NPPF taken as a whole.

15. Environmental implications

The conversion will meet modern building regulations standards and will include high levels of insulation and modern glazing minimising energy consumption and carbon emissions. Local materials are to be used wherever possible.

16. Summary of issues and the planning balance

As the Council is unable to demonstrate a five-year housing land supply the tilted balance at paragraph 11 d) is engaged. The proposal would not result in harm to protected areas or assets of particular importance and conflict with the development plan arising from the site location would not significantly and demonstrably outweigh the benefits of the provision of three residential dwellings on previously developed land.

17. Recommendation

Grant, subject to the following 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 (as amended).

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

LP01 P3 Location Plan

BP01 P3 Block Plan

SL01 P7 Site Layout

FP01 P4 Proposed Floor Plans

E01 P4 Proposed Elevations

AC01 P1 Area Calculations 01

AC02 P1 Area Calculations 02
MM01 P3 Massing Models
6082/001 A Visibility Splay

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

3. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority: 1) a 'desk study' report documenting the site history. 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment. 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. 4) a detailed phasing scheme for the development and remedial works (including a time scale). 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

4. Prior to the commencement of any development hereby approved, 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) a soft landscaping scheme and planting plan;
 - (iv) hard surfacing materials and finishes.

The approved soft landscaping scheme and planting plan shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. 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.

5. Prior to first occupation of the dwellings, details of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. The works should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS).

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk and to take into account current national standards for SuDS.

6. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number SL01 P7 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

7. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 6082/001A must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason: In the interest of highway safety.

8. Prior to the installation of any glazing, details of the method(s) of securing the Visible Light Transmission at a maximum upper Visible Light Transition (VLT) of 0.65 and anti-glare properties shall be submitted to the Council for approval. Thereafter, all glazing - first installation and replacement - shall be fitted in accordance with the approved details and shall not exceed the maximum VLT limit of 0.65 at any time.

Reason: To restrict artificial internal light spill into the intrinsically dark Dorset National Landscape.

9. Prior to installation on the building, details (including colour photographs) of all external facing materials and finishes for the wall(s), and roof(s), windows and shutters shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed and be maintained in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development within the Dorset National Landscape.

10. No external lighting shall be installed unless and until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. The submitted lighting scheme must reflect the 10m dark corridor for bats and suitable light levels as identified in paragraphs 7.30 - 7.32 of the approved Ecological Impact Assessment. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities within the Dorset National Landscape and harm to protected species.

11. The dwelling(s) hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

12. 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, dated October 2025 and updated December 2025, and certified by the Dorset Council Natural Environment Team on 02/01/2026.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in section 7.0 'Mitigation' 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 permanently maintained and retained in accordance with the approved details.

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

13. 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.

14. 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 dwellinghouses hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the National Landscape.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the elevations of the building(s) hereby approved.

Reason: To protect amenity and the character of the National Landscape.

16. 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 roof alteration(s) of the dwellinghouses hereby approved, permitted by Class C of Schedule 2 Part 1 of the 2015 Order, shall be constructed.

Reason: To protect amenity and the character of the area.

17. 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 garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect amenity and the character of the area.

18. The development shall not be commenced until a Habitat Management and Monitoring Plan (the HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

19. Notice in writing shall be given to the Local Planning Authority within one month of the habitat creation and enhancement works as set out in the approved HMP having been

completed. The notice shall include a completion report evidencing the completed habitat enhancements.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

Informative Notes:

1. Biodiversity Net Gain

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

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

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

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

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

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

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

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

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

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or

more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

3. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.
4. A contravention of the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Protection of Badgers Act 1992 may constitute a criminal offence to particular plants and animals. The grant of this consent does not override any requirements to notify Natural England or to comply with the legislation. All buildings and especially roof spaces can support bat roosts which may be damaged or disturbed by demolition, building works or timber treatment. Please note that all bats and their roosts are fully protected under law. It is a requirement of the legislation to notify Natural England of any operation which may affect bats or their roosts, even when the bats are apparently absent. The grant of this planning permission does not override any relevant statutory species protection provision contained within such legislation. For further advice on a particular species please contact Natural England or the Dorset Council Natural Environment Team: Tel: 01305 224931; Email: net@dorsetcouncil.gov.uk
5. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
6. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-for-developers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.

7. Electric vehicle charging points

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.

8. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

9. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
10. You are advised that the submission of a suitable 'desk study' report may be sufficient to satisfy the local authority in relation to the requirements of condition 15. Any work carried out to comply with conditions relating to land contamination must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
11. Informative Note: Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

12. Informative note: (Second homes condition explanation)

For the purposes of condition number 11 (Second Homes condition) the Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Evidence of compliance with this condition could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner.

13. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

Application Number:	P/HOU/2025/06963
Webpage:	Planning application: P/HOU/2025/06963 - dorsetforyou.com
Site address:	38 Brook Lane, Corfe Mullen, BH21 3RD.
Proposal:	Erect extension to existing annexe, flue
Applicant name:	Ms Jacquie Upton
Case Officer:	Claire Hicks
Ward Member(s):	Cllr Florek and Cllr Sowry-House

- Reason application is going to committee:** The application has been referred to Committee by the Eastern Planning Committee chairman.
- Summary of recommendation:** REFUSE for the reasons set out at the end of this report.

The proposed development would be disproportionate to the original dwellinghouse, which would result in harm by reason of inappropriateness and loss of openness. The proposed development fails to benefit from the exceptions listed as not inappropriate development in the Green Belt at paragraphs 154 and 155 of the National Planning Policy Framework (2024). No very special circumstances have been identified to outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm (paragraph 153 of the NPPF 2024), so the proposed development would be contrary to policy KS3 (Green Belt) of the Christchurch and East Dorset Local Plan and fails to accord with Section 13 of the National Planning Policy Framework (2024).

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable- although the proposal does not fully accord with saved policy HODEV4 there is an existing two-bedroom annexe which the applicant has confirmed is to facilitate multi-generational living; so there is no 'in principle' objection to the lack of physical dependency conflict with HODEV 4.
Impact on Green Belt	Not acceptable- The proposed development would be disproportionate to the original dwellinghouse, which would result in harm by reason of inappropriateness and loss of openness. The proposed development does not benefit from any of the exceptions to inappropriate development at paragraph 154 and 155 of the NPPF.

Issue	Conclusion
Impact on the Character of the Area	Acceptable- the single storey development would be compatible with its location in accordance with policy HE2.
Impact on Neighbouring Amenity	Acceptable- no harm to neighbouring amenity has been identified.
Whether there are Very Special Circumstances	None provided- no very special circumstances were advanced for consideration and none that are evident to outweigh the harm to the Green Belt from the proposal's inappropriateness and modest loss of openness.

4. Description of site

- The site lies outside the settlement boundary, to the west of Corfe Mullen, north-west of Brook Lane.
- The site is a near-rectangular shaped plot.
- Opposite the site there are detached dwellings that lie within the settlement.
- The site is within the Area of Great Landscape Value.
- The trees along the front boundary of the site are protected by a Tree Preservation Order.
- There is an existing two storey dwellinghouse and a detached single storey annex on the site.
- The site is on relatively flat relief with a gentle north-western decline.

5. Description of development

The proposed development is to erect an extension to the existing annexe, and a flue.

The annexe is a detached building with a pitched roof that sits forward of the dwelling and is positioned along the southern (side) boundary. It is proposed to add a flat roof extension at the rear of the annexe joining to the side of the dwellinghouse. The position of the proposed flue would be immediately to the rear of the existing annexe.

6. Background and relevant planning history (plans not to scale)

3/21/0610/HOU - Smallholdings, 38 Brook Lane, Corfe Mullen, Wimborne, BH21 3RD - Convert four bay detached garage into accommodation ancillary to dwelling house – Granted on 03/12/2021.

3/20/1934/CLP (Certificate of lawfulness proposed) - Smallholdings, 38 Brook Lane, Corfe Mullen, Wimborne, BH21 3RD - Convert row of four garages into habitable accommodation for single occupancy ancillary to main dwelling - Not Lawful on 08/03/2021.

03/92/0911/FUL - Small Holdings, Brook Lane, Corfe Mullen - Extension to Existing Double Garage To Form Two New Single Garages – Granted on 14/01/1993.

03/91/1069/FUL - Smallholdings, Brook Lane, Corfe Mullen - Erect Pitched Roof to Replace Existing Flat Roof – Granted on 20/12/1991.

03/91/0149/FUL - Small Holdings, Brook Lane, Corfe Mullen - Field Shelter - Refused on 03/04/1991.

03/87/0887/FUL - Small Holdings, Brook Lane, Corfe Mullen – Extension - Granted on 25/08/1987.

03/85/0583/HST – Smallholdings, Brook Lane, Corfe Mullen - Extension & 1ST Floor Roof Conversion – Granted on 22/05/1985.

7. List of constraints

- Within Bournemouth Greenbelt
- Tree Preservation Order - TPO (reference: EDDC/CM/104) – mature oaks.
- Within the Area of Great Landscape Value
- Environment Agency - Groundwater Source Protection Zone – 0m, and Risk of Surface Water Flooding Extent 1 in 1000 – 0m.
- Wessex Water Treatment Works Catchment /Other WRC catchments
- Public Right of Way: Bridleway (PRoW) reference: E37/18 - 2.71m.
- Natural England– RAMSAR - 974.07m, and Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857) - 943.9m
- Site of Special Scientific Interest (SSSI) impact risk zone
- Radon: Class 1: Less than 1% – Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Wessex Water - Received on 24/12/2025:

There are no known Wessex Water assets within the development site.

- Surface water drainage

“Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

The development site is in an area of low suitability for infiltration, and therefore surface water may be discharged via the 375mm Public Surface Water Sewer in Brook Lane.”

- Foul drainage

“The nearest suitable size for size point of discharge is the 150mm Public Foul Sewer in Brook Lane. Connection can be made via the existing connection.”

2. Dorset Council (DC) - Highways - Received on 20/01/2026:

No objection. The proposal does not present a material harm to the transport network or to highway safety.

3. DC - Trees (East & Purbeck) - Received on 14/01/2025:

No Objection. Protected trees at the front of the property are unaffected by the proposed development.

4. DC- Natural Environment Team - Received on 27/11/2025:

Very minimal impacts to the current roof structure - a bat survey is not required on this occasion.

5. DC - Env. Services - Protection - Received on 07/01/2026

- Contaminative land (use not specified) - no objection subject to a contamination condition.
- The proposed extension includes a new flue, likely for a wood burner – informative note suggested.

6. Corfe Mullen Town Council - Received on 19/12/2025:

No Objection - requested that a condition is placed on the annexe to remain ancillary to the main dwelling.

7. Cllr Scott Florek – Corfe Mullen Ward Member - Received on 03/12/2025:

Support

- plans appear to be in keeping with the character of the surrounding area and will enhance the usability of the property without causing harm to local amenity.
- extension will provide much-needed additional living space for the multi-generational family who occupy the property.
- supports modern family needs while maintaining the existing streetscape.

8. Cllr Duncan Sowry-House - Corfe Mullen Ward Member- Received on 03/12/2025:

- no concerns if ancillary accommodation to the main dwelling is conditioned.
- supports later life living, sustainability, wellbeing and social isolation.

Other Representations Received

The application was advertised by site notice. No comments were received.

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:

Adopted Christchurch and East Dorset Local Plan 2014 (CED LP) and 'saved' policies from the East Dorset Local Plan 2002 (EDLP):

The following policies are relevant to this proposal:

- KS1: Presumption in favour of sustainable development
- HE2: Design of new development
- HE3: Landscape quality
- KS12: Parking provision
- KS3: Green Belt
- ME1: Safeguarding biodiversity and geodiversity
- ME6: Flood management, mitigation and defence

Saved East Dorset Local Plan 2002 (EDLP):

- HODEV4 - Ancillary Accommodation – Annexes

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 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.

Emerging neighbourhood plans

- Corfe Mullen Neighbourhood Plan- In preparation – limited weight applied to 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 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 13 'Protecting Green Belt land' sets out exceptions to the general rule that development is inappropriate in the Green Belt.

Exceptions to inappropriate development are set out at paragraphs 154 and 155. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Planning authorities are required to give substantial weight to any harm to the Green Belt, including harm to its openness.

One of the Green Belt exceptions is that limited infilling of previously development land does not cause substantial harm to the openness of the Green Belt.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

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/Guidance for East Dorset Area:

- Areas of Great Landscape Value (AGLV) SPG
- Countryside Design Summary SPG

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.

11. 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.

No harm to persons with protected characteristics has been identified beyond the construction phase during which those who are housebound would be more impacted by disturbance. Due to the nature of the accommodation the enhanced accommodation may offer benefits to persons with protected characteristics such as age and disability. The property is single storey so is anticipated to be accessible, although no other particular accessibility arrangements are identified in the application.

12. Public Benefits

None identified

13. Planning Assessment

Principle of development

- 13.1 Saved policy HODEV4 requires that an annexe “*will be permitted where a separate dwelling would not be acceptable*” and an annexe of that scale will be permitted under other planning policies, and that the annexe will be dependent on the existing dwelling (through physical arrangements, and conditions), and when the annexe is no longer required, it will be incorporated with the existing dwelling.
- 13.2 It is proposed to extend the existing annexe on the site so that it abuts the parent property. No internal connection is proposed. The proposal does not fully accord with saved policy HODEV4 because the extension is not acceptable under other planning policies (see Impact on Green Belt below) and because its dependence on the existing dwelling is not established by physical arrangement.
- 13.3 A refusal based on concerns about independence could not be sustained as a two-bedroom annexe is already in existence, and the proposal is for an extension to that accommodation. The applicant has confirmed that the enlarged annexe accommodation is to facilitate multi-generational living. The approval of the application will not materially alter the existing relationship of the annexe with the dwelling on the site.
- 13.4 Ward Members have expressed their support for the proposal which is identified as having sustainability, social and wellbeing benefits. The Town Council has recommended

that a condition be imposed to require ancillary use, but this is not necessary as express planning permission would be required to use the annexe for purposes that are not ancillary to the use of the dwelling.

Impact on Green Belt

- 13.5 The proposed development lies within the Bournemouth Green Belt.

Whether the development is inappropriate in the Green Belt

- 13.6 Paragraph 153 of the NPPF (2024) states that
"153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
55 Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate."

- 13.7 Exceptions to inappropriate development are set out at paragraphs 154 and 155 of the NPPF (2024). Relevant exceptions at paragraph 154 include:

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

- 13.8 The 'Original Building' for the purposes of the NPPF is the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Whether the proposal can benefit from the exception at paragraph 154(c):

- 13.9 The faint dashed lines shown in the below image (plan not to scale) from planning application 03/87/0887/FUL for an extension (granted on 25/08/1987) shows the existing dwelling. Officers consider it is reasonable to assume that this was the original building.



- 13.10 The original building was a modest pitched roof bungalow which has been significantly extended by the 1987 permission and the erection of garaging, now an annexe which represents a domestic adjunct. The proposed development, in combination with the development that has already taken place on the site would result in disproportionate additions over and above the size of the original modest building.
- 13.11 As the proposed development would be disproportionate to the original dwellinghouse, it fails to benefit from the exception at paragraph 154(c) in the National Planning Policy Framework (2024).
- Whether the proposal can benefit from the exception at Paragraph 154(g):*
- 13.12 The NPPF does not provide a definition of infill development but based on a dictionary definition it is reasonable to assume that it would be development that occupies the space between two existing buildings. The proposed development is an extension within the existing planning unit to link the parent property to the annexe, but it would extend beyond the gap between the two existing buildings. As it would project further southwest into the plot, rather than infilling a gap between the two buildings, officers consider that it cannot be classed as an infill so cannot benefit from the exception listed as 'appropriate development' in paragraph 154(g) of the National Planning Policy Framework (2024).
- Whether there is any harm to openness or the purposes of the Green Belt*
- 13.13 As there is already a wall between the dwelling and the garage and the proposal is modest in height, it would have a limited visual impact on openness from public viewpoints. The development would result in a loss of openness as a result of its spatial presence in an area of the site that is currently undeveloped.
- 13.14 The proposal results in harm to the Green Belt by reason of its inappropriateness by definition and limited impact on openness. Whether there are very special circumstances is considered later in the report.
- Impact on the Character of the Area**
- 13.15 Section 12 of the NPPF (2024) highlights the importance of good design which should contribute positively to making places better for people. Local Plan Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include layout, site coverage, architectural style, bulk, height, materials, landscaping and visual impact.

- 13.16 The application site is approximately 6.5m to the west of the main urban area of Corfe Mullen. Opposite the site there are detached dwellings. The site is within the Area of Great Landscape Value. The proposed development is to erect an extension to the existing annexe, and a flue.
- 13.17 The proposed development is single storey and would be appropriate and sympathetic in terms of its size, scale and design in relation to the character of the area as required by policy HE2. A black finish on the flue would ensure that its visual appearance is limited. No harm to protected trees on the site or to the Cypress and laurel hedging on neighbouring land is anticipated. The development would not detract from the existing character of the wider area. The Ward Member, Cllr Scott Florek, supports the proposed development as it is in keeping with the character of the area.

Impact on Neighbouring Amenity

- 13.18 There are no overlooking or loss of privacy concerns as the proposed development is single storey and there are no proposed windows on the south-western (side) elevation.
- 13.19 The flue is to serve a log burner which is associated with the creation of fine particulate matter which contributes to air pollution but there are no current smoke control areas in east Dorset and the flue will release emissions at a height which will enable them to disperse appropriately. The Dorset Council 2025 Air Quality Annual Status Report showed that all areas in Purbeck and East Dorset demonstrated concentrations of less than half of the annual air quality objective. An informative note could be added to any approval to draw the applicant's attention to their responsibility to ensure their wood burner is well maintained and to burn only suitable materials in the interests of amenity.
- 13.20 The proposed development would comply with the neighbouring amenity requirements of Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

Whether there are Very Special Circumstances

- 13.21 There are no very special circumstances advanced for consideration and none that are evident to outweigh the harm to the Green Belt from the proposal's inappropriateness and modest loss of openness. The Ward Members have expressed their support for the provision of additional living space for the family, but it is noted that the property already benefits from a two bedroom annexe with a kitchen/dining/living space and the nature of annexe accommodation is that it forms part of the larger planning unit with the main dwelling offering additional shared living space. In these circumstances limited weight can be given to the benefits to the occupiers which may include persons with protected characteristics.

14. Environmental implications

The proposal will result in some carbon emissions associated with the construction, and emissions from the flue as explained at paragraph 13.19.

15. Summary of issues and the planning balance

The development is inappropriate because it cannot benefit from the exceptions listed as not inappropriate development at paragraphs 154 and 155 of the National Planning Policy Framework (2024). No very special circumstances outweigh the harm arising from inappropriateness and loss of openness so the proposed development would be contrary to policy KS3 (Green Belt) of the Christchurch and East Dorset Local Plan and fails to accord with Section 13 of the National Planning Policy Framework (2024).

16. Recommendation: Refuse for the following reasons:

1. The proposed development would be disproportionate to the original dwellinghouse, and therefore, would be inappropriate development in the Green Belt, resulting in harm to the openness and representing encroachment which is contrary to the purposes of the Green Belt. The proposal fails to benefit from the exception listed as 'appropriate development' in paragraph 154(c) of the National Planning Policy Framework (2024). The proposed development is an extension within the existing planning unit to link two existing buildings, and it would extend beyond the gap between the two existing buildings, rather than infilling the gap between the two buildings, therefore, cannot be classed as an infill. The proposed development fails to benefit from the exception listed as 'appropriate development' in paragraph 154(g) of the National Planning Policy Framework (2024).

Informative Notes:

1. National Planning Policy Framework

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/ agent did not take the opportunity to enter into pre-application discussions.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

2. The development hereby refused in accordance with the plans listed below:

- 2157.01 B Existing Location and Block Plans

- 2157.05 B Proposed Location and Block Plans
- 2157.02 B Existing Site Plan
- 2157.06 B Proposed Site Plan
- 2157.03 B Existing Ground Floor Plan
- 2157.07 C Proposed Ground Floor Plan
- 2157.04 B Existing Elevations
- 2157.08 C Proposed Elevations

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Application Number:	P/FUL/2025/06576
Webpage:	Planning application: P/FUL/2025/06576 - dorsetforyou.com
Site address:	Kids Love Nature Avon Forest Park Brocks Pine St Leonards And St Ives BH24 2DH
Proposal:	Erect a classroom dome ancillary to existing kindergarten
Applicant name:	Ben Walliman
Case Officer:	James Brightman
Ward Member(s):	Cllrs Bryan, Cllr Goringe

1. Reason application is going to committee:

The application site is owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable. The proposal represents an extension to the building used by 'Kids Love Nature' kindergarten, is in general compliance with Core Strategy PC4: The rural economy and is appropriate development in the Green Belt
Scale, design, impact on character and appearance	The proposed structure would not harm the character and appearance of the area
Impact on the Green Belt	The proposal is appropriate development in the Green Belt
Flood risk and drainage	No adverse impact from flooding
Economic benefits	The proposal would enhance the facilities of the kindergarten and has potential to enhance the business in addition to employment opportunities in the construction
Highway impacts, safety, access and parking	No adverse impact on highway safety would result from the proposal
Impact on trees	No adverse impact on trees would result

Issue	Conclusion
Biodiversity	No adverse impact on biodiversity would arise and appropriate Biodiversity Net Gain would be provided
Environmental Implications	Air & noise pollution during construction
Financial benefits	Receipt of business rates generated by the use

4. Description of site

- 4.1 The application site is within Avon Heath Country Park which is operated by Dorset Council. The kindergarten business run by 'Kids Love Nature' has operated from within the existing Visitor Centre since 2012.
- 4.2 The Kindergarten ([Avon Heath, Outdoor Nursery | Nature, Outdoor nurseries | Kids Love Nature](#)) is attended by children aged between 2 – 5 and is open between 07:45 to 18:00 for 51 weeks of the year. The kindergarten partners with the Rangers at the Park who teach the children about the unique habitat at the park and the importance of conservation.
- 4.3 The wider park area comprises a lorry/coach park, car park, toilets, a visitor centre, cafe and paved area. The site has 2 classrooms and a 1-acre private garden with woodland, vegetable garden, large sandpit, fire pit, pond, mud cafe, outdoor classroom and 4 chickens.
- 4.4 The site is screened by tree belts to the north, south and west
- 4.5 Vehicular access to the site is via Brocks Pine from the A31 to the northwest.
- 4.6 The site is in the countryside outside any settlement boundary, within designated Green Belt and within an Area of Great Landscape Value.

5. Description of development

- 5.1 It is proposed to erect a domed structure on land immediately to the south of the visitor centre on the existing outdoor play area for the kindergarten. The dome would be 4.85m high with a footprint of 7.89m x 7.2m. A small flat-roofed toilet would be positioned adjacent to the north of the dome with a footprint of 1.6m x 2.6m and height of 2.2m.
- 5.2 The dome structure would have an insulated olive-green coloured PVC outer cover and can be power washed. It does not require traditional foundations and uses a low impact spiked frame to provide the necessary support. A small area of decking is to be provided around the dome.
- 5.3 It is proposed to increase the number of full-time employees from 7 to 11 and part-time employees from 4 to 6. This is to accommodate up to 9 additional children at the

nursery. The children will be up to 9 months old and the agent advises that at first, they will predominately be siblings of children already attending the nursery.

- 5.3 The nursery holds daily Ranger-led sessions teach children about the unique habitat and foster a deep understanding and appreciation of the natural world. This is complimented through the learning experiences the children receive within the two existing classrooms and within the 1 acre secure garden, featuring a vegetable patch, supersized sand pit, outdoor classroom, mud kitchen, pond, woods and chickens.
- 5.4 The agent has confirmed that all children currently at the nursery live within a 5 mile radius of the site.

6. Background and relevant planning history

Planning application	Proposal	Decision
03/84/0139/HST	Construct Access From A31 To Land Proposed For WC, Picnic Area, Visitors Info. Centre & Parking Spaces	Granted 24/01/1984
03/86/0803/QF	Car Park And Toilet Facilities	Granted 27/10/1986
03/87/1494/JM	Erect Visitor Centre	Granted 29/12/1987
03/91/0006/JF	Refreshment Facility	No Objection 07/02/1991
3/2007/0502	Re-profiling existing earth bank, redistribution of spoil to extend the bank approximately 30m in a north-westerly direction. Redistribution of spoil to remove steep drop in ground level between the edge of the car parks and the woodland fringe The construction of a pond surrounded by an oak fence.	Granted 11/07/2007
3/2008/0052	Extension to visitors centre, construction of infill panels to overhanging eaves	Granted 31/03/2008
3/11/1062/CPO	Alterations to Information Centre and change of use to part of the Information Centre from D2 to D1	Granted 03/04/2012 In addition to standard conditions, Conditions imposed to; • require a Travel Plan to be agreed

		restrict use of the site for an outdoor Nature Nursery school only
P/OUT/2021/04412	Hybrid planning application for: (i) full planning permission for the change of use of agricultural land to Suitable Alternative Natural Green space (SANG) (as an extension to the existing Avon Heath Country Park); the demolition of existing cafe and visitor centre in Avon Heath Country Park; engineering works to remove hard standing from existing country park and restore the land as greenspace; and construction of means of access and car parking to serve the SANG and country park; and (ii) outline planning permission with details of access submitted for approval and all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval for the development of a surf lagoon, outdoor climbing wall, visitor reception, cafe and administration building, and associated landscaping, together with erection of buildings in the country park extension incorporating new visitor centre (allowing for the continuation of such activities as the 'Nature School' at Avon Health Country Park) and new cafe (to replace demolished country park buildings), car park kiosk, toilets, play facilities and SuDS features; and the erection of wild play structures.	Appeal against non-determination – Appeal Allowed. 19/02/2024
P/PAP/2025/00489	Provision of overspill parking area & potential to erect small ancillary	Response issued 13/10/2025

	buildings under permitted development	
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7. List of relevant constraints

Area of Great Landscape Value (AGLV)

Mineral Strategy 2014 – Mineral Safeguarded Policy SG1 - Sand and Gravel

Groundwater – Susceptibility to flooding;

Dorset Council Land Freehold: Avon Heath Country Park (North) including The Chalet & The Rowans, St Ives, Ringwood - Reference FH003421

Existing ecological network - Terrestrial and Higher Potential ecological network

Bournemouth Greenbelt;

APPROVED Dorset suitable alternative natural greenspace (SANG)

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Dorset Council (DC) - Highways - No Objection.

- The proposal does not present a material harm to the transport network or to highway safety

2. DC - Building Control - comments

- Access for the fire brigade must be in accordance with Approved Document B Vol 2 section B5

3. DC - Trees (East & Purbeck) – No objection

- The trees affected by the scheme are lower quality trees and the proposal is acceptable subject to the erection of tree protection fencing which should be secured through a condition.

4. Dorset Wildlife Trust - No comments received

5. DC - Public Health Dorset - No comments received

6. DC - Asset & Property - No comments received

7. DC - BNG Natural Environment Team

- the proposal will retain as much of the existing habitats as possible with a small loss of modified grassland, bare ground and urban trees.

- as the site is leased, it is not possible to secure habitat creation/enhancements for 30 years on-site and off-site purchase of credits to meet the shortfall of 0.06 habitat units is proposed to achieve 10% net gain and this is acceptable.

8. St Leonards & St Ives PC - Objection

- proposal incompatible with the character of the area and does not fit comfortably in the landscape.
- Proposal conflicts with the green belt.

9. St Leonards and St Ives Ward Members

- No comments received

10. Minerals & Waste Team

- No need to consult as the proposal is 'de-minimis' and the dome would not have any adverse impact on minerals

Representations received

No other representations from third parties have been received

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:

Adopted Christchurch and East Dorset Local Plan and saved policies within the East Dorset Local Plan 2002:

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS3: Green Belt

KS11: Transport and development

KS12: Parking provision

HE2: Design of new development

HE3: Landscape quality

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME6: Flood management, mitigation and defence

PC4: The rural economy

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 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.

Emerging neighbourhood plans (NPs)

St Leonards & St Ives NP - no weight can be given at present.

Local Nature Recovery Strategy

The site for the proposed dome is (but not in) adjacent to a Nature Area of National Importance (St Leonards & St Ives Heaths) and adjacent to a High Opportunity Nature Area. The proposal has no adverse implications for these areas.

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 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 13 'Protecting Green Belt land'
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

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.

Areas of Great Landscape Value SPG

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. Age is a protected characteristic, and the proposal would expand a nursery facility.

13. Public Benefits

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

What	Amount / value
Material considerations	
Enhancement to a commercial children’s nursery with potential to increase the number of children in attendance by 9.	Unknown
Non-material considerations	
None	

14. Planning Assessment

Principle of development

- 14.1 The site is in the countryside outside any settlement boundary and requires a countryside location to provide the type of early years education to accord with the kindergarten business aims.
- 14.2 In respect of Core Strategy Policy PC4: The rural economy, the proposal represents a development that would aid the economic viability of the existing kindergarten by providing an enhanced facility for the children and allow additional children to attend. Although the site is not on the edge or within an existing settlement, it lies relatively close to the edge of the settlement of St Ives, approximately 750m to the northwest.
- 14.3 The existing use may be considered a land-based rural business given it relies on a countryside location to provide the nature-based learning experience for the children. To be acceptable in respect of Policy PC4, the proposal needs to meet the following applicable criteria from this policy:

‘Should be consistent in scale and environmental impact with its rural location avoiding adverse impacts on sensitive habitats, Areas of Great Landscape Value (AGLV) and landscapes identified through landscape character assessments and the openness of the Green Belt.’

The proposed dome is modest in scale and would not have an adverse impact on the AGLV. There would be some impact on the openness of the Green Belt, but this is accepted given the proposal is considered to be ‘appropriate development’ in the Green Belt.

‘Should not harm amenity and enjoyment of the countryside through the impact of noise and traffic generation.’

It is not expected there would be a significant increase in traffic generated by the proposal, other than during the construction period which will be of short duration.

‘Should minimise additional trips on the highway network and are accessible by sustainable modes other than the car.’

It is not expected there would be any further trips to the site, other than during construction.

- 14.4 On the above basis, the proposal is considered to be compliant with Policy PC4 and acceptable in principle.
- 14.5 There would be economic benefits from enhancing the appeal of the kindergarten that would retain and increase the client base for the business and increase the number of employees at the business, and the Council would continue to receive business rates generated by the use.

Scale, design, impact on character and appearance

- 14.6 The proposed dome is of modest scale measuring 4.58m in height with a circular footprint of 7.2m by 7.89m with the attached toilet measuring 2.2m in height with a footprint of 1.6m x 2.6m.
- 14.7 The dome would be sited close to the existing larger visitor centre building and would be seen in conjunction with it, so reducing its visual impact. The appearance and olive colour of the dome would be appropriate for its rural context, and it would sit comfortably in respect of the visitor centre and other structures in the immediate vicinity.
- 14.8 Core Strategy Policy HE3 Landscape quality requires development to protect and seek to enhance the landscape character of the area and that its siting, design, materials, scale and landscaping are sympathetic with the landscape quality and lists 5 criteria to respect:
- 1. The character of settlements and their landscape settings.*
- The proposal would have no impact on the character of settlements and their landscape settings
- 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.*
- The proposal would have no impact on these features
- 3. Features of cultural, historical and heritage value.*
- There are none of the above features affected by the proposal
- 4. Important views and visual amenity.*
- There are no important views affected and the proposal would have no adverse impact on visual amenity
- 5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion*
- The proposal would have no greater impact on tranquillity than the current use/activities at the site. The agent has advised that the outer layer of the dome is insulated, and its thickness, combined with the coloured PVC material, ensures that no light will escape through it. As such, there will be no potential for light pollution in the surrounding area. The doors would allow some light emission, but this is not expected to be significant given the hours of operation of the nursery of 07:45 to 18:00.
- 14.9 The proposal dome is considered to comply with the criteria set out in Policy HE3, as its siting, design, materials, scale and landscaping are sympathetic to the character of this part of the AGLV.

Impact on the Green Belt

- 14.10 The proposal would not interfere with the most important purposes of the Green Belt set out in Core Strategy policy KS3, being to: protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them and to maintain an area of open land around the conurbation.
- 14.11 The proposed dome is considered to effectively be an extension to the existing kindergarten premises that operates from part of the visitor centre and as it is situated

close to the visitor centre building, it would represent an 'adjunct' to this building as a structure that is supplementary to the main part of the building.

- 14.12 The concept of an 'adjunct' in Green Belt policy has been established in planning appeals where Planning Inspectors have considered detached buildings for ancillary use to be 'adjuncts' and treated these as extensions to a building.
- 14.13 As an extension to a building, the dome may be considered under National Planning Policy (NPPF) paragraph 154 c) where to be classed as 'appropriate development' in the Green Belt, the extension (and any other extensions built since the original building was constructed) should not represent a disproportionate addition over and above the size of the original building.
- 14.14 The visitor centre has had no extensions that have increased its volume, and it is considered that the proposed dome may reasonably be seen to not represent a disproportionate addition over and above the size of the original building. Therefore, it would be appropriate development under NPPF paragraph 154 c) and there is no requirement to consider the impact on the Green Belt further.

Flood risk & drainage

- 14.15 The site is in an area shown to be at risk from high groundwater levels. The Planning, Design & Access Statement (PDAS) provides assessment of flood risk.
- 14.16 The dome would not be in an area with high risk from surface water flooding. The site is relatively flat with a very slight slope to the east, where there is a slightly lower point. The PDAS advises that if groundwater was to emerge then it would disperse from the site and surface water will drain off naturally and is likely to go into the natural pond. The pond has an overflow drain which flows into a ditch beyond the southern boundary of the kindergarten garden. The deck will keep the dome slightly above ground, and the screw foundation platform won't interfere with the table water beneath.
- 14.17 The proposal is considered compliant with Core Strategy Policy ME6 as it would not be at high risk from groundwater flooding nor increase flooding elsewhere.

Economic benefits

- 14.18 There would be economic benefits from enhancing the appeal of the kindergarten that would retain the client base for the business and increase the employees at the business.

Highway impacts, safety, access & parking

- 14.19 The proposal would be used in an ancillary capacity to the established kindergarten use and the vehicle trips from the addition of up to 9 children (who are expected to mostly be siblings of children already at the nursery) and the 4 extra part-time and 2 extra full-time staff are not expected to result in any material harm to the highway network in the immediate area given there is an acceptable vehicular access onto the A31 at the roundabout to the northwest.

- 14.20 The Planning, Design & Access Statement advises that the premises benefits from the use of a 16 space parking area in the existing Country Park car park and the wider car park is available for public use for pick-up and drop off for the kindergarten. This is considered appropriate for the additional staff to be employed.

Impact on trees

- 14.20 The Council's Tree Officer has advised that the trees affected by the scheme are lower quality trees and as such the proposed erection of a classroom would be acceptable subject to the erection of the tree protection fencing shown in the submitted Arboricultural report. A condition is recommended to require this fencing and with this in place, the proposal would have no adverse on trees and complies with Core Strategy Policy HE2.

Biodiversity

- 14.21 The submitted Ecological Impact Assessment (EclA) identifies that the proposal has the potential for impacts during construction and advises a Construction Environmental Management Plan (CEMP) is provided to prevent impacts. It also identifies mitigation and enhancement measures in Sections 6.0 & 7.0. The proposal would comply with Core Strategy Policy ME1: Safeguarding Biodiversity & Geodiversity with conditions imposed to require the development to be carried out in accordance with an approved CEMP and Sections 6.0 & 7.0 of the EclA.
- 14.22 Biodiversity Net Gain (BNG) is to be provided off-site by purchasing the necessary credits and this is acceptable given the lack of space on site to provide BNG.

15. Environmental implications

- 15.1 The construction of the development would result in some air pollution from construction vehicles, construction workers' vehicles and machinery. The manufacture of the materials also has an environmental impact from use of natural resources and energy used to make them. These impacts have to be accepted as they are to be expected for this type of development.
- 15.2 The vehicle trips from additional staff and new parents have potential to generate vehicle emissions from combustion engines.

16. Summary of issues and the planning balance

- 16.1 For the above reasons, the application is judged to accord with the policy set out in the National Planning Policy Framework and the Development Plan as a whole and there are no material considerations indicating that permission should be refused.
- 16.2 Pre-commencement conditions were agreed by the agent on the 19/1/2026

17. Recommendation

Recommendation: GRANT, subject to the following 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 (as amended).

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

Drawing Nos: Block.01 Rev A; LP.01 Rev C & IAW-1

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

3. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

4. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Treecall Consulting Ltd Arboricultural Impact Assessment Ref DS/43525/AC dated 5 Sept 2025 and Protection Plan Ref: TC1 dated 5 sept 2025 shall be implemented and at least 5 working days notice shall be given to the Local Planning Authority that it has been installed.

Note: Your attention is drawn to the requirement for a pre commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Provision

dated October 2025 (reference Ecology 8733 V.02) as certified by the Dorset Council Natural Environment Team on 11/12/2025.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in sections 6.0 & 7.0 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 (LPA), and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the Local Planning Authority.

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 permanently maintained and retained in accordance with the approved details.

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

Informative Notes:

1. Biodiversity Net Gain -

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

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

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

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

2. Building Regulations - The applicant is advised that access for the fire brigade must be in accordance with Approved Document B Vol 2 section B5 of the Building Regulations

3. National Planning Policy Framework Statement -

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The application was acceptable as submitted and no further assistance was required.

Application Number:	P/VOC/2025/06703
Webpage:	Planning application: P/VOC/2025/06703 - dorsetforyou.com
Site address:	Wareham Riverboats, Abbots Quay, Wareham, BH20 4LW
Proposal:	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update drawings following design changes and relocation of pump no longer required)
Applicant name:	Emma Longhurst
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Ezzard, Cllr Holloway

1. Reason application is going to committee:

Part of the application site is land owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions.

3. Key planning issues

Issue	Conclusion
Scale, design, impact on character and appearance of the area including Wareham Conservation Area	Acceptable subject to conditions.
Impact on neighbouring amenity	Acceptable.

4. Description of site

- 4.1 The application site consists of a 55sqm area of land at Abbots Quay, Wareham. It extends along the quayside on the western side of South Bridge and includes an area of seating, part of the slipway, a historic pump, and the existing temporary kiosk.
- 4.2 Directly to the south of the site is the River Frome with water meadows extending into the Dorset National Landscape beyond. To the west is the Grade II Listed 'Old Grain Store' which is understood to be in residential use. To the north are the Grade II Listed 1 and 2 Abbots Quay (residential) and the Grade II Listed Garden Wall. To the east is Wareham Quay which includes several Listed Buildings (mixture of residential and commercial) facing onto the quayside car park and the river. The site and surrounding areas are within Wareham Conservation Area and together form a unique localised character and townscape.

- 4.3 In terms of other constraints, the site is located within Flood Zones 2 and 3 (present day and 20270 – 2125) and adjacent to an area susceptible to groundwater flooding. It is also within the River Frome and Wareham Meadows SSSI 400m buffer areas, the Poole Harbour Nutrient Catchment Area and adjacent to the Dorset National Landscape.

5. Description of development

- 5.1 The application proposes to vary conditions 1 and 4 of consent P/FUL/2022/04609 to update the approved plans and remove the requirement to relocate to the Bamford's Water pump.

6. Background and relevant planning history

- 6.1 There is an extensive planning history in excess of 35 years for the temporary stationing of huts for the boat hire service operating from the quay side:

Planning Application	Proposal	Decision
6/1980/0522	Station hut for boat hire service (renewal).	Granted
6/1981/0519	Re-site boat hire kiosk.	Refused
6/1981/0796	Station hut in connection with boat hire (renewal).	Granted
6/1982/0597	Station hut in connection with boat hire (renewal).	Granted
6/1983/0587	Station hut in connection with boat hire (renewal).	Granted
6/1984/0619	Station hut in connection with boat hire (renewal).	Granted
6/1986/0520	Station hut in connection with boat hire (renewal).	Granted
6/1987/0573	Station hut in connection with boat hire (renewal).	Granted
6/1990/0585	Station hut in connection with boat hire (renewal).	Granted
6/1994/0028	Station hut in connection with boat hire (renewal).	Granted
6/1995/0053	Station hut in connection with boat hire (renewal).	Granted
6/1997/0114	Station hut in connection with boat hire (renewal).	Granted
6/1998/0186	Erect permanent boat hire kiosk to replace existing wooden hut.	Refused (details below)
6/1999/0140	Station hut in connection with boat hire (renewal).	Granted
6/2001/0162	Station hut in connection with boat hire (Renewal).	Granted
6/2003/0202	Station hut in connection with boat hire (Renewal).	Granted

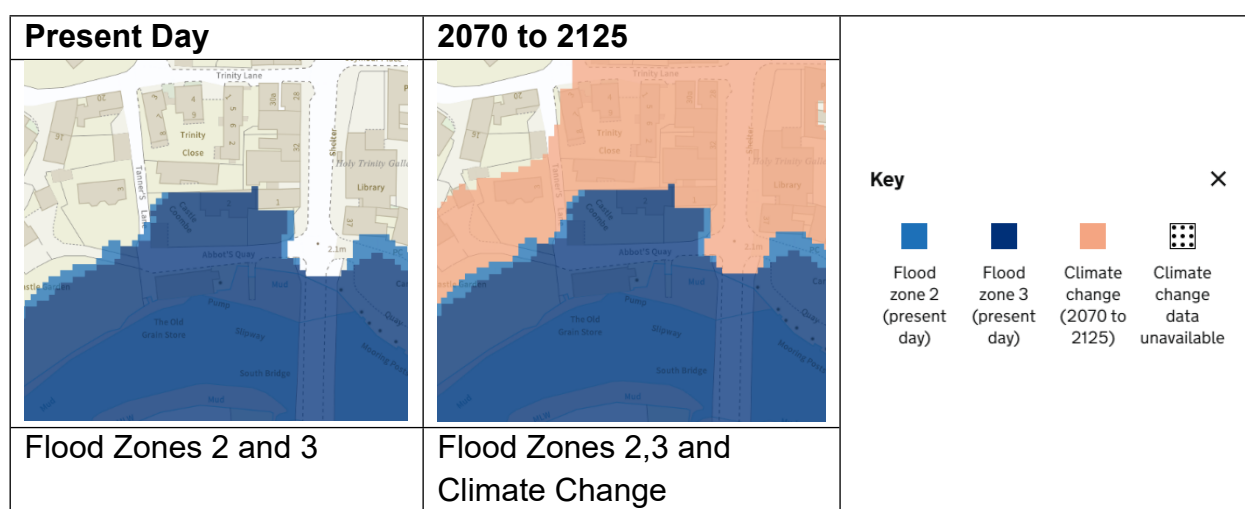
6/2006/0352	Station hut in connection with boat hire (Renewal).	Granted
6/2009/0287	Continue stationing of hut in connection with boat hire.	Granted
6/2012/0769	Retention of existing hut used in connection with boat hire.	Granted
6/2017/0708	Retention of existing hut used in connection with boat hire.	Granted
P/FUL/2022/04609	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth.	Granted 22/02/2023
P/NMA/2023/01110	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth. Non-material amendment to permission P/FUL/2022/04609 to clarify approved plans.	Granted 24/02/2023

6.2 The most recent consent P/FUL/2022/04609 was granted by the Eastern Area Planning Committee on 22nd February 2023 contrary to the officer recommendation of refusal. A non-material amendment P/NMA/2023/01110 was then issued on 24th February 2023 to further clarify the list of approved plans.

7. List of constraints

- Grade: II Listed Buildings: Garden wall to south of nos. 1&2 (List Entry: 1120024); - Distance: 2.23m, Warehouse beside River Frome List Entry: 1120025; - Distance: 9.86m, 2, ABBOTS QUAY List Entry: 1120023; - Distance: 17.98, and Bridge House List Entry: 1323599; - Distance: 23.13m
- Within Wareham Settlement Boundary and Wareham Conservation Area
- Close to Dorset National Landscape (Area of Outstanding Natural Beauty (AONB)): Distance: 17.01m
- Dorset Council Land Freehold: Land at Abbots Quay, Wareham - Reference FH003944 and Dorset Council Land (Leasehold): Lease of land for bridge widening at South Bridge, Wareham - Reference LIN002018
- Existing ecological network - Terrestrial and Higher Potential ecological network
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consultation required

- Scheduled Monument: Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep (List Entry: 1003574); - Distance: 68.36
- Natural England - RAMSAR - Distance: 87.22m, Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 1359.02m and Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 1366.77m
- EA Flood Map for Planning:



- Dorset Council Strategic Flood Risk Assessment Mapping –Being so close to the river, the site is affected by fluvial flooding, it lies adjacent to but outside area susceptible to groundwater flooding.

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Natural England

No comments received.

2. Environment Agency

Application falls outside remit as set out in our external consultation checklist and we will not be providing any comments.

3. DC Conservation Officer

Comments of 24/11/2025:

Concerns were expressed in connection with the previously approved scheme and the reduction in footprint is therefore welcomed.

However, revised building sits almost in line with north facing (street) elevation with the dotted line denoting the roof appearing to project forward of the warehouse. Both the storage kiosk and the previously approved building were set further back. This created a better relationship with the listed building and provided a little more space for people to pass when the doors of the engine store are open – especially useful given there is no pavement on the opposite side of the road.

Previous drawings specifically referred to the use of zinc roofing and oak cladding, post and frames and that the windows and doors would be oak. The current drawings refer to 'metal' and 'timber'. Helpful to confirm materials to be used.

Subject to resolution of above there is no objection from heritage perspective.

Comments of 19/12/2025:

Welcome the setting back of the kiosk from the north facing (street) elevation of the listed building.

Clarification has been provided in connection with the proposed materials.

No objection.

4. Wareham Town Council

No objection.

5. DC Wareham Ward Members

No comments received.

Representations received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of comments of objections:

- Another planning application for Abbots Quay.
- Attended original meeting when kiosk / store was permitted and main condition was that it was that it must be removed at end of each season. It never has been. No enforcement. Gives the owner the impression they can do as they please with previous owner refusing to remove boats even in winter and excluding anglers from fishing.
- Important fishing spot with mooring of boats all year preventing anglers from fishing.
- Have been in talks with the Town Council and Purbeck District Council regarding fact that the applicants do not own quay and have no right to restrict public access which seems to be aim.

- Concern for subsidence on fragile quay structure and works will increase risk. Who will be responsible?

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Purbeck Local Plan 2024:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E12: Design

EE4: Supporting vibrant and attractive tourism

Made Neighbourhood Plans

Wareham Town Neighbourhood Plan 2019-2034 (made November 2021)

Material considerations

Emerging local plans:

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);
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- 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 between 18 Aug – 31 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.

Local Nature Recovery Strategy

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:

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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 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).

Other material considerations

All of Dorset:

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.

Dorset Strategic Flood Risk Assessment

Supplementary Planning Documents/Guidance for Purbeck area:

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Wareham Conservation Area Appraisal

Wareham townscape character appraisal supplementary planning document adopted August 2012.

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

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.

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.

- 12.2 The proposals now retain access to the historic pump in its current location and are not considered to result in any significant disadvantage to persons of protected characteristics.

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	
Continued use of commercial premises	Local employment opportunities – 5 full time equivalent employees in 2023
Non-material Considerations	
Rateable Value 1 April 2023 to present Search results - Valuation Office Agency - GOV.UK	£1050

14. Planning Assessment

- 14.1 The application proposes to vary the plans approved by consent P/FUL/2022/04609 and subsequent non-material amendment (NMA) consent P/NMA/2023/01110 to:
- Reduce the footprint of the kiosk to include removal of the external covered area.
 - Alter structure from timber framed and timber clad building with zinc roof to a metal unit clad in natural larch with a slate grey powder coated steel sanding seam roof.
 - Retain the historic pump in its current location.
- 14.2 As this application is for a variation of conditions 1 (approved plans) and 4 (relocation of Bamford Pump) of the original consent, matters of principle which were considered as part of the original application cannot be revisited. For information purposes, the table below provides a summary of the key conclusions for the original application, the subsequent non-material amendment application, and the effect of changes proposed by the current variation of condition application.

Issue	Conclusion of decision for original consent P/FUL/2022/04609	Conclusion of decision for NMA P/NMA/2023/01110	Effect of changes proposed by current VOC application
Principle of development	Acceptable within settlement boundary.	No effect – unchanged.	No effect – unchanged.
Scale, design, impact on character and appearance of the area including	Acceptable subject to conditions.		Acceptable – see officer assessment below.

Wareham Conservation Area			
Impact on neighbouring amenity	Acceptable.		Acceptable – see officer assessment below.
Economic benefits	Acceptable.		No effect – unchanged.
Flood Risk	Acceptable.		No effect – unchanged.

Scale, design, impact on character and appearance of the area including Wareham Conservation Area

- 14.3 The application site is in a visually prominent location in terms of the townscape character associated with Wareham Quay, Wareham Conservation Area, and wider National Landscape views to the south. The Wareham Conservation Area Appraisal identifies the pump as a feature of interest on the quayside and notes that the opening of the road structure on both sides of Wareham Quay creates a key public space which reflects historic activity at this location.
- 14.4 Policy E2: Historic environment of the Purbeck Local Plan 2024 advises that:
Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications.
- Local Plan Policy E12: Design requires all development to demonstrate a high quality of design that positively integrates with its surroundings, and which has regard to the District Design Guide SPD 2014.
- 14.5 The proposed amended plans retain the kiosk in the same position as the approved scheme at which a smaller metal storage container has been sited for many years. As with the approved scheme, the amendments propose a larger building that will provide an equipment store, office and engine store space. However, the proposal has been reduced in width and depth, including removal of the external covered area, and will enable the historic Bamford pump to be retained in its current location on the quayside. A comparison of key measurements is as follows:

All measurements approx. (external)	Existing	Approved (Including veranda)	Proposed by VOC
Floor area	8m ²	24m ²	12.3m ²
Width	3m	6m	4.5m
Depth	2.6m	4m	2.8
Height	2.3m	2.2m eaves 3m ridge	2.2m eaves 2.9m ridge

The proposed alterations to the layout, scale and mass of the building will remain subservient to the adjacent Grade II Listed building and are judged to be of a more appropriate size in respect of the quayside setting.

- 14.6 The structure would be located away from the side elevation of the Grade II Listed Old Granary Store, with a shallow hipped roof retained over the structure. In response to concerns raised by the Conservation Officer, the structure has been set slightly further to the south to ensure that the overhang of the roof does not extend forward (north) of the adjacent building. This ensures a better relationship with the heritage asset and provides slightly more passing space for pedestrians using Abbots Quay, especially when the doors of the engine store are open.
- 14.7 The reduced depth of the building and removal of the covered veranda area will retain views and access over the quayside to the historic pump which will be retained to the south of the new building. Given the highly prominent, historic riverside setting of the Town Quay, the improved visibility and accessibility of the pump in its current location is considered to provide a betterment on the approved scheme.
- 14.8 The amended plans also include variations to the proposed construction and approved materials to address the vulnerability of the site to flooding. The approved kiosk was of a timber framed and timber clad structure with oak framed double-glazed windows and a zinc standing seam roof. It is proposed to alter the building to a metal unit, to be clad externally in natural larch, with a slate grey powder coated steel sanding seam roof, and slate grey powder coated steel framed windows and doors and metal guttering.
- 14.9 Photographic samples of the materials have been included on the plans following a request for clarification from the Conservation Officer. The proposed materials will provide a more viable option for the applicant and will maintain a similar visual appearance to those previously approved. However, the applicant proposes to move the metal container onto a new block base on the site ready for the 2026 tourist season. Subject to the availability of a contractor to apply to the cladding and roof, and opening constraints of the business, it is unlikely that the cladding and roof will be immediately installed on the metal unit. To ensure that the new metal unit has an acceptable temporary appearance, it will therefore be finished in a slate grey colour (Condition 3).
- 14.10 A condition on the decision (Condition 3) will also require that the timber cladding and roof are fully installed within 7 months of the container being positioned on site – as agreed with the planning agent - thereby providing the applicants with sufficient time to complete the works over the busy summer period.
- 14.11 A further condition on the decision (Condition 4) will require that the kiosk and the block base are fully removed from the site and the land restored to its original condition should the riverboats business cease to operate from the quayside. This will ensure that the long-term visual appearance of the Conservation Area is conserved.
- 14.12 The Council's Conservation Officer has confirmed that they have no heritage objection to the amended plans and the proposed approach to the installation and completion of the new kiosk on site as it is judged to be of an acceptable design, forming no harm to the designated heritage assets of the adjacent Grade II Listed Building and Wareham Conservation Area. As such, the proposal complies with Policies E2: Historic environment and E12: Design of the Purbeck Local Plan 2024.

Impact on neighbouring amenity

- 14.13 As noted with the former temporary applications, and the approved application, the kiosk would be stationed next to a residential property and the business associated with the use inevitably generates footfall and some associated disturbance within proximity of the residential use. However, this has been the situation for a significant period, and the alterations to the kiosk proposed by the current application would have no additional harmful impact on the neighbouring amenity above that which is already experienced.
- 14.14 The siting of the kiosk would be in the same location and would not result in any harmful impacts on neighbouring amenity in terms of loss of outlook, light, overbearing development or privacy. Impacts on the living conditions of the occupants of neighbouring properties are therefore considered to be acceptable. In summary, the proposal is judged to accord with Policy E12: Design of the Purbeck Local Plan 2024 and the objectives of the Purbeck Design Guide in respect of neighbouring amenity.

Review of conditions and informative notes

- 14.15 As a variation of condition application requires the issue of a new consent, an assessment is required as to which of the original conditions must remain on the decision notice, which can be removed, which require amendment, and any new conditions required. This has been undertaken below.

Condition on P/FUL/2022/04609 as amended by P/NMA/2023/01110	Detail	Required on new VOC consent?	New condition number
1	Approved plans	Yes – Updated with new plan numbers	1
2	Commencement of development	Yes – updated to reflect time remaining for consent	2
3	Samples of materials and colour finishes	Yes – to confirm temporary slate grey finish of metal unit and requiring the installation of the timber cladding and roof within specified timescale.	3
4	Relocation of Bamford Pump	No longer required as pump to be retained in current location	N/A
N/A	Removal of kiosk if river boats business	Yes – to conserve visual appearance	4

	ceases to operate from the quayside	of the Conservation Area	
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15. Environmental implications

- 15.1 There will be some carbon emissions associated with construction, but the replacement kiosk will result in no significant additional environmental implications.

16. Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan as a whole and there are no material considerations indicating that permission should be refused.

17. Recommendation

Grant, subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
22127.01 A Site, Location and Block Plan
25148.05 A Demolition Site Plan
25148.06 C Proposed Site and Floor Plan
25148.07 D Proposed Elevations (1 of 2)
25148.08 D Proposed Elevations (2 of 2)

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

2. The development hereby permitted shall be begun before the 22 February 2026.

Reason: This condition is required by Section 73 of the Town and Country Planning Act 1990 because the time limit for implementation cannot be changed.

3. The metal kiosk unit shall only be installed on site with an external painted colour finish of slate grey (RAL 7015). Within 7 months of the unit installation, the approved external larch cladding and powder coated steel standing seam roof (colour slate grey) shall be fully installed on the metal unit and shall thereafter be retained and maintained in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development within Wareham Conservation Area.

4. Should the riverboats business cease to operate from the quayside, the kiosk structure and the associated block base shall be removed from the site and the land reinstated to its original condition within a period of 3 months.

Reason: To conserve the visual appearance of Wareham Conservation Area over the long term.

Informative Notes:

1. The Natural Environment Team recommends measures are implemented to minimise the risks of deleterious or polluting materials and detrimental effects to the water, the water channel and the site. The applicant should refer to Pollution Prevention Guidelines ([Withdrawn] Works in, near or over watercourses, PPG5: prevent pollution - GOV.UK (www.gov.uk))

2. Environment Agency - Flood Risk Activity Permit

The site lies in close proximity to the Main River Frome. In addition to any planning permission, the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 16 metres of a main tidal river
- on or within 16 metres of a flood defence structure or culverted tidal main river
- on or within 16 metres of a sea defence

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the EA National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the EA advises consultation at the earliest opportunity.

3. The use of the kiosk is 'sui generis' and planning permission will be required for any future changes in its use.
4. This grant of planning permission does not override any third-party rights which may exist over the application site and the need to obtain third-party consent from all owners before work commences.
5. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

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