



Eastern Area Planning Committee

Date: Wednesday, 11 March 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.

For easy access to all the council's committee agendas and minutes download the free public app called Modern.Gov for use on any iPad, Android, and Windows tablet. Once downloaded select Dorset Council.

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 - 16

To confirm the minutes of the meeting held on 18 February 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 8:00am on Monday 09 March 2026.

5. P/FUL/2022/01095 - LAND AT BLANEYS CORNER, TO THE EAST OF WAREHAM ROAD AND SOUTH OF WIMBORNE ROAD. LYTCHETT MATRAVERS 17 - 56

Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.

6. P/FUL/2025/06295 - 10 WESTON ROAD COLEHILL BH21 2SF 57 - 72

Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).

7. P/FUL/2025/06017 - 50-51 CHURCHILL CLOSE, STURMINSTER MARSHALL, BH21 4BH 73 - 94

Demolish garage and outbuilding and erect 2 No 2 bedroom bungalows with parking. Creation of new parking area to No 50 & 51.

8. P/VOC/2025/07020 - QUARTERJACK PARK DEVELOPMENT, LEIGH ROAD, WIMBORNE MINSTER, BH21 2DA 95 - 118

Variation of Condition 1 of application 3/19/2426/RM (approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to revise the landscaping and drainage (resubmission of previously refused and withdrawn applications)

9. 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.

10. 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.

This page is intentionally left blank



EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 18 FEBRUARY 2026

Present: Cllrs David Tooke (Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, Barry Goringe, Hannah Hobbs-Chell, David Morgan and Julie Robinson

Apologies: Cllrs Duncan Sowry-House and Andy Skeats

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

Lara Altree (Senior Lawyer - Regulatory), Cheryl Barlow (District Valuer), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Susan Hetherington (Transport Development Liaison Manager), Claire Hicks (Planning Officer), Megan Rochester (Senior Democratic & Governance Services Officer), Naomi Shinkins (Lead Project Officer), Mark White (Enforcement Officer), Louis Wicks (Democratic Services Officer Apprentice) and Cari Wooldridge (Planning Officer)

81. Declarations of Interest

Cllr S Florek declared an interest to agenda item 8, it was agreed that he would not take part in the debate or vote but would read out a statement as Local Ward Member and would leave the room when the item was considered.

82. Minutes

The minutes of the meeting held on Wednesday 14th January were confirmed and signed.

83. 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.

84. P/FUL/2024/06847 - Site to the East of New Road, at the junction with Christchurch Road, West Parley

With the aid of a visual presentation including plans, aerial photographs and submitted drawings, the Case Officer identified the site within the Eastern Area in relation to Parley Cross, outlining the surrounding context, key views and the belt of mature trees along the western boundary. The site formed part of the Eastern Road allocation at West Parley under Policy FWP6, with Policy FWP5 supporting retail improvements. Outline permission had previously been granted, with

subsequent amendments through reserved matters, including the Lidl supermarket.

The proposal comprised retirement living apartments, a café with drive-thru, EV charging and public open space, supported by illustrative material and details of materials. The application had been advertised in 2024 and 2025. Statutory consultees raised no objections overall, although West Parley Parish Council objected. The site lay within the urban area and was not allocated employment land. While retail floorspace would be lost, officers considered the benefits, including meeting strong demand for retirement housing and contributing to housing supply, outweighed the harm. The scheme was considered sustainable and compliant with the development plan, including Policies LN3 and LN6, and was supported by a reviewed viability assessment.

The apartment mix exceeded national space standards and was deemed appropriate. The Highway Authority raised no objection, confirming the development would be safe and accessible. Parking provision, including 36 spaces for the retirement units with the inclusion of 3 disabled bays, mobility scooter storage, and parking for the café and drive-thru, was considered policy compliant. The design responded to local context, with revisions improving articulation and creating a varied skyline. The contemporary appearance, landscaping, native planting, open space provision and biodiversity enhancements, including biodiversity net gain, were considered acceptable. The site lay mainly within Flood Zone 1, drainage arrangements were satisfactory, and noise mitigation would be secured by condition.

Heathland mitigation contributions would be secured due to the site's proximity to the New Forest, with an adjacent SANG available. Airport safeguarding requirements would be addressed by condition. The recommendation was to delegate authority to grant planning permission subject to completion of a Section 106 agreement and conditions, or to refuse permission if the agreement was not completed by 18 August 2026 or such extended time as agreed.

The officer's recommendation was to delegate authority to the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East to either:

- A) GRANT planning permission following completion of a S106 Planning Obligation agreement and subject to conditions

OR

- B) Refuse permission 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

Public Participation

Mr G Monkcom, a resident of West Parley, addressed the Committee and confirmed that his original objection to the application remained. He raised a

number of concerns, including the lack of need for a drive-through café and his objection to the drive-through element, stating that consuming coffee while driving could constitute a criminal offence. He highlighted the area's ageing population and emphasised the importance of prioritising a health centre for local elderly residents, noting the limited existing provision. Mr Monkcom also expressed environmental concerns, referring to frequent rainfall and the potential for development on Green Belt land to displace surface water, as well as wider issues relating to climate change and sewage discharges into rivers. He urged the Council to undertake a site visit, including consideration of the SANG, and requested that the planning application be reconsidered.

Members questions and comments

- Noted the viability statement in the conditions, recognising the absence of affordable housing, and queried which aspects of the development would be at risk if the scheme was not viable and how viability could be achieved.
- Raised concerns regarding the consequences of reduced profit.
- Queried how cars would access the retail shops.
- Asked whether residents would have access to the roof.
- Questioned why no zebra crossing was provided to the Lidl supermarket.
- Observed that the design did not connect with the surrounding area and appeared isolating.
- Referenced slide 67 and sought clarification on when obligations needed to be paid to secure the legal agreement.
- Noted parish council objection regarding the design not being appealing.
- Queried whether both buildings were fitted with PV panels.
- Raised concerns about potential loss of retail provision.
- Noted that parking for retail shops was in an unsuitable location.
- Commented that insufficient justification had been provided from a retail perspective regarding the suitability of the scheme.
- Expressed disappointment at the elevations, noting that ground-floor flats could have included shops to improve attractiveness.
- Highlighted a discrepancy in tree heights and requested clarification regarding screening.
- Queried whether a monetary contribution had been provided.
- Questioned the relevance of amenity space for residents with limited mobility.
- Requested confirmation that the surface water assessment had been revised according to current Environment Agency provisions.
- Queried whether there were ponds within the green space.
- Raised biodiversity concerns, including whether car parking areas could incorporate green roofs and that more could have been done to enhance biodiversity on site.
- Sought clarification regarding pre-commencement conditions.
- Asked about potential pedestrian access from the Lidl site to the development.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and

presentation; the written representatives; and what they had heard at the meeting, a motion to delegate authority to the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East to either:

- A) GRANT planning permission following completion of a S106 Planning Obligation agreement and subject to conditions

OR

- B) Refuse permission 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

GRANT as recommended, was proposed by Cllr Barry Goringe, and seconded by Cllr Beryl Ezzard, subject to conditions set out in the officer report.

Decision: To grant subject to the completion of a S106 legal agreement set out in Section 16 of the officer's report.

85. **P/FUL/2025/04406 - The Old Malthouse, High Street, Langton Matravers, Swanage, BH19 3HB**

With the aid of a visual presentation, the Case Officer identified the site and outlined the proposal and relevant planning policies, advising that an updated information pack had been published and circulated. The site lay adjacent to the settlement boundary, partly within the Langton Matravers Conservation Area, with nearby Grade II listed buildings and public rights of way crossing and adjoining the land. Formerly used as school playing fields, the site was bordered by housing to the south and east and farmland to the west and north. Views from the High Street, existing access arrangements and surrounding facilities were shown, and it was noted that mature trees would be retained where possible to preserve the rural character.

The proposal comprised residential development including 40% affordable housing, delivering a balanced mix, together with a central green, new access arrangements and a comprehensive landscape strategy. Officers advised that there would be no harm to the Conservation Area or listed buildings, with appropriate separation distances and additional landscaping providing screening. All dwellings would have private gardens, good light and safe pedestrian access. Twenty-five third-party representations had been received. Highways, refuse and servicing arrangements were considered acceptable, and public rights of way would be safeguarded. The scheme provided biodiversity enhancements and an acceptable drainage strategy within Flood Zone 1. Although the former sports field would be lost, it had not been used since the school's closure, and a new sports court and long-term community provision were proposed. Officers concluded that any limited harm was outweighed by the wider community benefits.

The Officer recommendation was 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.

Public Participation

Mr L Merrick spoke in objection, describing the proposal as the third phase of development by the applicant and noting that the second phase, which began in spring 2023, was only now nearing completion almost four years later. He raised ongoing concerns regarding flooding and drainage and referred to the conservation area and national landscape designation, stating that the site was closely linked with established rights of way and that the development would be harmful. He also highlighted the village's low provision of shops, services and employment, the presence of vacant units, and highway safety concerns relating to a dangerous junction and narrow High Street, concluding that the proposal required re-examination.

Mr P Golob addressed the Committee in objection and confirmed that written notes had been provided. He acknowledged that the proposal presented a number of benefits but referred to policies within the Purbeck Local Plan and noted that the site lay outside the settlement boundary. He stated that the Parish Council and local residents considered there to be a significant risk that the southern concentration strategy would be undermined. Mr Golob emphasised the critical nature of these concerns and urged the Committee to require robust Section 106 obligations as a key outcome of any decision.

Ms C Bolton, speaking as Agent, addressed the Committee and stated that the members had received a short briefing pack. She advised that the proposal included six affordable homes and was supported by relevant planning policies in an area identified as having housing need. She confirmed that the scheme had been assessed in detail and was supported, preserving key views while providing a new community sports facility and nursery provision. In response to concerns regarding traffic, she noted that mitigation measures had been incorporated. Ms Bolton stated that the benefits of the proposal outweighed any identified harm, that the development would integrate into the landscape, and that it was the product of

extensive discussions. She commended the officer's report and recommendation to the Committee.

In accordance with Procedural Rule 8.1 the committee voted to extend the duration of the meeting.

Mr J Sinclair, on behalf of Langton Matravers Parish Council, thanked the Committee and raised concerns regarding traffic management, stating that increased traffic volume and speed would heighten the risk of road traffic accidents and that further calming measures were required. He referred to site safety issues during the second phase, advising that agreed traffic management arrangements had not been adhered to. He also noted that residents had been unable to access existing sports facilities, which had remained locked, and requested further detail on future provision. Finally, he expressed concern about the high number of second homes within the development and sought assurance that the proposed dwellings would be occupied by permanent residents.

Councillor Ben Wilson, Local Ward Member, confirmed he did not oppose the application but sought clarity on total vehicular movements and timing of traffic assessments. He emphasised public and highway safety, noting congestion near the school and a blind junction, and suggested a Traffic Regulation Order may be needed. He acknowledged residents had endured four years of development and welcomed that the scheme focused on primary homes, demonstrating the Local Plan was working.

Members questions and comments

- Expressed disappointment that most affordable homes were flats rather than houses, and suggested reconsidering house types to ensure equality with other homes.
- Noted the difficulty of widening the junction for better access.
- Commented positively on the use of green space and the attractive setting of the site.
- Observed that some buildings and garages used cladding, which was considered too dark, and suggested efforts to fit with the character of the area.
- Welcomed the inclusion of three-bedroom affordable housing and a total of six affordable homes.
- Liked the overall design and layout of dwellings and the mix of tenure in the community.
- Queried whether a viability test had been carried out and whether the scheme remained financially viable, noting reassurance regarding social housing provision being discounted at land value.
- Requested confirmation that roads would meet Dorset Council adoption standards.
- Queried whether resting areas would include benches.
- Asked if the Parish Council could request an alteration to the settlement boundary.
- Suggested it would have been beneficial to include bungalows.
- Raised questions about wheelchair accessibility, including door widths.

- Asked how sports facilities would be managed and about overall site accessibility.
- Raised concerns regarding the impact of lighting and potential conditions to restrict external lights on housing.
- Queried whether chimneys were functional or purely a design feature.
- Requested clarification whether roads on site met Dorset Council adoptable standards
- Emphasised that perspective purchasers should be made aware of relevant details through informative notes.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's 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 was proposed by Cllr Toni Coombs, and seconded by Cllr Beryl Ezzard, subject to the conditions set out in the officer report and the informative note regarding site management.

Decision: Grant subject to the completion of a S106 legal agreement, as set out in Section 19 of the officer's report

86. **P/FUL/2025/06517 - Barn opposite Old Quarry Close, Worth Matravers**

With the aid of a visual presentation including plans, aerial photographs and site photographs, the Case Officer identified the site and outlined the proposal and relevant planning policies. The site lay outside the defined settlement boundary and comprised a building originally constructed for agricultural purposes. The proposal sought partial demolition and conversion, with associated landscape and parking provision. Members were shown photographs of the site and barn curtilage, together with proposed floor plans and elevations. The total floor area had been reduced by four square metres, and details included a balcony designed to allow views towards the coast. Enhancements through additional landscape planting were proposed, and the conversion was considered capable of providing

sufficient daylight. Further conditions were recommended to restrict external lighting.

An objection had been received from the Parish Council on the grounds that the development was not compatible with the landscape and represented an expansion of residential use outside the settlement boundary. No letters of objection had been received from third parties. The proposal included on-site parking and turning provision, and access arrangements were considered acceptable. Case officer corrected error in committee report as 6 parking spaces proposed not 9. An illustrative 3D comparison view was presented. The ecological assessment had been approved, there were no flood risk issues, and impacts on Dorset heathland would be mitigated through secured CIL contributions. No affordable housing contribution could be secured due to vacant building credit. Policy H14 to secure homes as primary dwellings. Officers summarised the key issues and recommended that planning permission be granted subject to conditions as tilted balance applied and benefits of the proposal towards housing land supply not outweighed by adverse impacts. The Officer recommendation was to grant planning permission subject to conditions.

Public Participation

Ms E Jeffries, speaking as agent, stated that the site was underutilised and no longer in active use, making its repurposing sensible. She noted that the proposal addressed the Council's housing land supply, with the only change being the proposed use, while the design remained identical to the previously approved scheme. She highlighted that the earlier scheme had a positive impact and contributed to the Dorset National Landscape, and that the current proposal was high-quality, consistent with the setting, and incorporated natural materials. Ms Jeffries confirmed that the development contributed to the Council's five-year housing land supply and commended the officer's recommendation.

Members questions and comments

- Raised concerns regarding the adequacy of parking provision for four-bedroom dwellings.
- Commented on the height of the proposed building.
- Noted the need to ensure sufficient space for parking.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr Barry Goringe, and seconded by Cllr Scott Florek, subject to conditions set out in the officer report.

Decision: To grant for the reasons set out in Section 17 of the officer's report.

87. P/HOU/2025/06963 - 38 Brook Lane, Corfe Mullen, BH21 3RD

With the aid of a visual presentation including plans, aerial photographs and photographs of the existing building, the Case Officer identified the site and outlined the proposal and relevant planning policies to Members. The location and

site context were explained, and existing and proposed plans, floor plans and elevations were displayed. Members were advised that the dwelling had previously been significantly extended, and the proposal sought further enlargement as shown on the submitted site plans. The Local Ward Member had expressed support for the application.

Officers advised that the site lay within the Green Belt and that the proposed extensions were considered disproportionate to the original dwellinghouse. As such, the development was inappropriate and would result in harm by reason of inappropriateness and loss of openness. The proposal did not fall within any of the exceptions identified in policy as not constituting inappropriate development in the Green Belt, and no very special circumstances had been advanced that would clearly outweigh the identified harm. The Officer recommendation was to refuse permission.

Public Participation

Councillor Scott Florek, on behalf of Councillor Duncan Sowry-House, spoke in support of the small single-storey annex extension for multigenerational living. He noted it was sympathetic to the area, caused no harm to the street scene, and was low and discreet. Flood risk, drainage, and biodiversity concerns could be managed, no highway issues were identified, and the social benefits were clear, outweighing any harm. He invited the Committee to approve the application.

Members questions and comments

- Noted that the proposal would have limited impact on openness.
- Sought clarification on whether there would be access from the proposed annex into the existing dwelling or if they would remain separate.
- Queried what harm, if any, the proposal would cause to the surrounding area.
- Asked whether the extension constituted a disproportionate addition to the annex or the main building.
- Raised a query regarding “limited infilling” from the report and whether the proposal would cause substantial harm to the Green Belt.
- Councillor Coombs proposed granting the application under the relevant section of the NPPF, noting that the development would remain ancillary to the existing dwelling; the motion was seconded by Councillor Morgan but fell at the vote.
- Raised concern that granting the application could set a precedent, noting that the applicant had not engaged in a pre-application discussion.
- Queried whether the Council’s five-year housing land supply affected the decision.
- Noted that the report did not provide evidence that the development would support intergenerational living.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer’s report and presentation; the written representatives; and what they had heard at the meeting, a motion to **GRANT** the officer’s recommendation and **REFUSE** the application, was proposed by Cllr Spencer Flower, and seconded by Cllr Alex Brenton, subject to conditions set out in the officer report.

Decision: To refuse for the reasons set out in Section 16 of the officer's report.

88. **P/FUL/2025/06576 - Kids Love Nature Avon Forest Park Brocks Pine St Leonards and St Ives BH24 2DH**

With the aid of a visual presentation including plans, aerial photographs and an artist's impression, the Case Officer identified the site and outlined the proposal and relevant planning policies. The development comprised a modest dome to support an existing land-based rural business, positioned alongside the visitor centre and read as an extension. Its scale, design and non-reflective outer surface were considered appropriate within the rural context and would not result in adverse visual impact or harm to Green Belt openness. The proposal was considered appropriate development within the Green Belt.

The site lay within an area of high groundwater levels; however, there was no identified surface water flood risk. The scheme was compliant with Core Strategy Policy ME6, with acceptable vehicular access onto the A31 and no material impact on the highway network. Impacts on trees and biodiversity were assessed as acceptable subject to mitigation. The recommendation was to grant planning permission subject to conditions and informative notes as set out in the Officer's report. The Officer recommendation was to grant subject to conditions.

Public Participation

Ms E Jeffries, speaking as agent, stated that the proposed extension to the existing kindergarten was modest in scale with limited visual impact when viewed in context. She noted that the structure would be durable and require minimal maintenance, with negligible detrimental light spill, and that the development would support the continued growth of the facility.

Mr A Shepherd, speaking as applicant, highlighted the significant impact of the proposal on early years education, noting its role in connecting children with conservation. He emphasised that the site attracted visits from universities nationally and internationally and described the development, including the dome, as the next chapter in the site's work, making a meaningful difference to the community.

Members questions and comments

- Noted that the proposal represented a great opportunity.
- Highlighted that it would provide excellent facilities and experiences for young children.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr Spencer Flower, and seconded by Cllr David Morgan, subject to conditions set out in the officer report.

Decision: To grant for the reasons set out in Section 17 of the officer's report.

89. **P/VOC/2025/06703 - Wareham Riverboats, Abbots Quay, Wareham, BH20 4LW**

With the aid of a visual presentation including plans, aerial photographs and site photographs, the Case Officer identified the site and outlined the proposal and relevant planning policies. The site lay within the town centre, the Green Belt and the Conservation Area. Members were advised of site constraints, including flood risk, and were shown photographs of the existing kiosk and its prominent quayside setting.

The application sought a variation of conditions to amend the design of a previously approved kiosk, reducing its footprint and altering the structure in response to flood risk. A smaller metal-framed building was proposed, with the pump retained in existing location. Approved and proposed site plans were compared, together with elevation drawings and details of materials. Metal structure to be finished in slate grey colour with timber cladding and roof to be added later in the year. Officers advised that the key considerations related to the character and appearance of the area. Matters of principle do not need to be considered as a variation to a previously approved scheme. No objections had been received from the Town Council. The recommendation was to grant planning permission subject to conditions and informative notes as set out in the report. The Officer recommendation was to grant subject to conditions.

Public Participation

There was no public participation.

Members questions and comments

- Welcomed the proposal, noting that the reduced footprint would provide better working conditions.
- Observed that the slightly smaller building was more effective in its design and function.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr Beryl Ezzard, and seconded by Cllr Toni Coombs, subject to conditions and informative notes set out in the officer report.

Decision: To grant for the reasons set out in Section 17 of the officer's report.

90. **Urgent items**

There were no urgent items.

91. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 am - 3.58 pm

Chairman

.....

Application Number:	P/FUL/2022/01095
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land at Blaneys Corner To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers
Proposal:	Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.
Applicant name:	Lewis Wyatt (Construction) Ltd
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. **Reason application is going to committee:** In accordance with the Council's constitution, as the proposal constitutes major development and the recommendation is contrary to the views of the Parish Council.

2. **Summary of recommendation:** Delegate authority to the Service Manager for Development Management and Enforcement and 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:

- a Scheme for the provision and promotion of Suitable Alternative Natural Green space (SANG)
- provision of public open space

And the conditions set out at the end of the report.

Or

B) refuse for the reason set out at the end of the report if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

3. **Key planning issues**

Issue	Conclusion
Principle of development	The site is allocated for residential development in the Purbeck Local Plan

Issue	Conclusion
Green Belt	The bulk of the site has been removed from the green belt by the Purbeck Local Plan. The attenuation basin sits within the green belt but is not considered to represent inappropriate development.
Affordable housing, S106 and viability	Independent viability review confirms the development cannot support affordable housing or other S106 contributions, and despite minor differences in inputs, the scheme remains unviable.
Housing mix	Small variances from Strategic Housing Market Assessment (SHMA) expectations are minor and partly due to earlier affordable housing assumptions; overall the mix remains acceptable and policy compliant.
Design, character and appearance	The development is considered high quality, well-integrated with local character, and supported by design and landscape officers.
Impacts upon amenity	The layout avoids harmful impacts on neighbouring amenity and provides good living conditions for future residents, with construction impacts managed through conditions.
Flood risk and drainage	The site is in flood zone 1 and the proposed SuDS drainage strategy is acceptable, ensuring no increased flood risk
Highways, access and parking	Highway authority acceptance confirms safe access, suitable internal layout and adequate parking, with improved pedestrian safety.
Trees	Most trees are retained with proper protection to be secured by condition.
Biodiversity	Mitigation and enhancements are acceptable and secured by condition.
Habitats sites	An Appropriate Assessment (AA) confirms mitigation via the Community Infrastructure Levy (CIL), SANG provision and nutrient neutrality credits prevents harm to protected habitats

4. Description of site

- 4.1 The application site is an irregularly shaped parcel of land which extends to 1.57 hectares. It is located towards the northern end of Lytchett Matravers at the junction of

Wimborne Road, Wareham Road and Lime Kiln Road, known as Blaney's Corner. The site is currently pastureland and is made up of a field on the western side and part of a field on the eastern side. The two parts of the site are separated by an established hedgerow, with access between the parcels available via a field gate.

- 4.2 There are existing dwellings bounding the site to the north and west, with a gap in the developed frontage at the junction of Wimborne and Wareham Roads with an established hedge forming the site's boundary in this location. The boundaries to the dwellings to the north and west are generally defined by low fences with some hedgerows. To the south is a small, wooded area on low lying land with a watercourse which runs eastwards and eventually towards Poole Harbour. Beyond this is the recent housing development to the north of Huntick Road, Rozalia Meadow. The site's eastern boundary is not defined by any physical features and is open to the remainder of the agricultural field.
- 4.3 Levels across the site generally fall from the northwestern corner to the lowest point in the southeast. The level change is relatively gradual in the northern and western part of the site, before dropping off more steeply towards the southern boundary. There is a total fall across the site of approximately 10 metres.
- 4.4 In addition to the wooded area to the south of the site, there are several prominent trees located on the site's northern boundary which are the subject of tree preservation orders. A tree in the southwestern corner of the site is also subject of a tree preservation order.
- 4.5 The houses to the north of the site comprise a row of late 20th century detached suburban style housing, and the more recent Poppy Place development which is a mix of detached and terraced housing around a cul-de-sac on the southern side of Wimborne Road. There is also an older single storey dwelling, Holly Cottage at the western edge of this row. To the west, Myrtle Cottage and 212 Wareham Road comprise a pair of traditional thatched cottages accessed from the eastern side of Wareham road, while the other properties on the western boundary of the site comprise 20th century chalet bungalows. Within the wider vicinity the immediate surroundings, particularly to the west and south are dominated by late 20th century suburban housing which is reflective of the incremental development of Lytchett Matravers. To the north there are further detached dwellings and open farmland beyond, part of which is allocated within the Purbeck Local Plan for residential development and where there is a current planning application under consideration (P/FUL/2025/03733, Land at Flowers Drove).

5. Description of development

- 5.1 The proposed development comprises the construction of 25 dwellings, together with a new vehicular access onto Wimborne Road and the provision of landscaping, drainage and open space, including a new play area to be located at the northwestern corner of the site. The development comprises a mix of 2, 3 and 4 bedroom detached and semi-detached houses and 1 and 2 bedroom flats within two blocks.
- 5.2 The main access to the site is to be via a new vehicular access off of the southern side of Wimborne Road. The access will be in the form of a simple priority junction. The access road travels southwards before turning and travelling eastwards through the site as a central spine road onto which most of the new dwellings front. The flats are located in two blocks to the southwestern part of the site. The larger block, on the western boundary is two storey and contains 2x two bedroom flats and 2x 1 bedroom flats. The other apartment block contains 2x 1 bedroom flats in a building of the scale and appearance of a detached house. A parking area to serve the flats is located to their south with a further pair of semi-detached houses beyond, in the southwestern corner of the site.

- 5.3 The proposed houses are all two storey in scale. They have a traditional appearance, generally sitting beneath gable roofs with exposed rafter feet and chimneys. The pair of semi-detached houses has one side of the roof hipped while the larger apartment block has cropped gables. The scheme has a varied palette of materials comprising units with brick and flint facing with brick window headers and cills; brick facing with brick window headers and cills; painted brick with reconstituted stone window headers and cills and render with reconstituted stone window headers and cills. The apartment block is intended to have more of a rural 'barn' appearance and therefore comprises brickwork to the ground floor with timber cladding above.
- 5.4 All of the proposed dwellings have off-road parking provision in the form of either a communal car park serving the flats and pair of semi-detached houses, or on driveways. The majority of the houses also have separate garages which are provided either as a single detached garage or a pair of garages shared with a neighbour.
- 5.5 With the exception of units 20 and 21 the houses are oriented to face onto the access road with the main entrance onto the street. The houses are set behind small front gardens or frontages which are proposed to be soft landscaped.
- 5.6 An area of public open space, including a play area will be provided in the northwestern corner of the site, to the western side of the access road. The open space will be set behind the existing boundary hedgerow which will be retained. A new pedestrian access is to be provided to the western boundary exiting onto Wareham road where a crossing point would be provided. The existing Junction between Wareham Road and Wimborne Road/Lime Kiln Road will be altered with new buildouts to reduce the corner radius and therefore vehicle speeds.
- 5.7 In the southeastern corner of the site, surface water will drain to a newly created attenuation basin before draining to the watercourse to the south. A pumping station and electrical substation will be sited on the southern side of the road in this location, with the entrance to these also serving as a turning area.

6. Background and relevant planning history

- 6/1976/0241 Decision: Refuse Decision Date:
30/09/1976 Outline Application - Residential development.
- 6/1981/0394 Decision: Refuse (appeal dismissed) Decision Date:
23/11/1981 Outline Application - Erect 3 dwellings, form new vehicular accesses.

In addition to the above historic planning applications for the site, planning permission was granted in 2021 under reference 6/2019/0530 for the change of use of land to the north of the site, off of Flowers Drove to Suitable Alternative Natural Greenspace (SANG). That consent has been implemented and remains extant. The SANG is intended specifically to serve this site and the other sites allocated for housing development under policy H6 of the Purbeck Local Plan.

7. List of constraints

- Tree Preservation Orders (PDC/TPO 369; TPO/2022/0068)

- Mineral Sites Plan 2019 and Waste Plan 2019 – Safeguarding Sites and Allocated Sites - Lytchett Matravers Landfill Site; WI86; Landfill Site - Distance: 0m
- Statutory Settlement Boundary; Lytchett Matravers
- Poole Harbour Nutrient Catchment Area
- Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar
- Right of Way: Footpath SE17/23; - Distance: 35.43m
- Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar);
- Wessex Water: Risk of foul sewer inundation 2023 Medium Risk of Foul Sewer Inundation - Distance: 0m
- Poole Harbour Recreation Zone
- Groundwater – Susceptibility to flooding
- Dorset Council Land Freehold : Land for visibility improvement at Blaneys Corner, Wimborne Road, Lytchett Matravers - Reference FH001481 - Distance: 0m
- Dorset Council Land Freehold : Land for footpath at Holly Cottage, Wimborne Road, Lytchett Matravers - Reference FH001508 - Distance: 0m
- Existing and Higher Potential ecological network
- Dorset Heathlands - 5km Heathland Buffer;
- Greenbelt
- High Opportunity Nature Areas
- Potential Activities
- Ancient Woodland: Elder Moor & Lytchett Heath Wood; - Distance: 343.57m
- Natural England - RAMSAR - Distance: 1966.26m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 1966.26m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 4666.71m
- Site of Special Scientific Interest (SSSI) impact risk zone; - Natural England consultation
- Groundwater Source Protection Zone

- Risk of Surface Water Flooding Extent 1 in 30, 1 in 100, 1 in 1000
- Surface water flooding - 1 in 100 year event plus 20% and 40% allowance
- Aerodrome safeguarding: Consult on all development 45+ metres in height
- Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

1. Dorset Council (DC) - Natural Environment Team (NET)

No objection. Although the submitted biodiversity plan cannot be certified as the development results in a net loss in biodiversity. Due to the age of the application, it is not required to provide BNG and the net loss in biodiversity can no longer be compensated for through the Dorset Biodiversity Appraisal Protocol compensation framework as this has closed. In the absence of a formal mechanism to address this loss of biodiversity there is no objection provided that the mitigation measures set out in the submitted documents and the production to and adherence of a Construction Ecological Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) are secured by condition.

2. DC - Rights of Way Officer

There is no direct impact upon the rights of way network within the perimeter of the site. Increased pressure on surrounding rights of way will mean upgrades to surfacing are likely to be needed, to be funded by a financial contribution or CIL.

3. DC - Highways

Initial comments (22/06/2022) – defer for submission of amended information to provide alterations to corner radii and internal road geometry to achieve natural traffic calming effects.

Revised comments following submission of amendments (25/07/2025) – Defer for amendments to parking layouts, updated swept path analysis, further consideration of the visibility for the pedestrian crossing point, confirmation of automated traffic count data.

Further comments (25/09/2025) – 15mph visibility splays cannot be accepted for the new pedestrian access to Wareham Road as the corner radius is large and does not support a 15mph design speed. Amendments suggested to reduce corner radii.

Final comments following submission of amended corner radii (10/12/2025) – No objection subject to conditions to secure:

- Completion of junction and first 15m of access prior to any other work commencing.
- Completion of off-site highways works prior to occupation.

- Details of the construction of the estate road
- Provision and maintenance of the visibility splays
- Provision of a construction traffic management plan.

4. DC - Dorset Waste Team

No objection

5. DC - Planning Policy

Confirmation provided of policy requirements within the Purbeck Local Plan and Lytchett Matravers Neighbourhood Plan.

6. Environment Agency

No comments received

7. Lytchett Matravers Parish Council

Object, raising the following concerns/comments.

- Development should include a footpath link to the east to connect with Jubilee Walk to support the aims of Policy H6b
- Concerns over traffic speeds around Blaney's corner and the need for some form of control to ensure a safe crossing of Wareham Road
- Welcome the open green fronting Blaneys Corner but would like to see the hedge boundary opened up to create a positive village space.
- The layout is disappointing, anonymous suburban cul-de-sac and should include some distinguishing feature or relief to instil a sense of place and street elevations should be provided.
- While the architectural treatment is generally good the PC objects to the inclusion of flintwork which is predominantly found in chalk landscapes, which Lytchett Matravers is not. There is a preference for cob to be represented by rendered elevations with heath stone represented in landscape treatment, such as the use of boulders.
- Concentration of affordable homes into an enclave in the southwestern corner – pepper-potting is preferred.
- Where there is only one car space and a garage provided for houses, the garage should be removed or extra on site hardstanding should be provided.
- Street frontage planting should be encouraged.
- Rooftop PV arrays should be incorporated and integrated.
- The Parish Council has not been approached with regard to the management of the SANG.

8. Ward councillors

No comments received.

9. Trees (Team E)

No objection to the identified tree removals – the removals are of low quality and is unlikely to have a long-term detrimental impact on the local character. Where there is minor encroachment into root protection areas, surfacing which is tolerant of root growth and movement should be used with a geotextile membrane to minimise contamination risks.

Suggest removal of permitted development rights to avoid potential issues arising from inappropriate foundations in the vicinity of retained trees.

Concerns about proximity of T38 and T37 and the possible pressure for future removal – need to consider the implications of removal, retention and impact on future residents.

TPO served on T43 to ensure its retention.

If tree planting is to be included in parking areas, then a strong maintenance schedule to ensure establishment should be in place and secured by condition. Conditions recommended.

10. Natural England

No objection subject to conditions to secure the nutrient mitigation strategy and limiting water usage.

11. DC – Landscape

Initial comments unable to support as, at the time of submission the development remained in the Green Belt.

Following re-consultation: No objection. While there will be permanent landscape and visual effects, these will be localised and would not significantly impact upon the landscape character or visual amenity. Standard landscape conditions are required to secure the planting that is identified in the Landscape Strategy and its long term management/maintenance.

12. Education Officer

Confirmed that financial contributions towards provision of education including Primary, Secondary and Post 16, Nursery and SEND (Special educational needs and disabilities).

13. DC - Policy - Urban Design

Initial comments: Unable to support

- Noted missing plans for several of the plots
- Concerns raised with pairing of mixed materials
- Lack of street scene drawings

- Where boundaries are visible from Wimborne Road, walls should be used in preference to fences.
- Garage roofs are inconsistent and should match the dwelling that they serve
- Minimal amenity space for some of the plots – redistribution suggested.
- Concerns about pedestrian connectivity.
- Risk of informal parking near the pumping station
- Poor relationship with some spaces and their parking
- Shortfall of visitor parking (only 5 spaces shown)
- Clustering of affordable housing is contrary to guidance for tenure blind layouts.
- Several of the units don't meet nationally described space standards.

Comments on amended plans: Support subject to conditions

- Some remaining concerns over the unauthorised use of the turning head which could be addressed through the provision of additional visitor parking spaces
- Revisions to the site layout with the amended plans are positive
- Open space is in line with Fields in Trust standards and would offer a strong gateway into the development, while receiving good natural surveillance from surrounding dwellings.
- Retain concerns over the clustering of affordable dwellings.
- Amendments recommended to roof materials should be made.
- Bathroom windows should be added to plots 16 and 17.

14. Wessex Water

Confirmation that there is a network of 4x 150mm diameter foul sewers within the site and that there must be no buildings within a minimum of 3m either side of the public sewer and no tree planting within a minimum of 6m.

Application for the proposed sewer diversion can be permitted (at the developer's cost) but the developer must prove satisfactory hydraulic conditions and that there will be no loss in capacity, with construction to the standards set out in the Design and Construction Guidance. WW will accommodate domestic foul flows within the public sewer with the point of connection to be by application and agreement with Wessex Water and subject to satisfactory engineering proposals – for a site of the size proposed, a minimum 150mm diameter would be needed.

No surface water runoff or land drainage will be accepted either directly or indirectly into the foul sewer, and the surface water drainage proposals will need to be agreed by the LLFA.

There is capacity within the network for the supply of potable water.

15. SGN (Southern Gas Networks)

No comments received

16. Scottish And Southern Energy -sub-stations

No comments received

17. Dorset Police - Crime Prevention Design Engineers

No comments received

18. DC Housing Enabling Team.

Initial comments – no objection but amendments suggested to increase the size of 3 bed affordable units to accommodate 4 people, and mix should be in accordance with the emerging (as it was at the time) Purbeck Local Plan. It is vital to provide affordable housing due to the increasing numbers on the register and the shortage of general needs affordable housing.

Following submission of amended plans – No objection, clarification provided as to the required mix.

Comments following submission of viability review – Objection as the applicant is no longer proposing to provide any affordable housing.

19. NHS Dorset (DCCG)

No comment

20. WPA Consultants Ltd (Contaminated Land)

The submitted site investigation report is technically competent and doesn't indicate a need for further investigation or risk assessment. However, recommend a condition to cover potential discovery of unknown contamination issues.

22. DC - Flood Risk Management

No objection subject to conditions.

- The applicant has followed the SuDS hierarchy, and it has been shown that infiltration drainage will not function adequately
- Surface water runoff will be discharged at a restricted rate to the nearby ordinary watercourse.
- An open suds basin has been proposed for attenuation of surface water runoff which will provide opportunities for multi-functional benefits such as improvements to amenity, biodiversity and water quality.
- At discharge of conditions stage the applicant will need to consider and address the following:

- Attenuation features should be designed to accommodate runoff in up to the 1-in-100 year return period plus 45% climate change allowance.
- The applicant must ensure that adequate attenuation storage is available within the proposed basin above the permanent water level of the pond.
- The applicant will need to confirm if the basin will require lining in order to avoid inundation from groundwater.
- It is noted that the access road will cross an existing drainage ditch (ordinary watercourse) at what appears to be the location of an existing crossing. Any changes to this crossing point or new crossings within the cross section of the watercourse may require land drainage consent.

Representations received

Total - objections	Total - No objections	Total - comments
75	0	0

Summary of comments of objections:

Green Belt, Principle of Development and Policy Context

- Loss of green belt and inappropriate development in the green belt leading to urban sprawl.
- The application is premature ahead of the Purbeck Local Plan's adoption.
- Any decision should be postponed until reviews of the planning system by local and national government are complete.
- Until the Purbeck Local Plan is adopted, the development should only be considered as a rural exceptions site, which the site would not be.
- Questions raised over Government housing targets.
- The payment of CIL at a flat rate is not sufficient to justify release of green belt land.

Housing Need, Affordability and Mix

- No published need for houses of the type proposed and concern that it will fuel the buy-to-let market.
- The houses would not be affordable for local residents.
- More affordable housing for young people is needed in preference to buy-to-let or second homes.
- There is no provision made for self-build plots, single-storey residences or accommodation for the elderly.
- The development will have no impact on the housing shortage.
- The village is already over-populated.

Transport, Highways and Access

- Increased traffic levels within the village.
- Environmental impacts of additional vehicle traffic.
- Access point is unsuitable, on a busy road with insufficient visibility.
- Blaneys Corner is dangerous, as cars take the corner at too high a speed.
- Safety and speed restrictions are needed on Wimborne Road.
- Access would be safer if onto Wareham Road.
- Lack of clarity over the amount of parking provided, with potential for parking to be pushed out onto Wareham Road and Wimborne Road.
- Bin collection issues if the road is not adopted.
- Validity of Automatic Traffic Count data questioned.
- Bus services are limited and inflexible in the area.
- There is a lack of cycle connections.
- It is not clear how accessibility between Lytchett Matravers and Lytchett Minster will be improved.
- Lack of a travel plan.
- Another pedestrian access to Wareham Road should be provided to allow access to the village centre.
- Unsuitable location for the new pedestrian access due to the speed of vehicles around the corner.

Infrastructure and Services Capacity

- Insufficient capacity in the village's infrastructure to accommodate the development.
- Insufficient places within the village schools.
- Not enough space in the local doctor's surgery.
- Residents would need to leave the village for work.
- The inclusion of a pumping station proves the insufficiency of the local infrastructure.

Landscape, Character and Visual Impact

- Harm to the landscape, removing views of fields from the road.
- The development would harm the character of the village.
- Lytchett Matravers is beginning to lose its identity.
- Loss of countryside outlook for neighbouring dwellings.
- Housing in this area should be low density.

Ecology, Biodiversity and Environmental Impacts

- Loss of habitat and biodiversity.
- Inaccuracies in respect of nitrates impacts as the land is not currently farmed.
- The SANG is far from the village centre so would require additional car journeys for access.
- The SANG at Flowers Drove will be detrimental to the natural environment in Lytchett Matravers as it would introduce activity and traffic into the countryside.
- Loss of the land for grazing of horses and livestock.

- Lack of commitment for the retention of existing trees and hedgerows.
- To compensate for the loss of contribution to climate change mitigation made by the green belt, the dwellings should be net-zero or better.
- The houses will not be “green.”

Drainage, Flooding and Site Infrastructure

- Flooding and drainage is an issue in the area.
- Potential for increased risk of flooding off site when considered with other developments.
- Important that an existing drainage connection for Poppy Place across the land is maintained and protected.
- The attenuation basin should be included within the allocation and not within the green belt.

Amenity Impacts

- Noise impacts and disruption during construction and as a result of increased traffic from the development.
- There would be a loss of privacy to neighbouring homes.
- Overlooking and loss of light to neighbouring properties.
- Relationship between the flat parking and neighbouring properties.
- Object to the use of LED streetlights.

Consultation and Application Process

- Lack of meaningful consultation from the applicants prior to submission.
- The impacts of recent developments have yet to be felt.
- The application must not be considered in isolation from the other development sites within the village.

Summary of comments of support:

- Keeping the corner open for play and landscaping is more sympathetic to the village than dense housing up to the pavement.
- A new sub-station may reduce grid pressure as the village already experiences regular power cuts.

9. Duties

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

10. Relevant policies

Development plan

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

Local Plan Adopted Purbeck Local Plan 2024:

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

- V1: Spatial strategy for sustainable communities
- V2: Green Belt
- E1: Landscape
- E4: Assessing flood risk
- E5: Sustainable drainage systems (SuDs)
- E7: Conservation of protected sites
- E8: Dorset heathlands
- E9: Poole Harbour
- E10: Biodiversity and geodiversity
- E12: Design
- H2: The housing land supply
- H3: New housing development requirements
- H6: Lytchett Matravers
- H9: Housing mix
- H11: Affordable housing
- I1: Developer contributions to deliver Purbeck's infrastructure
- I2: Improving accessibility and transport
- I3: Green infrastructure, trees, and hedgerows
- I4: Recreation, sport and open space

Made Neighbourhood Plans

Lytchett Matravers Neighbourhood Plan to 2031 (made June 2017). The following policies of the neighbourhood plan are considered to be of relevance:

- Policy 1 – Delivery of Vision and objectives
- Policy 2 – Good design
- Policy 3 – Home zones
- Policy 4 – Protecting the environment
- SVI8 – Additional housing development

Bournemouth Christchurch Poole and Dorset Waste Plan 2019

- Policy 22 – Waste from new developments

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

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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.
- 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'. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Other material considerations

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 Purbeck area:

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

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 and the 'tilted balance' as set out in paragraph 11d of the National Planning Policy Framework 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 scheme includes provision of units which have been designed to be adaptable and accessible in accordance with part M4 of the building regulations, enabling the development to be accessed by people with disabilities or mobility impairments.

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	
New play area and public greenspace	500 sqm
Non material considerations	
CIL	£358,634

14. Planning Assessment

Principle of development

- 14.1 The application site is one of three sites allocated for housing development under policy H6: Lytchett Matravers of the Purbeck Local Plan which in combination are intended to

provide around 150 dwellings. The policy envisages the development of around 25 houses on the application site. The other sites comprise land to the east of Wareham Road, where planning permission has recently been granted for 95 dwellings and land east of Flowers Drove, where a planning application is currently under consideration for a development of 29 dwellings. The proposed development comprises 25 dwellings and is therefore in accordance with policy H6.

14.2 Policy H6 sets out the following expectations for development on the allocated sites:

Policy requirement	
<i>a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;</i>	Six plots would meet these standards, representing 24% of the units.
<i>b. include details of mitigation to improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works.</i>	New footpath connection to Wareham Road and measures to improve road safety at Blaneys Corner junction are included. Further contributions towards off-site improvements cannot be secured due to the scheme's viability position.
<i>c. provide financial contributions for local health infrastructure and education (as required by Policy I1)</i>	Not provided due to viability position.
<i>d. provide and manage in perpetuity a SANG totalling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites).</i>	A SANG has been approved under Planning Application reference: 6/2019/0530, which meets this requirement

14.3 Following a positive referendum vote on 4 May 2017, Purbeck District Council resolved to 'make' (adopt) the Lytchett Matravers Neighbourhood Plan (LMNP) on 13 June 2017. The LMNP therefore forms part of the development plan and is a material consideration. However the Purbeck Local Plan was adopted more recently and therefore carries more weight.

14.4 As set out above, due to the viability position of the proposals, which is considered in detail in the subsequent section, the development cannot support the anticipated contributions to health, infrastructure and education provision expected by policy H6 and I1 of the local plan. Those policies do however allow for the submission of a viability appraisal where the applicant considers that there are specific considerations which mean that they cannot be provided.

- 14.5 Policy V2 of the Purbeck Local Plan has amended the boundaries of the Green Belt to exclude the application site, allowing for its allocation under policy H6. The development is therefore not inappropriate development. Part of the application site does however extend beyond the allocation site and therefore into the Green Belt. The part of the application site in question only comprises the drainage attenuation basin. Paragraph 154(h) of the National Planning Policy Framework confirms that engineering operations are not inappropriate development in the Green belt provided that they preserve its openness and do not conflict with the purposes of including land within it.
- 14.6 The attenuation basin would be an open feature which would sit below ground levels and would not in itself be read as an urbanising feature, but as a simple pond. It is therefore considered that the inclusion of it within the green belt would preserve the openness of the Green Belt. Consideration of the pond against the purposes of the green belt is provided in the table below.

Purpose	Assessment
a) to check the unrestricted sprawl of large built up areas;	Lytchett Matravers is not part of a large built up area so the development of the attenuation basin would not have any conflict.
b) to prevent neighbouring towns merging into one another;	This purpose relates specifically to towns so is not applicable to Lytchett Matravers. Nonetheless, the attenuation basin would not result in Lytchett Matravers merging with another settlement.
c) to assist in safeguarding the countryside from encroachment;	The attenuation basin would be in the context of both the existing development in the vicinity and the wider proposals, resulting in a change to a small part of a relatively contained field, and would not be experienced as an encroachment into the countryside.
d) to preserve the setting and special character of historic towns;	This part of the green belt does not make any contribution to preserving the setting of a historic town so there would be no conflict.
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The attenuation basin serves a committed allocated site which has been removed from the green belt to meet the area's housing needs and would not therefore undermine this objective.

- 14.7 It is therefore concluded that the attenuation basin would not conflict with the purposes of including land within the green belt and does not therefore constitute inappropriate development in the green belt.

Affordable housing, S106 and Viability

- 14.8 Policy H11 of the Purbeck Local Plan establishes a requirement for the provision of 40% affordable housing on greenfield sites such as the application site, with the expectation that this be achieved on site on allocated sites. The policy requires an affordable housing

mix comprising 10% social rented housing, 65% affordable rented housing and 25% affordable home ownership.

- 14.9 The application was initially submitted on the basis that it would provide a policy compliant on-site affordable housing contribution. In addition, during consultation it was confirmed that the following contributions would be sought through a S106 legal agreement:

Contribution	Rate	Total
Primary school provision	£2000 per qualifying unit.	£44,000
Secondary and post 16	£4144 per qualifying unit	£91,168
Nursery provision	£840 per qualifying unit	£18,480
SEND provision	£1247.60 per qualifying unit	£27,447.20
Health contribution	£80 per unit	£2,000
Public rights of way	£430 per unit	£10,750
	Total:	£193,845.20

- 14.10 Following the submission of amendments to respond to consultee comments and queries the applicant has submitted viability information as they do not consider that the scheme can support a contribution towards affordable housing or the financial contributions set out above. The applicant has explained that the development cannot support these contributions to the impacts of increased build costs as a result of inflationary pressures, increased interest rates and the added costs associated with achieving nutrient neutrality, which at the time of the application's submission would have come from the council's CIL pot. These costs are not reflected in the viability assessment for the Purbeck Local Plan.
- 14.11 The applicant considers that a policy compliant scheme delivering 40% affordable housing would generate a residual value of -£1,446,129. The subsequent sensitivity analysis within the applicant's viability statement for a 100% market scheme identifies a residual value of -£833,184.
- 14.12 The applicant's viability statement has been independently reviewed on behalf of the council by the District Valuer Service (DVS). That review has identified a number of variances with the figures provided on behalf of the applicant. The non-technical summary of the DVS assessment inputs is provided below:

Input	Applicant	DVS	Agreed?
Assessment date	January 2025	December 2025	N
Scheme Description	Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.		Y
Development period	22 months	20 months	N
Gross Development Value	£9,532,000	£9,638,754	N
Market housing GDV	£7,894,000	£7,949,000	N
Affordable housing GDV	£1,638,000	£1,689,754	N
Planning policy (S106 & CIL)	£693,181	£925,784	N
Construction cost	£5,482,793	£5,658,868	N
External costs	Included in above	Included in above	-

Abnormal cost	£1,028,180	£706,804	N
Professional Fees	8%	8%	Y
Contingency	5%	5%	Y
Finance interest	7.75%	Debit 7% Credit 2%	N
Open market marketing sales and agency fees	2.5%	2%	N
Affordable sales and marketing fees	1%	1%	Y
Legal fees for disposal	£1250 per unit	£750 per OM unit £400 per AH unit	N
Land acquisition costs	£28,785 including SDLT	Negative land value so not included	N
Profit target	17.5% om 6% AH	17.5% om 6% AH	Y
Residual land value	-£864,129	-£316,566	N
Benchmark land value	£582,000	£582,000	Y
Existing use value	£264,000	£58,200	N
Premium to landowner	2.2x EUV	10x EUV	N
Purchase price	Not Disclosed	Not known	n/a
Alternative use value	-	-	-
Viability conclusion for full policy scheme	Not viable	Not viable	Y

- 14.13 The DVS review concludes that the scheme is not able to viably support a policy compliant affordable housing contribution. The review goes on to consider the contributions that a 100% market scheme would support. The review concludes that if the scheme is delivered as a 100% market housing it would generate a minimal surplus of just £2,497 after the cost of CIL and providing nutrient mitigation are provided.
- 14.14 The applicant has submitted information to challenge several of the DVS's inputs, particularly with regard to sales costs and borrowing costs. While these inputs remain a point of difference, it is considered that the surplus identified in the DVS's reporting indicates that the scheme remains unviable and cannot reasonably support the planning contributions sought towards affordable housing, education, health or public rights of way.
- 14.15 The Council has previously recognised the impacts of rising development costs on the viability of development and in order to address these pressures has adopted a CIL Exceptional Circumstances Relief Policy for Purbeck. That policy applies to the sites allocated through the Purbeck Local Plan and allows for the CIL liability to be reduced, if it can be shown that paying the full contribution would render the scheme unviable. For developments to benefit from the policy however they must provide for a full policy compliant contribution towards on site affordable housing requirements and any other requirements as set out in the local plan.

- 14.16 As the development would not provide for affordable housing on site, it would not be eligible for CIL relief under this policy and the full CIL liability for the development can be expected to be paid. It is likely that, had the applicant agreed to the full policy compliant contributions, this liability would have been reduced or removed. As the development will remain CIL liable the development would contribute towards the provision of infrastructure.
- 14.17 As the applicant has demonstrated that the development cannot viably support the requested financial contributions and affordable housing provision the development is considered to comply with policies H6 and I1 of the Purbeck Local Plan, which allow for consideration of development viability.

Housing Mix

- 14.18 Policy H9 of the Purbeck Local Plan establishes an expectation that new market housing should support delivery of the housing mix identified through the Strategic Housing Market Assessment 2015, its update in 2018 or other recent evidence. The overall housing mix is:

Unit size	Number of units	Scheme proportion	SHMA expectation
1 bedroom	3	12%	4%
2 bedrooms	8	32%	34%
3 bedrooms	9	36%	44%
4+ bedrooms	5	20%	18%

- 14.19 The proposed mix does not precisely meet the anticipated mix for open market housing which is set out in the 2018 SHMA review. This can be explained by the fact that the application was originally submitted on the basis of it providing on-site affordable housing, for which the SHMA sets different expectations, placing greater emphasis on the provision of smaller units. Given the scale of the development, the overprovision of 1 bedroom units represents 2 units, and the undersupply of 2 bedroom units represents 0.5 units while the relative oversupply of 4 bedroom units represents 0.5 units.
- 14.20 This variance is not considered to be significant and it is therefore considered that, overall the proposals would continue to support the overarching housing mix which is identified through the SHMA. The proposal is therefore considered to comply with policy H9 of the local plan.

Design, character and appearance

- 14.21 Policy E12: Design, of the Purbeck Local Plan establishes an expectation that proposals for all developments will be of high quality including in its visual impacts and that it must positively integrate with its surroundings. Section 12 of the NPPF requires good design as a key aspect of sustainable development. The Lytchett Matravers Neighbourhood Plan requires new developments to “Create a place with a locally inspired or otherwise distinctive character”.
- 14.22 The proposed development includes:
- The development of 25 new homes as a mix of flats, semi detached and detached houses
 - Vehicular and pedestrian access a new access onto Wimborne Road
 - A new pedestrian access and crossing point on Wareham Road
 - Public open space

- Retention of protected trees, existing hedgerows and the provision of additional landscaping.
- 14.23 The development has been laid out with public open space adjacent to the site entrance, creating a green frontage to the site and sense of arrival into the site and on approach, particularly from the east and west, where the location of the public open space will help to retain the sense of openness which currently exists at Blaneys corner.
- 14.24 Dwellings have been laid out so that they are set back from the public footpaths to ensure that all plots have a degree of defensible public space to the front. The setbacks and front gardens/landscaping are however not so great that they would encourage or enable conversion to additional driveway space in the future, helping to ensure that the character of the development is not eroded over time. The proposed houses are primarily provided with on-plot parking (driveways and garages) with courtyard parking to serve the proposed flats and two of the houses. Visitor parking will be available on street.
- 14.25 The layout seeks to work with localised changes in ground levels. There will be some need for retaining walls to the rear of plots on the southern side of the site, where ground levels begin to fall away more steeply. There will be some ground reprofiling at the eastern end of the site in order to form the surface water attenuation basin.
- 14.26 Plot boundaries are primarily comprised of Close Boarded fences to the side and rear boundaries of the houses with brick walls used in some key frontage locations. The public open space and key boundaries at the frontage and public edges will utilise Estate Rail fencing and simple timber post and rail fencing will define the eastern edge to the fields beyond. The approach taken is considered to be appropriate as the simpler close boarded fences are reserved for private rear areas while the public facing areas receive an elevated appearance.
- 14.27 The development comprises a number of proposed house types which create a variation in architectural design and visual interest across the site. The main block of four flats at the western side of the site has a relatively simple barn-like appearance, aided by the use of cropped gables and waney edge boarding. A limited palette of materials has been proposed for the remaining dwellings which provides coherence while also allowing for a degree of variation between individual plots. The materials palette is considered to be appropriate and consistent with the local rural vernacular. It is noted that the parish council has raised particular issue with the use of flint on some of the dwellings. However, this is considered to be appropriate for the location and features in various locations around the village.
- 14.28 The architectural style adopted is similar to that of other new development both which have been completed in recent years, and which have recently been consented, notably at Wareham Road, by the same developer. It is considered to represent a high-quality style which relates well to local character, and which will allow the development to effectively integrate into the village.
- 14.29 Dorset Council's Urban Design and Landscape officers have been consulted and have raised no objections subject to some minor changes to materials and connectivity into the village, which have been addressed through the submission of amended plans. In terms of landscape impacts it is acknowledged that there would be some impacts as a result of the development of what is currently open land. However, these impacts will be localised and would not result in overall harm to the landscape.
- 14.30 A landscape strategy has been provided which is focussed primarily on ornamental planting to the frontages of properties, transitioning to meadow planting at the eastern

edge of the site, where the development would interface with the undeveloped countryside. Key landscape features being retained include the existing hedgerow which defines the northwestern boundary at the site entrance, and a hedge line which defines the boundary between the two parcels of the site at present. Full details of hard and soft landscaping, and their maintenance are to be secured by condition.

- 14.31 The public open space to be located at the northwestern corner of the site will provide a green frontage as well as amenity and play space for residents. It is intended that this will be taken on by a management company. Full details of the open space provision and its delivery are proposed to be secured by planning condition.
- 14.32 The proposal is considered to represent a high quality of design which would integrate appropriately to the character of the village. The proposals are therefore considered to comply with policy E12 of the Purbeck Local Plan and policy 2 of the Lytchett Matravers Neighbourhood Plan.

Impacts upon amenity

- 14.33 The proposed suburban layout ensures that the new houses generally front on to the access road with private rear gardens. The layout allows for each of the houses to have private rear gardens of between 8m and 24m to the rear boundaries of the plots. Neighbouring properties on Wimborne Road, to the north have relatively long gardens which will result in back to back separation distances of at least 34m, increasing to over 46m in places. The properties on Wimborne Road are also on higher ground. In view of this relationship, it is not considered that the proposals would result in any unacceptable harm to the amenity of properties on Wimborne Road or Poppy Place.
- 14.34 There is a closer relationship between the proposals and the houses to the west of the site, on Wareham Road. The separation distance from the two storey apartment block to the nearest property to the west, Myrtle Cottage, would be just over 12m. The relationship would be side-to-side, and the western elevation of the apartment block would not include any windows so would not facilitate direct overlooking. The apartment block would lead to a change to the outlook from the east facing windows of Myrtle Cottage which serve bedrooms and a bathroom at the first floor, and which serve a secondary window to a living room and a sunroom on the ground floor. However, this is partially mitigated by the presence of an existing detached garage to the side of Myrtle cottage, between the house and the apartment block. The scale of the apartment block, at two storeys is not inappropriate for the location and it is not considered that this would result in a harmful overbearing impact or harmful loss of light to the bedroom windows facing the site.
- 14.35 In the southwestern corner of the site, there is a separation of 22.7m from the side of unit 21 to the rear elevation of number 206 Wareham Road. Unit 21 would also be set back 4.7m from the boundary with number 206. There are no windows in the side elevation of unit 21 so there would be no opportunity for it to overlook number 206. The distance from the boundary and the hipping of the western side of the roof would also mean that there would not be harmful overbearing impacts.
- 14.36 Due to being sited towards the southern end of the site and accessed via a parking courtyard, plots 21 and 20 would have views northwards towards Myrtle Cottage. The separation would be more than 24m from the rear elevation of Myrtle Cottage with the front elevation of plot being offset. As such it is not considered that there would be harmful overlooking as a result. A similar relationship would be available between the front of Plot 3 and Myrtle cottage. In that case the separation is in excess of 26 metres

with the relationship being between the fronts of the houses, so would not give rise to a harmful relationship.

- 14.37 To the south, the nearest neighbouring properties are part of the recently completed Rozalia Meadow development. Those properties are in excess of 60m from the development site and there is extensive tree cover in the intervening space, such that there would not be any opportunity for harmful impacts upon amenity. As a result of this development.
- 14.38 The scheme is considered to provide a good level of amenity for future residents. The layout of the scheme is such that there would not be opportunities for the new dwellings to overlook one another. All of the houses would have private rear gardens. The minimum depth of the provided rear gardens for the houses is 8m but the majority of the houses have significantly larger gardens as well as garages. The two blocks of flats would each have communal garden space which would allow for both outdoor recreation and drying of clothes etc. The development as a whole would also have the beneficial use of the newly provided area of greenspace adjacent to the site entrance.
- 14.39 It is acknowledged that there will inevitably be a degree of noise and disturbance during the construction period for the development. A condition requiring the submission and approval of a construction traffic management plan is recommended to ensure that construction traffic is adequately managed. It is also considered appropriate to impose a condition to control hours of working in order to control impacts from noise disturbance during the construction period.
- 14.40 To conclude on impacts upon amenity it is considered that the proposals will not result in unacceptable harm to the amenity of neighbours while providing for a good level of amenity for future residents. The proposals are therefore considered to comply with policy E12 of the local plan.

Flood risk and drainage

- 14.41 The site is located wholly within flood zone 1 and is not therefore considered to be at risk of flooding from rivers or the sea. There is a small area of surface water flood risk towards the southern end of the site around a watercourse, however that does not affect the development area.
- 14.42 The application is accompanied by a flood risk assessment and a surface water drainage strategy. The drainage strategy proposes draining surface water to a new attenuation basin at the eastern end of the site which will outfall at a controlled rate to the watercourse at the southern end of the site. The drainage strategy has been reviewed by the Lead Local Flood Authority which has confirmed that the surface water drainage solution is an appropriate solution which will ensure that the development does not increase flood risk downstream.
- 14.43 The drainage solution appropriately considers the SuDS hierarchy by discharging to a surface water body, having demonstrated that the site is not suitable for infiltration based drainage.
- 14.44 The proposal is therefore considered to be acceptable in terms of flood risk drainage. The development will remain safe from flooding for its lifetime and will not increase the risk of flooding downstream. The proposal therefore complies with policies E5 and E6 of the Purbeck Local Plan

Highways, access and parking

- 14.45 The proposed development is to be accessed from a vehicular access point which is proposed to be constructed from the southern side of Wimborne Road. A secondary pedestrian access is proposed onto Wareham road, on the site's westernmost boundary. The new site access will take the form of a priority junction. The vehicular access through the site will be via a single road, with pavements either side. Notwithstanding the concerns raised in public comments on the application the proposed vehicular access has been assessed by the local highway authority who do not consider that it would not have an unacceptable impact upon highway safety. They have considered the trip generation predicted for the site which would be accommodated within the capacity of the network such that there would not be a severe residual cumulative impact upon the network.
- 14.46 In response to comments from the highways authority amendments have been made to the design of the internal road, in order to provide a defined narrowing point between units 4/5 and 16/17 which will serve as a traffic calming feature to encourage vehicle speeds within the development site to remain below 20mph.
- 14.47 The pedestrian access to the western side of the site will form a new connection onto Wareham Road, just to the south of the junction with Wimborne Road/Lime Kiln Road, with new pedestrian crossing points provided on both sides of the road, in the form of tactile paving. Initial comments from the highway authority in respect of this arrangement had raised objection on the basis of the visibility splays available at the crossing point and anticipated vehicle speeds for vehicles entering the junction.
- 14.48 Although it has not been possible to increase the available visibility splays due to the road geometry, it has been proposed to alter the junction to reduce the corner radii and narrow the bell mouth. This will have the effect of slowing traffic turning into Wareham Road. Based on this reduction the highway authority is satisfied that the 15mph visibility splays would be suitable. The off-site works to alter the corner radii will be secured by planning condition and delivered via an agreement under S278 of the Highways Act.
- 14.49 The proposals include off-road parking spaces for all units. All units have a minimum of 2 spaces in either a driveway or courtyard parking area, with 13 of the houses having garages provided in addition to the driveway/courtyard spaces. The submitted drawings indicate 5 on-street visitor parking spaces.
- 14.50 The parking levels provided do not precisely align with the outputs from the Bournemouth Dorset and Poole Parking Study calculator, particularly in respect of the number of unallocated and visitor spaces provided. However, the calculator also does not specifically account for dwellings which may provide more than 2 designated spaces. The majority of units would exceed that level, thereby reducing the anticipated need for unallocated parking. While only 5 designated visitor parking spaces are shown, it is evident from the layout that there would be ample space for informal on-street parking which would not require designated spaces to be shown. It is therefore considered that the scheme would provide for adequate levels of parking.
- 14.51 The development will also make provision for active travel. Cycle parking for the dwellings would be available, primarily within the garages which are provided. The main block of flats is also provided with a dedicated and lockable cycle store. Building regulations now require suitable provision to be made for electric vehicle charging through approved document S, so it is not necessary to secure these by condition, although an informative note in respect of the requirements will be provided.

14.52 It is considered therefore that the proposals comply with policy I2 of the Purbeck Local Plan.

Trees

14.53 The site is affected by a number of tree preservation orders, including one which was served in response to the application. The proposals are accompanied by an Arboricultural impact appraisal and method statement which seeks to retain the majority of the proposed trees with appropriate protection to be put in place for the remainder through the construction period.

14.54 The tree officer in their comments has questioned the retention and accommodation of some trees which are identified as having a limited lifespan, when securing appropriate replacements may be preferable in the long term. However, the trees in question, sit outside of the site on land to the south. It would not therefore be reasonable to seek their removal through this planning application.

14.55 There is therefore no overall objection to the proposals from the tree officer and appropriate conditions are proposed to ensure that trees are protected throughout the development process and to require the replanting of any trees which are felled during the course of the development, where these were not previously identified. The proposal therefore complies with policy I3 of the local plan.

Biodiversity

14.56 The application is supported by a suite of biodiversity survey information which has informed a draft Biodiversity Plan which was submitted to the council's Natural Environment Team for review under the Dorset Biodiversity Appraisal Protocol. Updated information has been provided in view of the age of the survey data, and a range of mitigation measures have been set out including:

- the creation of new bat roosting opportunities;
- retention of boundary vegetation;
- sensitive lighting design;
- resurveying prior to commencement and controlled clearance of the site under ecological supervision
- provision of bat and bird boxes
- installation of log and brash piles
- installation of hedgehog holes in fences
- wildlife friendly planting

14.57 In this instance it has not been possible to formally certify the Biodiversity Plan as the ecological information shows a net loss in habitats of 0.97 hectares (comprising 0.83ha of grassland and 0.14 ha scrub). As the application was submitted in 2022 it is not subject to the statutory requirement to deliver Biodiversity Net Gain. As the Dorset Council DBAP compensation framework has been closed there is no formal mechanism to address the loss of habitat which would occur.

- 14.58 Notwithstanding this point, the submitted ecological information has set out appropriate mitigation and enhancement measures as set out above. These have been confirmed to be acceptable by the Council's Natural Environment Team, who have no objection to the application. The mitigation and enhancement measures are to be secured by planning conditions requiring their implementation and requiring the agreement and implementation of Landscape and Ecological Management Plan (LEMP). Ecological impacts during construction will be managed through a Construction Ecological Management Plan (CEMP) which is to be secured by way of a pre-commencement planning condition.

Habitats sites

- 14.59 The application site lies within 5km but beyond 400m of the Dorset Heathlands and Poole Harbour both of which are internationally protected habitats sites.
- 14.60 The proposal for 25 new dwellings, in combination with other plans and projects and in the absence of avoidance and mitigation measures is likely to have a significant effect on on these sites. It has therefore been necessary for the Council, as the competent authority, to undertake an Appropriate Assessment (AA) of the implications for the protected sites, in view of the site's conservation objectives.
- 14.61 The Appropriate Assessment has concluded that the mitigation measures can prevent adverse impacts on the integrity of protected sites. This includes contributions via CIL, provision of a new SANG at Flowers Drove, approved under planning application 6/2019/0530 and the purchase of nutrient credits to achieve nutrient neutrality, which is to be secured by a pre-commencement planning condition.
- 14.62 Natural England has been consulted on the AA and has raised no objection, subject to securing the required mitigation. With the mitigation secured, the development will not result in an adverse effect on the integrity of the designated sites so in accordance with regulation 70 of the Habitats Regulations 2017, planning permission can be granted.

15. Environmental implications

- 15.1 There would be additional CO2 emissions as a result of the development both through the construction and occupation of the dwellings. However, the dwellings are considered to be in a sustainable location and would be within walking distance of local services. The houses themselves would comply with building regulations which include requirements for energy efficiency and provision of charging points for electric vehicles. The applicant has also indicated that they intend that every house will be provided with solar photovoltaic panels in order to reduce reliance on fossil fuels.

16. Summary of issues and the planning balance

- 16.1 The development is for 25 dwellings with open space, landscaping and associated infrastructure on land which has been allocated in the Purbeck Local Plan for those purposes. The principle of the development is therefore acceptable, and the development has been assessed against the other requirements of the Purbeck Local Plan and Lytchett Matravers Neighbourhood Plan in respect of design and amenity, highways, ecological impacts, trees, habitats and flood risk and is considered to comply with the relevant policies.
- 16.2 Although the development will not make the contributions towards affordable housing and infrastructure which would normally be required by relevant policies of the Local Plan, the applicant has submitted a viability assessment to demonstrate that the scheme cannot

viably support these contributions. This has been independently reviewed on behalf of the Council by the District Valuer Service. While there are some variances in the inputs for the viability assessment the outcome of the review confirms that the scheme cannot viably support these obligations. Relevant policies in the local plan for both affordable housing and other infrastructure contributions allow for the consideration of viability. There is therefore no conflict with these policies as a result.

- 16.3 The development is therefore considered to comply with the development plan as a whole. There are no material considerations to indicate that the application should be determined other than in accordance with the development plan and it is therefore recommended that planning permission be granted subject to the conditions set out below.

17. Recommendation

18. Delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to 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

- Scheme for the provision and promotion of SANG
- Provision of public open space

And the conditions set out below:

(Pre commencement conditions have been agreed in writing by the agent).

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:

120-DI-09 13 Site Layout Plan

120-DI-11 2 Site Location Plan 1to500@a1

120-DI-13 4 Parking Layout Plan

120-DI-15 4 Roof Plan

120-DI-16 4 Block Plan

120-DI-21 4 Scheme Masterplan

813.11/40 D Illustrative Landscape Masterplan (813.11 40 Rev C)(1)

Ibb-BF-C-V Plans and Elevations (Plot 1) - Ibb-BF-C-V 3-1207-Ibberton-BF-Cottage-Variant

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 2 And 3) Bry R C And Kno B C V 2 845Bryanstone R Cottage And 3 1349 Knowlton B Cottage(1)

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 4 And 5) Bry B C And Bri R C V 2 845Bryanstone B Cottage And 2 830 Bridport R Cottage Variant(1)

Gla-B-C Plans and Elevations (Plot 6) - Gla-B-C 3-1136-Glanvilles-B-Cottage

Mor-B-I Plans and Elevations (Plot 7) - Mor-B-I 4-1403-Morden-B-Infomral

Mor-BF-C Plans and Elevations (Plot 8) - Mor-BF-C 4-1403-Morden-BF-Cottage

Sil-B-C Plans And Elevations (plot 9) Sil B C 4 1669 Silton B Cottage(1)

Ibb-B-C Plans And Elevations (plot 10) Ibb B C 3 1207 Ibberton B Cottage(1)
Edm-BF-C Plans And Elevations (plots 11 And 12) Edm Bf C 3 1082 Edmondsham Bf Cottage(1)
Mor-B-C-V Plans And Elevations (plot 13) Mor B C V 4 1403 Morden B Cottage Variant(1)
Spe-B-1 Plans and Elevations (Plot 14) - Spe-B-I 4-1825-Spetisbury-B-Informal.pdf
Ibb-BF-C Plans And Elevations (plot 15) Ibb Bf C 3 1207 Ibberton Bf Cottage(1)
875-HA-PB-V A Plans And Elevations (plot 16 And 17)
FBT 3-HA-B-V Plans And Elevations (plots 18 And 19) Fbt 3 Ha B V Flat Block Type 3 Ha B Variant(1)
1006-HA-B-V Plans And Elevations (plots 20 And 21) 894 Ha B 3 5 894 Ha B(1)
BarB-HA-BC A Plans And Elevations (plots 22-25)
TwG2-B Twin Garage Plan (ref. Twg2 B)(1)
DGHO-B Typical Double Garage With Home Office (ref. Dgho B)(1)
DG2-B Double Garage Plan (ref. Dg2 B)(1)
SG2-B Single Garage Plan (ref. Sg2 B)(1)
PHL-101 G Proposed Site Access Plan
PHL-102 C Pedestrian access onto Wareham road - amended plan
PHL-201 D Preliminary Site Levels
PHL-202 B Preliminary Road Profiles

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

3. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

4. No development, including any preparatory works of ground clearance, tree works, or demolition shall commence until:
 1. A site meeting has taken place between the Local Planning Authority's (LPA's) Tree Officer, the appointed Arboricultural Consultant and Site Manager, and the outcomes of the meeting have been agreed in writing by the LPA, and
 2. An Arboricultural Supervision and Monitoring Statement, which has been informed by the agreed outcomes of the site meeting, has been submitted to and agreed in writing by the LPA.The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement.

Reason: To ensure that the development proceeds in accordance with the approved Arboricultural details and that appropriate protective measures are implemented before any works commence.

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

7. 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 signsThe development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

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

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

9. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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.

10. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels or contours;
 - (ii) means of enclosure;
 - (iii) car parking layouts;
 - (iv) other vehicle and pedestrian access and circulation areas;
 - (v) hard surfacing materials;
 - (vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc);
 - (vii) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
 - (viii) retained historic landscape features and proposals for restoration.

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.

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

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

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

12. 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 prior to the

occupation of the development. 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.

13. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

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

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details and adhered to thereafter.

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

14. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the 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 the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

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

Pedestrian access and uncontrolled pedestrian crossing with tactile paving onto Wareham Road. See Drawing 01-PHL-102 C (or similar scheme to be agreed in writing with the Planning Authority).

Proposed footway works either side of the site access and a new uncontrolled pedestrian crossing with tactile paving (noting that the pedestrian access to the west as in drawing 0904-PHL-102 has been superseded by 01-PHL-102 C). See Drawing PHL-101 G (or similar scheme to be agreed in writing with the Planning Authority).

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

16. The development permitted shall not be occupied unless and until the the Suitable Alternative Natural Greenspace (SANG) permitted pursuant to planning permission reference 6/2019/0530, located at Land off Flowers Drove, Lytchett Matravers has been laid out and made publicly accessible as per the requirements of that consent. Prior to the first occupation of the development a strategy for promotion of the SANG as open access land to the occupiers and visitors of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved strategy.

Reason: to ensure adequate mitigation of the impacts of the development on the Dorset Heathlands habitat sites.

17. Prior to first occupation of the development hereby permitted the access, geometric highway layout, turning and parking areas shown on drawing number 120_DI_09.13 shall be constructed; thereafter these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety and to ensure the proper and appropriate development of the site.

18. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 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: To ensure that a vehicle can see or be seen when existing the access.

19. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in section 5 of the ecology report titled 'Land at Blaneys Corner, Lytchett Matravers: Bat Survey Report', by HDA, dated 2022, and in

sections 5.6.6, 5.8.4, 5.9.4, 5.9.5, 6.3, 6.5-6.9, section 7 and Annex 2(Ecological opportunities plan) of the report titled 'Land at Blaneys Corner, Technical note' by HDA, Dated 9 January 2026.

The development hereby approved must not be first brought into use unless and until:
i) the recommendations detailed in the sections of the approved ecology reports listed above have been completed in full, in accordance with any specified timetable, and
ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

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.

20. 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. The remediation scheme shall be carried out as approved and 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.

21. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To safeguard and enhance the character and amenity of the area.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) Reference no. 17156-AA-CA and Tree Protection Plan (TPP) 17156-2 . All tree protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellings identified as plots 7, 8, 9, 11 & 12 hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

24. 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 within the curtilage of the dwellings identified as plots 7, 8, 9, 11 and 12.

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

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

Reason: To safeguard the amenity of existing residents

Informative Notes:

1. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
2. In addition to this permission, the highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
5. 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 basin is in line with their design requirements.
6. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
7. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
8. 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.

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. Informative Note: Trees on or adjoining this site are protected by virtue of Tree Preservation Order TPO/2022/0068. 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.
11. 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>
12. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to provision of SANG and Public Open Space.
13. Biodiversity Net Gain
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

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

- The application for planning permission was made before 12 February 2024.
- 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.
- 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.
- The permission which has been granted is for development which is exempt being:
 - 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).
 - * "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.
- 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).
- 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).
- 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).

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

- B. Refuse for the reason set out at the end of the report if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

Reason for refusal:

In the absence of a legally binding agreement for the provision of public open space, the development fails to make appropriate provision for public open space and is therefore contrary to policies I3 and I4 of the Purbeck Local Plan (adopted 2024).

Application Number:	P/FUL/2025/06295
Webpage:	Planning application: P/FUL/2025/06295 - dorsetforyou.com
Site address:	10 Weston Road Colehill BH21 2SF
Proposal:	Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).
Applicant name:	Mr Patel
Case Officer:	Emma Macdonald
Ward Member(s):	Cllr Atwal and Cllr Todd

1. Reason application is going to committee:

The application has been referred to Committee by the Eastern Planning Committee Chairman.

2. Summary of recommendation:

REFUSE for the reasons set out at the end of this report

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable- in accordance with policy KS2.
Impact on the character of the area	Not acceptable – the proposed scheme would not be compatible with its surroundings contrary to Policy HE2 of the Local Plan.
Impact on residential amenity	Not acceptable – the changes that the pharmacy would introduce in this residential area would result in a pattern of activity that is materially different from that of a dwelling and give rise to unacceptable impacts on the amenity of neighbours contrary to Policy HE2 of the Local Plan.
Highway safety and parking	Acceptable - the proposal does not present a material harm to the transport network or to highway safety and the proposed parking spaces accord with Dorset Councils guidance.
Flooding and drainage	Acceptable - the application is not located in an area at risk of surface water flooding or susceptible to groundwater flooding
Biodiversity	Acceptable - the application is supported by an Ecological Impact Assessment and Dorset Natural Environment

Issue	Conclusion
	Team signed Biodiversity Appraisal Protocol Certificate of Approval.
Impact on trees	Acceptable – subject to works in accordance with the Arboricultural Report.

4. Description of site

- The site is within the settlement of Colehill
- The site occupies a corner plot on the eastern side of Weston Road to the north of Middlehill Road
- The site is an irregular shape, that widens toward the north and narrows toward the south measuring approximately 0.0622 hectares.
- The site is currently occupied by a previously extended semidetached residential 3-bedroom bungalow with detached garage, driveway and gardens to the rear and side.
- The site is relatively flat.
- To the front (east) there is a low wall forming the boundary and to the south a 1.8m fence forms the boundary with Middlehill Road.
- The site is in an established residential area, suburban in nature, comprising dwellings which vary in their style; however, most are single storey or chalet style bungalows. With the exception of the application site, which is semidetached, Weston Road comprises detached properties.
- Properties are generally, set back in good sized plots with driveways and small gardens to the front and gardens to the rear.

5. Description of development

- 5.1 The proposal would result in the relocation of the existing pharmacy currently located at 42 Middlehill Road, approximately 50m to the northwest to 10 Weston Road.
- 5.2 The proposed development is to change of use of the residential property to a Class E pharmacy use. A single storey rear extension is also proposed to accommodate the dispensary, a staff area and consultation room. It is proposed to demolish the existing garage and conservatory. Parking is proposed to the front (west) and to the south.

6. Background and relevant planning history

The site has quite a complex planning history that can be summarised as follows;

Application Number	Decision	Comments
3/20/2097/HOU New detached single garage	Approved 11/03/2021	
3/19/2200/HOU Erect a detached single garage	Refused 27/05/2020	Planning permission was refused for the following reason.

		The proposed garage, by virtue of its siting in relation to Middlehill Road and Weston Road, combined with its scale, bulk and height, would constitute a prominent feature in the street scene, which would be incompatible with its surroundings and out of keeping with the spacious character of the area. Therefore, the proposal is contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy and paragraph 127 in National Planning Policy Framework.
3/17/2504/HOU Single storey side extension following removal of conservatory	Refused 10/11/2017	Planning permission was refused for the following reason. The proposed extension, by virtue of its siting, scale, bulk and height, would constitute a prominent feature in the streetscene, which would be incompatible with its surroundings and out of keeping with the character of the area. Therefore the proposal is contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy.
3/06/0543/FUL Alterations and Side Extension to Bungalow	Approved 01/06/2006	
3/06/0252/FUL Single Storey Side Extension and Garage	Refused 30/03/2006	Planning permission was refused for the following reason. The proposed extensions and attached garage, by virtue of their mass and siting, will constitute a prominent feature in the street scene, harmful the character of the area and because of its siting in close proximity to the frontage of the adjoining property, harm the residential amenities of nearby residents. As such the proposal is in conflict with Policy DES8 of the East Dorset Local Plan.
03/02/0613/FUL Extension To Existing Bungalow Amended Plans Rec'd 21/06/012	Approved 13/05/02	
03/01/1231/FUL Proposed Annex	Refused 14/03/2002	Planning permission was refused for the erection of a self-contained unit of accommodation for the following reasons; The proposal represents the erection of a self-contained unit of accommodation within the curtilage of the property. It has been held at appeal that the site concerned is inappropriate for a unit of accommodation due to the impact on from the character of the area and the unacceptably limited amenity space available (application No. 3/00/0376). Policy 6.169 of the East Dorset Local Plan on Granny Annexes advises that where an annex is proposed in a location where a self-contained unit would be unacceptable, the annex should be interdependant on the main dwelling. The proposed annex can be used entirely independantly from the main dwelling by reason of its layout and separate entrance. The proposals will be harmful to the character and appearance of the area and are therefore contrary to Policies 6.303 and 6.169 of the (as currently numbered) East Dorset Local Plan (2002 as adopted with modifications).
03/00/0376/OUT	Refused 18/05/2000	Planning permission was refused for the severance of the plot and erection of an additional dwelling on the corner of Weston Road and Middlehill Road for the following reasons;

Outline Bungalow & Garage		The proposal is considered to be undesirable in that the site is too restricted to accommodate the proposed development, bearing in mind the need to ensure adequate standards of space around the proposed buildings, and a satisfactory distance between them and adjoining property. The proposed development would be adversely affected by the adjoining residential property at no 27 Middlehill Road by reason of overlooking and consequent loss of privacy. The proposed development would be close to the boundary of the highway (Middlehill Road) and would, therefore, be prominent in the streetscene and have a detrimental visual impact on the adjacent property at 27 Middlehill Road. Provision for car parking in accordance with the standards adopted by the Local Planning Authority have not been satisfactorily provided within the curtilage of the remaining site at 10 Weston Road. The lack of such provision is likely to lead to cars being parked on the adjoining highway which would prejudice the safety and flow of traffic on this road, close to the junction with Middlehill Road.
03/00/0376/OUT Outline Bungalow & Garage	Appeal Dismissed 18/05/2000	The appeal reference APP/U1240/A/00/1054087 was subsequently dismissed. In summary the inspector considered that the proposal would result in harm to the character of the area and living conditions for future occupants as there would be inadequate space around the property.

7. List of constraints

TPO (EDDC/CO/21) Distance: 0m

Within Wimborne/Colehill Settlement Boundary

Right of Way: Footpath E36/37; - Distance: 14.03m

Wessex Water Treatment Works Catchment Other WRC catchments

Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar); - Distance: 0m

Bournemouth Water Consultation Area

Wildlife Present

Dorset Heathlands - 5km Heathland Buffer

Natural England - RAMSAR - Distance: 2871.3m

Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 2871.3m

Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consultation

Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

1. Wessex Water (comment received 17/12/25)

Surface water must be disposed of via the SuDS Hierarchy. No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly

2. SNG Gas Distribution Network (comment received 28/10/2025)

There is a gas main near the site, advice provided regarding works in the vicinity.

3. Dorset Council Highways (comment received 19/12/25)

No objection, subject to condition

4. Dorset Council Natural Environment Team (comment received 04/11/25)

Application is within the scope of the Dorset Biodiversity Appraisal Protocol (DBAP).

5. Dorset Council Trees (East & Purbeck)

No objection, subject to condition

6. Colehill Town Council (comment received 12/11/2025)

Comment - The Town Council supports the continuity of pharmacy services within Colehill but has some comments over the current application;

- Loss of residential property
- Signage/fluorescent lights
- Impact on adjoining residential dwelling
- Request a restriction on the use of the building in Class E(e) to ensure it remains as a pharmacy
- Highway safety and insufficient parking
- Impact on the character of the area
- Impact on local amenity

Members were also concerned about the petition being included in the supporting documents that appears to show support for this particular application.

Representations received

The application was advertised by site notice on 12/11/2025. The following summary of comments were received (full comments available online).

Total - objections	Total - No objections	Total - comments
60	17	0

Summary of comments

Objections

- Inappropriate use proposed for the area
- Out of character for the area
- Insufficient parking
- Highways safety- unsuitable access
- Conflicts with planning policy
- Loss of residential property
- Noise
- Air quality/environmental impacts
- Impact of signage

Representations in support

Respondents considered that the proposal would allow for an accessible pharmacy, to support the community and provide NHS services locally.

Although no formal petition was submitted to Dorset Council. A petition was attached to the Design and Access Statement submitted to support this application and referred to as 'Enclosed locally signed petition in support of retaining the local pharmacy.' The Town Council and neighbours have raised concerns regarding this petition. Concerns regarding data protection were addressed in consultation with the Service Manager for Development Management and the Council's data protection team during the consideration of this application. Concerns were also raised that the petition implies that the signatories support both the relocation of the pharmacy to 10 Weston Road and the conversion of the semi-detached bungalow to commercial use.

Officers have considered the petition strictly within the context of its title '*Enclosed locally signed petition in support of retaining the local pharmacy.*' The petition has not been interpreted as indicating that the signatories support the current planning application to relocate the pharmacy to 10 Weston Road. It will be interpreted that signatories support the retention of a pharmacy in Colehill.

10. 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.

11. Relevant policies

Development plan

In this case the development plan comprises the adopted Christchurch and East Dorset Local Plan – Part 1 Core Strategy, March 2014:

Adopted Christchurch and East Dorset Local Plan:

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS7: Role of Town and District Centres

KS1: 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

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

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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'

Other material considerations

National Planning Practice Guidance

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.

12. 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.

13. 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. The proposal may offer benefits to persons with protected characteristics such as disability as the building is single storey so is anticipated to be accessible. One disabled parking space is shown on the site plan.

Should the application be approved, it may result in improved health care provisions locally.

14. Public Benefits

Should the application be approved, it may provide public benefits in the form of retained and improved health care provision locally.

15. Planning Assessment

- 15.1 By way of background, with regards to the need for the proposed development the planning statement supporting this application explains that the applicant currently leases 42 Middlehill Road for the Colehill Pharmacy but that this lease is not being renewed by the building owner, meaning the pharmacy is facing closure. It is stated that to maintain services and employment, 10 Weston Road has been acquired for the relocation of the Colehill Pharmacy.
- 15.2 In response, the landlord of number 42 Middlehill Road has explained in an email that there is no intention to terminate the lease. The landlord has also stated that there is the potential for additional ground floor space and a new first floor at the current site, for which planning permission has previously been granted.

Principle of development

- 15.3 The proposed development would result in the loss of one dwelling. Given that Dorset Council is currently unable to demonstrate a 5-year housing supply as required by National Policy, the loss of this dwelling would have a harmful impact on housing supply. However, given that the level of loss is relatively limited, officers do not consider that the loss of one dwelling would, on its own, warrant refusal of this application should all other matters be considered acceptable.
- 15.4 The application site is located in the settlement area of Colehill which is identified in Settlement Hierarchy Policy KS2 as a suburban settlement. Suburban settlements will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
- 15.5 Policy KS7 'Role of Town and District Centres' explains that the identified Town and District Centres are to be the focal point of commercial, leisure and community activity. The application site is not located within a town or district centre. Policy KS6 'Town Centre Hierarchy' identifies Wimborne as the nearest Town Centre. Town and District centres should be the focus for town centre uses, including health, retail and community facilities. Therefore, generally, Class E uses such as proposed would be most appropriate within the town and district centres.
- 15.6 Although a change of use to Class E would allow for a wide range of types of operation, the application is clear that it is proposed to use the site for a pharmacy. This could be secured by condition, should the application be otherwise acceptable.
- 15.7 Policy KS7 requires a sequential assessment for planning applications for main town centre uses that are not in an existing centre to ensure that all in-centre options have been thoroughly assessed before less central sites are considered. The NPPF definition of main town centre uses includes retail development and more intensive sport and recreation uses but does not include pharmacies so with the use limited by condition no sequential test is required.

- 15.8 A Relocation Statement has been submitted to support the proposed development which explains that having regard to '*...Regulation 18(1) of the National Health Service (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013 ("the 2013 Regulations")*, the proposed relocation would not result in a significant change to the arrangements for the provision of pharmaceutical services in the area. The pharmacy would continue to serve the same neighbourhood and patient population, delivering the same range of NHS pharmaceutical services without interruption. In accordance with Regulation 25, the proposed relocation would not prejudice the proper provision of pharmaceutical services in the area as described in the Dorset Pharmaceutical Needs Assessment. The relocation would not create a gap in service provision, would not materially reduce accessibility for patients, and would not adversely affect patient choice. The proposed premises remain within the established catchment area and are accessible by reasonable means.'
- 15.9 The statement goes onto explain that the proposed premises are suitable for the provision of pharmaceutical services and will provide improved accommodation to support patient safety, accessibility, and the delivery of confidential consultations.
- 15.10 The proposal accords with policy KS2 and although outside a town or district centre the location envisaged by policy KS7, it is not contrary to this policy so is acceptable in principle.

Impact on the character of the area

- 15.11 The application site is located in a suburban residential area comprising detached bungalows and chalet bungalows. Weston Road is a small cul-de-sac of dwellings that are mainly set back and well-spaced resulting in spacious character.
- 15.12 Positioned at the corner of Weston Road and Middlehill Road, the application site is somewhat unusual in the street scene as it is attached to No. 9 Weston Road forming a wide elongated frontage. The site is open to the front, with a low wall forming the boundary with Weston Road to the west. The application site can be seen above the fence boundary from Middlehill Road.
- 15.13 A row of small commercial units including the existing pharmacy are located approximately 50m to the southeast on Middlehill Road.
- 15.14 Policy HE2 'Design of new development' of the Local Plan requires developments to be of high quality and will be required to be compatible with or improve its surroundings in terms of a range of factors including layout, site coverage, style, scale, landscaping and visual impacts. Paragraph 135 of the NPPF, requires developments to be sympathetic to local character.
- 15.15 The proposed scheme includes the demolition of the existing detached garage to allow for parking and the erection of a large single storey extension to the rear.
- 15.16 The proposed extension would significantly increase the building's footprint, bringing it almost up to the rear boundary with 27 Middlehill Road. This is uncharacteristic of the area, where neighbouring plots generally benefit from more generous spacing around them and have good sized rear gardens. Consequently, officers consider that the scale of the extension,

cumulatively with existing extensions and alterations would represent an overdevelopment of the site, resulting in a building footprint that is disproportionate to the plot size.

- 15.17 When viewed from Weston Road, the proposed alterations, including the installation of large display-style windows and signage necessary for its operation as a pharmacy, would introduce a distinctly commercial appearance. This would be at odds with the established residential character of the street, where buildings typically present domestic-scale façades. As a result, the proposal would appear incongruous within this residential setting. In addition, the proposal includes a fully hard surfaced frontage to provide parking, with no lawn or planting proposed to soften its impact and provide visual enhancements. This would further erode the residential appearance of the site and result in a harsh and incongruous frontage that fails to reflect the softer, landscaped settings characteristic of surrounding properties.
- 15.18 Officers are also concerned that the introduction of a commercial pharmacy use will generate increased levels of noise and general disturbance, arising from more frequent customer visits, short stay parking activity, and regular stock deliveries. Such patterns of comings and goings would exceed those normally associated with a residential property and would noticeably alter the quiet, domestic character of the street. The associated rise in activity, including vehicle movements and potential early morning or evening operations, would erode the peaceful residential environment and further reinforce the commercial nature of the proposal, making it incompatible with the established character of the area.
- 15.19 In conclusion, the proposed scheme would not be compatible with its surroundings contrary to Policy HE2 of the Local Plan.

Impact on residential Amenity

- 15.20 The nearest residential dwelling is 9 Weston Road, attached to the application site to the north. No. 1 Weston Road lies on the opposite side of Weston Road.
- 15.21 Policy HE2, requires developments to be compatible with their surroundings in terms of relationships to nearby properties including minimising general disturbance to amenity.
- 15.22 Concerns have been raised by the Town Council and neighbours regarding the specific impact of the proposal on the attached dwelling to the north. The proposal includes two consultation rooms in the section of the building that is attached to the neighbouring dwelling. Officers consider that nature of this element of the proposed use is by itself unlikely to give rise to significant levels of noise disturbance over and above what could be expected from a residential dwelling.
- 15.23 However, officers are concerned that the proposed change of use to a pharmacy has the potential to significantly affect the residential amenity of neighbouring occupiers. A pharmacy typically attracts higher levels of activity than a dwelling, including frequent short stay customer visits, increased pedestrian movements, more regular vehicle arrivals and departures including deliveries and greater numbers of vehicles parking on and near the site. It is recognised that Middlehill Road to the south is a C road with regular traffic movements, but Weston Road is a small cul-de-sac currently used only by residents and their visitors. The vehicle movements associated with the proposed pharmacy use are likely to generate noise

through general comings and goings throughout the day. It is considered that such activities would exceed what is ordinarily experienced within a quiet residential setting such as this and would have a negative impact on the living conditions of occupiers of neighbouring dwellings.

- 15.24 Further, the introduction of commercial features such as signage, internal lighting visible after dark through large windows, and potential security measures including alarm boxes, CCTV also risks creating additional disturbance that may have a harmful impact on the residential character of the area and reduce the sense of privacy expected within a residential neighbourhood.
- 15.25 Concerns have been raised by the Town Council and neighbours regarding signage and fluorescent lights. No specific details have been provided regarding lighting, should this application be otherwise acceptable, it is reasonable to condition details of any lighting so that the impacts can be fully considered. Advertising is subject to separate regulations.
- 15.26 In summary officers consider that the changes that the pharmacy would introduce in this residential area would result in a pattern of activity that is materially different from that of a dwelling and give rise to unacceptable impacts on the amenity of neighbours contrary to Policy HE2 of the Local Plan.

Highway safety and parking

- 15.27 The proposed scheme would be accessed from Weston Road. The site plan identifies three staff parking spaces to the southeast of the site and an additional four parking spaces to the front, including one disabled space.
- 15.28 The Town Council and neighbours have raised concerns regarding the in-sufficient parking provided on-site which they anticipate may lead to overspill parking on surrounding roads and compromise highway safety.
- 15.29 Dorset Highways has been consulted on this application. The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety. The Highways officer has explained that all proposed parking spaces accord with Dorset Council's guidance and are therefore suitable. It is not uncommon for pharmacies to have limited parking, and active travel is to be encouraged. It is noted that there also appears to be scope for parking on Middlehill Road, a short distance from the site.
- 15.30 In terms of parking on the highway, there are clear guidelines set out within the Highway Code that all motorists should be adhering to. Dangerous or inappropriate parking would be a matter of enforcement. Further, the highways officer has explained that it is reasonable to expect all motorists to drive with due care and attention to the conditions that surround them, taking into consideration the most vulnerable road users.
- 15.31 Should planning permission be granted, a condition is recommended to ensure turning/manoeuvring and parking as shown on Drawing Number 5186-P-04 is constructed before the development is occupied.

Flooding and drainage

- 15.32 The application site is not located in an area at risk of surface water flooding or susceptible to groundwater flooding.
- 15.33 Wessex Water has commented on this proposal to clarify that surface water must be disposed of via the SuDS Hierarchy and that no surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.
- 15.34 Should planning permission be granted, it is reasonable to condition the submission of surface water drainage details in accordance with the NPPF.

Impact on Biodiversity

- 15.35 The application is supported by an Ecological Impact Assessment and Dorset Natural Environment Team signed Biodiversity Appraisal Protocol Certificate of Approval. The EcIA includes details of mitigation and enhancements in the form of vegetated garden, bat and bird boxes, bee brick and reptile refugia.
- 15.36 Should planning permission be granted, it is reasonable to condition works in accordance with the EcIA, to ensure biodiversity net gain in accordance with the NPPF.
- 15.37 Dorset Council's Natural Environment Team have also highlighted that there should be no change to the external lighting. It is therefore reasonable to condition the submission of a lighting strategy to ensure an acceptable scheme should planning permission be granted.

Impact on Trees

- 15.38 The application site is covered by area tree preservation order ref EDDC/CO/21 and as such is supported by an Arboricultural Report. Dorset Council's Tree Officer has confirmed that the report is acceptable. Works in accordance with the tree report should ensure that trees are safeguarded which are an important to the visual amenities of the area.
- 15.39 Should this application be approved, it is reasonable to condition works in accordance with the Arboricultural Report, this includes the requirement for a pre commencement site meeting.

16 Environmental implications

Should planning permission be granted, the proposal would result in some carbon emissions associated with the construction however these will be limited given the nature and scale of the development. Should planning permission be refused, as recommended, there should be no environmental implications if the pharmacy is retained in its current location.

17 Summary of issues and the planning balance

- 17.1 The development would see the relocation of the existing Colehill pharmacy to a new location approximately 50m to the northwest. It is proposed to change the use of 10 Weston Road to a Class E pharmacy with addition of a rear extension and parking provisions.
- 17.2 The applicants have explained that the proposed location has been chosen to maintain service arrangements for the existing neighbourhood and catchment area. They have explained that if there are no other sites capable of meeting the statutory relation tests then NHS England would be unable to approve relocation to an alternative site while maintaining the existing NHS contract and the pharmacy would be at serious risk of closure, resulting in the loss of NHS pharmaceutical services to the local population. Although loss of existing

pharmacy services would have significant impacts for the community, this matter is given limited weight by officers as it has not been demonstrated that there are no alternative locations that would meet the requirements.

- 17.3 Although the development is acceptable in principle, the proposed extension and associated alterations, including the enlarged footprint, commercial-style façade, hard-surfaced frontage and increased activity associated with a pharmacy use, would appear overly dominant and incongruous within this quiet residential cul-de-sac of well-spaced bungalows. The development would erode the area's suburban character and introduce levels of noise and disturbance uncharacteristic of the locality.
- 17.4 Additionally, the proposed change of use to a pharmacy would introduce levels of activity, noise, comings and goings, and commercial features significantly beyond those associated with a dwelling in this quiet residential cul-de-sac. This intensified pattern of customer visits, vehicle movements, deliveries, and associated disturbance would materially harm the living conditions of neighbouring occupiers and erode the residential character of the area.
- 17.5 As such the proposal is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan as it is not compatible with its surroundings and no material considerations that would outweigh this harm have been identified.
- 18 **Recommendation:** Refuse for the following reasons
1. The proposed extension and associated alterations, including the enlarged footprint, commercial-style façade, hard-surfaced frontage would appear overly dominant and incongruous within this residential cul-de-sac of well-spaced bungalows. Additionally, the change of use would introduce uncharacteristic levels of visitor and commercial vehicle movements with associated noise that would erode the area's suburban character and harm the living conditions of neighbouring occupiers. As such, the proposal would not be compatible with its surroundings and is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan and paragraph 135 of the National Planning Policy Framework.

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.
- The applicant and council have worked together to minimise the reasons for refusal.

2. The plans that were considered by the Council in making this decision are:

5186-P-04 Site & Location Plans

5186-P-06 Proposed Roof Plan

5186-P-07 A Proposed Elevation Plan

5186-P-05 Proposed Floor Plan

5186-P-08 Bin Store as Proposed Plan

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.

This page is intentionally left blank

Application Number:	P/FUL/2025/06017
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	50 - 51 Churchill Close Sturminster Marshall BH21 4BH
Proposal:	Demolish garage and outbuilding and erect 2 No 2 bedroom bungalows with parking. Creation of new parking area to No 50 & 51
Applicant name:	Mr D McDonald
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Chakawhata

- Reason application is going to committee:** The application is being reported to the committee at the request of the chair.
- Summary of recommendation:** GRANT, subject to the conditions at the end of this report.
- Key planning issues**

Heading	Summary
Principle of development	Residential development is acceptable in Sturminster Marshall, and with the Council unable to demonstrate a 5-year housing supply, the tilted balance in paragraph 11d of the NPPF applies.
Impact on the character of the area	Although the single storey backland layout differs from the estate's form, the proposal is considered to respect local character and meet relevant Local Plan and Neighbourhood Plan design policies.
Impact on neighbouring amenity	The single storey form avoids harmful impacts on neighbours, and conditions removing certain permitted development rights will protect future relationships between properties.
Amenity for occupants of the new dwelling	The proposed dwellings exceed internal space standards and provide acceptable garden space and separation distances, with no harmful overlooking judged likely.
Highways and parking	Parking provision meets Dorset standards, and the Highway Authority considers the scheme acceptable with no material harm to safety.
Impact on protected heathland	Appropriate assessment concludes no adverse effects on SSSIs, with CIL contributions addressing necessary heathland mitigation.
Biodiversity/Impact on protected species	The garage has negligible bat habitat value, and biodiversity enhancements will be secured by condition.
Biodiversity Net Gain (BNG)	On-site 10% BNG cannot be achieved, so the applicant will meet requirements through off-site credits.
Flooding & Drainage	Groundwater and surface water assessments indicate the site is at low flood risk, and a suitable drainage strategy will be secured by condition. (Condition3)

Environmental implications	The development will generate emissions, but efficiency measures such as triple glazing, solar PV and air-source heat pumps, plus cycle storage, will reduce environmental impact.
----------------------------	--

4. Description of site

- 4.1 Churchill Close comprises a mixture of terrace and semi-detached properties in a well-established residential area within the settlement of Sturminster Marshall. The existing dwellings occupy a relatively long, level, rectangular plots and sit in a row of similar properties in a gentle crescent shape looking out onto a large open recreation ground. This sizeable area of open space provides a green and spacious setting for the residential properties in Churchill Close. 50 and 51 Churchill Close are both three bedroomed, two storey, semi-detached dwellings joined by attached single storey garages.
- 4.2 There is a strong, established building line followed by the properties facing onto the recreation ground on Churchill Close; properties are set back from the road with small front gardens either grassed or hard surfaced. Most property frontages have off road parking and are enclosed by low brick walls.
- 4.3 To the rear the gardens are demarcated by hedging and some boundary fencing. Beyond the rear boundary of the application site are two, two storey detached dwellings on Newton Road. One of these, 'Cwtch', faces northeast. Its side elevation is approximately parallel with and lies close to the rear boundary of the application site. The other, 'Rookery', to the west faces northwest so backs onto the application site.

5. Description of development

- 5.1 It is proposed to demolish an outbuilding at the end of the garden of 51 Churchill Close and the garage which is attached to the side of 51 Churchill Close. The latter will facilitate the formation of an access drive between 50 and 51 Churchill Close to serve two new back-land plots. Two, 2-bedroom bungalows are proposed. The dwellings will have hipped roofs with front gable and bay window features. The main living room will be at the front of the dwellings facing southeast. Modest, 6-7m deep rear gardens will be provide outside amenity space to the rear of the dwellings.
- 5.2 Each bungalow will be served by two parking spaces in their front gardens, with two cycle stores to be located either side of the access road. Two new off-street parking spaces will be provided in front of 51 Churchill Close to serve that dwelling. A bin collection point is also proposed outside no. 51.

6. Background and relevant planning history

Application Reference	Decision	Decision Date	Description
3/17/1221/HOU	Grant	20/07/2017	Erect single-storey rear extension and provide pitched roof to

			existing porch (50 Churchill Close)
3/18/1489/NMA	Grant	05/07/2018	Non-material amendment to P/A 3/17/1221/HOU to build the walls using blocks and render instead of brick, and to use non-identical roof tiles to the existing dwelling for the extension roof
P/PAP/2023/00028	Response given	09/03/2023	Turning house number 51 into two separate dwellings (51 & 51A)
P/FUL/2024/04569	Grant (delegated)	08/05/2025	Carry out alterations and extension to form separate two-bedroom dwelling (51 Churchill Close)
P/FUL/2024/05059	Refuse (committee overturn of recommendation)	30/04/2025	Demolish garage and outbuilding and erect two 2-bedroom bungalows with parking, and create new parking area to No. 50

Reason for refusal of P/FUL/2024/05059:

The proposed development by reason of its close proximity to the northwest boundary and neighbouring dwellings in Newton Road will, as a result of overlooking and lack of outlook and intensification of residential use, fail to provide appropriate amenity for future occupiers and represents overdevelopment which is contrary to the established character of this part of Sturminster Marshall contrary to policy HE2 of the Christchurch and East Dorset Local Plan 2014 and policy SMNP9 of the Sturminster Marshall Neighbourhood Plan 2024

7. List of constraints

Sturminster Marshall Conservation Area - Distance: 22.41m

Within Sturminster Marshall Settlement Boundary

Dorset Heathlands (5km buffer)

RAMSAR: Dorset Heathlands - Distance: 4514.65m

Wessex Water Treatment Works Catchment Other WRC catchments - Distance: 0m

Wessex Water Risk of foul sewer inundation 2023 High Risk of Foul Sewer Inundation -

Groundwater – Susceptibility to flooding

Groundwater Source Protection Zone

Site of Special Scientific Interest (SSSI) impact risk zone - Natural England consultation

Scheduled Monument: A shrunken medieval village and earlier prehistoric settlement remain at Walnut Tree Field (List Entry: 1008750); - Distance: 456.98m

Radon Gas: Class: 1.0 (low risk, protective measures unlikely to be required)

8. Consultations

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

Consultees

1. Sturminster Marshall Parish Council

The Parish Council object to the application for the following reasons:

- Overdevelopment of the plot which is out of keeping with the surrounding area contrary to policy SMP9 of the Neighbourhood Plan and HE2 of the local plan.
- The proposed bungalows are too close to neighbouring properties, impacting amenity – this had been raised in pre-application advice
- Safety concerns due to limited visibility from the access onto Churchill Close, the potential for increased traffic and insufficient parking.
- Potential for the development to increase the risk of flooding in the area and exacerbate existing flooding on Newton Road.

2. Highways

The parking level is considered to be acceptable with sufficient turning space, and the passing spaces and visibility are acceptable. No objection subject to conditions relating to construction of the vehicular access, turning/manoeuvring and parking and provision of cycle parking.

3. Dorset Waste Team

No objection

4. Dorset Council - Building Control

Compliance with Building Regulations with particular note to Approved Document B-Section B.

5. Environment Mitigation Delivery Team

No comment

6. Wessex Water

Surface water must be disposed of via the SuDS hierarchy. No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage.

There is a 100mm sewer in the vicinity to which foul flows only may be accepted. Water supply can be provided.

7. Natural England

Initial comment, 25 November 2025 – Further information required to determine impacts on designated sites.

Updated comment, 9 February 2026 – No objection subject to securing appropriate mitigation.

8. Dorset Fire & Rescue Service

No comments received.

9. Dorset Council - BNG Natural Environment Team

The proposal falls below the threshold for a NET BNG response.

10. Stour And Allen Vale Ward Councillor

No comments received.

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

Summary of comments of objections:

- The application is a repeat of the previously refused application with only a small change to the access.
- It still represents overdevelopment in an area whose character is being eroded and results in intensification and issues with the density of residents.
- Separation distances to properties to the rear aren't sufficient and will result in overlooking and overshadowing.
- There is significant flood risk
- Back garden development or infill is contrary to the neighbourhood plan and not in keeping with a rural village.

9. Duties

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

10. Relevant policies

Development plan

10.1 In this case the development plan comprises the adopted Christchurch and East Dorset Local Plan Part 1 – Core Strategy, March 2014 and the Sturminster Marshall Neighbourhood Plan 2024:

Adopted Christchurch and East Dorset Local Plan 2014:

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

- KS1: Presumption in favour of sustainable development
- KS2: Settlement hierarchy
- KS3: Green Belt
- KS1: Transport and development
- KS12: Parking provision
- LN1: Size and types of new dwellings
- LN2: Design, layout and density of new housing development
- HE1: Valuing and conserving our historic environment
- HE2: Design of new development
- HE3: Landscape quality
- ME1: Safeguarding biodiversity and geodiversity
- ME2: Dorset heathlands
- ME6: Flood management, mitigation and defence

Sturminster Marshall Neighbourhood Plan (made October 2024)

10.2 The following policies of the neighbourhood plan are considered to be of relevance:

- Policy SMNP1: Sustainable Development Standards
- Policy SMNP2: Control of Flooding
- Policy SMNP9: Key Design Principles
- Policy SMNP10: Design Principles - Layout
- Policy SMNP11: Design Principles: Building Form and Scale
- Policy SMNP12: Design Principles: Boundary Treatment and Public Realm

- Policy SMNP13: Design Principles: Materials and Architectural Design
- Policy SMNP14: Housing Types
- Policy SMNP22: Parking Standards

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan

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

- 10.5 The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

- 10.6 Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.
- 10.7 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'- 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).

Other material considerations

- National Planning Practice Guidance
- 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.

- SPG13 Sturminster Marshall Conservation Area

Housing land supply

- 10.8 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)

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

11. Human rights

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

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

12. Public Sector Equalities Duty

- 12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -
- Removing or minimising disadvantages suffered by people due to their protected characteristics
 - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
 - Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- 12.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.
- 12.3 The single storey nature of the dwellings is likely to make them suitable for those who are less mobile.

13. Public Benefits

- 13.1 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	
None	
Non material considerations	
Council Tax	5178.02 p/a (based on current Band D)
CIL	£20,355.45

14. Planning Assessment

Principle of development

- 14.1 Policy KS2 'Settlement Hierarchy' of the Core Strategy states that Sturminster Marshall 'is one of 5 key rural service centres where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.' The principle of residential development is acceptable in this location, subject to consideration of other development plan policies, all material planning considerations and representations.
- 14.2 Since the previous refusal of planning permission in 2025, the agreed Annual Position Statement has expired, and the Council is no longer able to demonstrate a 5-year supply of housing sites. Therefore the 'tilted balance' set out in paragraph 11d of the National Planning Policy Framework applies. That states that planning permission should be granted unless the application of policies in the framework that protect assets of particular importance (as set out in footnote 7 of the framework) provide a strong reason for refusing the development proposed; or any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole.
- 14.3 Paragraph 14 of the NPPF indicates that the adverse impact of allowing development that would conflict with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits of development, provided that the neighbourhood plan became part of the development plan within 5 years of the decision and contains policies and allocations to meet its identified housing requirement.

The Sturminster Marshall Neighbourhood Plan was 'made' on 15 October 2024 so is less than 5 years old. Although the plan discusses what might be considered an appropriate level of housing growth and suggests potential sites, it stops short of identifying a specific figure for housing need or allocating particular sites for development to meet such a need.

Therefore paragraph 14 is not engaged.

Impact on the character of the area

- 14.4 Local Plan Policy HE2 Design of New Development requires that the design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development will be permitted if it is compatible with or improves its surroundings in relation to 11 criteria including layout, scale, visual impact, relationship to nearby properties and relationship to trees. Policy LN2 requires

that development should maximise the density of development to a level which is acceptable for the locality.

- 14.5 Policies from the Sturminster Marshall Neighbourhood Plan aim to ensure that new buildings harmonize with the existing character of the area, promoting efficient use of land while maintaining accessibility and connectivity and ensuring that new constructions are proportionate and compatible with surrounding structures, preserving the village's aesthetic.
- 14.6 The Neighbourhood Plan recognises Churchill Close as having a distinct character linked to the immediate post-war period. The street scene is characterised by predominantly terraced and semi-detached houses in red brick with some render. Properties are mainly two storeys in height, and the use of standard housing types has created a broadly continuous roofline although there are some bungalows in an annexe off the main close.
- 14.7 Policy SMNP9 of the Neighbourhood Plan requires that development should follow the key design principles of the character area in which it is based as well as general design principles. For the Churchill Close area, the neighbourhood plan does not encourage further built development due to concern that it would compromise the estate's character. The plan requires that any development in this area should respect the 1950s character, 'including the characteristics of building line, height, rhythm and materials and the use of communal green spaces' (p37).
- 14.8 The proposal for single storey, backland development departs from the characteristic layout and form of houses surrounding the open space on the Churchill Close estate, but the position of the site will screen the single storey development in most views, enabling more efficient use of land without compromising the unique, planned character of the estate. For this reason, it is considered that the proposal does respect the character of the estate as required by policy SMNP9. The single storey form does not conflict with policy SMNP11, which requires that building heights should be equivalent to those found in the area; bungalows form part of the existing character area and on this backland site the proposed single storey form and siting allow the special character of the estate to be retained.
- 14.9 The increased density will impact on spaciousness, but the site is considered large enough to accommodate the two bungalows and associated amenity space without resulting in overdevelopment. The traditional design of the bungalows with hipped roofs and gable frontages is considered to appropriately accord with the principle in neighbourhood plan policy SMNP13 that architectural design should include features that add interest. The proposed materials are red brick and clay effect tiles and details can be secured by condition (no. 4) to ensure they are in keeping with the local vernacular.
- 14.10 Policy SMNP12 encourages the use of road frontage boundary treatment to reinforce the linear form and rural character of the street layout. The proposal will result in the removal of a low boundary wall in front of no. 50 to facilitate off-road parking, but this work could be undertaken under permitted development rights as has occurred elsewhere in the street, and no harm to the rural character has been identified. The proposed bin collection point is appropriately located and will avoid detracting from the vegetated character of the street scene in accordance with the policy principles.
- 14.11 The proposal is judged to be compatible with its surroundings in accordance with Local Plan policy HE2 and principles set out in the policies of the Neighbourhood Plan.

Impact on neighbouring amenity

- 14.12 Policy HE2 requires that development proposals should have a compatible relationship to nearby properties, including minimising general disturbance to amenity.
- 14.13 Given the single storey nature of the proposed dwellings and relatively level site, officers do not envisage that there would be any harmful loss of light, outlook or overlooking of the existing residential properties along Churchill Close or to the rear along Newton Road. It is recognised that increasing the density of development may result in additional noise from residents, but this is not unusual within a settlement. It is noted that the reason for refusal for the previous scheme did not raise issue regard to the impact of the development on neighbours.
- 14.14 It is considered appropriate to remove permitted development rights for roof extensions and alterations at first floor level to ensure that the future relationship and impacts of any future development proposals on the adjoining dwellings are fully considered given the proximity of neighbours (condition 10).
- 14.15 It is noted that the parish council's comments refer to concerns over impacts on amenity and that these had previously been raised at pre-application stage. The comments themselves do not identify specific issues which would change the above assessment. The pre-application advice for the site has been reviewed and did not raise specific concerns in respect of amenity. It is also noted that the pre-application advice related to a different scheme to construct a dwelling next to number 51, which has subsequently been granted planning permission. The implications of that permission on the proposed scheme are addressed below.

Amenity for occupants of the new dwelling

- 14.16 Local Plan Policy LN1 'The Size and Type of Dwellings' and the Housing and Affordable Housing SPD advise that the minimum space requirements for a 2-bed dwelling are 61m². The proposed dwellings have floorspace of 63.6m² and 63.2m², respectively. The proposals therefore exceed the standards.
- 14.17 The proposal would result in two relatively shallow rear gardens of approximately 6.8m. While this is smaller than the immediate neighbours and the properties on Churchill Close which themselves have particularly long gardens, it is not dissimilar from other recent infill development in the vicinity. Neither the local plan or neighbourhood plan sets minimum external amenity space requirements, and it is considered that the scheme will provide adequate amenity space for the occupants in this context.
- 14.18 A separation distance of approximately 18m would be retained between the first-floor windows in the current properties in Churchill Close and the front windows in the proposed dwellings. This is an acceptable relationship which would not result in harmful levels of overlooking to the front of the new properties, given that the relationship is to the front elevation where views of and from the public realm might be expected.
- 14.19 Planning permission has been granted under reference P/FUL/2024/04569 for an additional dwelling at 51 Churchill Close. This scheme extends further back into the plots than the existing dwellings so would introduce a new first floor bedroom window with a separation distance of 14m and substantially reduce the amenity space available to the parent property. However, the proposed access to the new dwellings passes through the site of the consented dwelling. Therefore, implementation of the current proposals would preclude the consented dwelling from being constructed and vice versa. There would

therefore be no opportunity for harmful impacts from the consented scheme on the proposed dwellings as the schemes are mutually exclusive.

- 14.20 The relationship of the site to 'Cwtch' at the rear of the site would suggest on plan that there would be some opportunities from overlooking of the new properties. 'Cwtch' has two first floor windows that serve bedrooms in the southwestern elevation. However, these are obscure glazed. Future occupiers may experience a perception of overlooking, but as this is oblique and the main impact is from one window, the extent of harm will be limited even if the windows were to be clear glazed in the future as the available angle of view would allow only very limited views towards the dwellings themselves.

Permitted development rights for the insertion of windows into the southwest and southeast elevations of 'Cwtch' have also been removed. Any impact of views towards gardens could be further reduced by planting. A landscaping scheme will be secured by condition (the scheme submitted which shows hedging to supplement the boundary fence relates to a single dwelling scheme).

The only window in 'Cwtch' which directly faces the site is a bathroom with limited overlooking opportunities and permitted development rights to insert new windows into these elevations have been removed by planning condition. The level of harm from overlooking would be limited so on balance the application is judged to accord with the requirements of policy HE2.

- 14.21 The assessment above is consistent with the recommendation for the previously refused application considered by the Eastern Area Planning Committee on 30 April 2025. Notwithstanding that assessment the committee voted to refuse permission, with the reason given for refusal noting the proximity of the proposed development to the dwellings in Newton Road and the resulting lack of outlook and intensification of residential use failing to provide adequate amenity for future occupiers.

14.22

In response to the concerns over the amenity for future residents expressed at that meeting, unit 2 has been moved away from the rear boundary by 0.8m with the rear gardens of both dwellings now measuring 6.8m deep. This adjustment increases the amenity space available to unit 2 and provides for additional separation between the dwellings, further reducing opportunities for harmful overlooking. In view of this it remains the officer's assessment that the proposals would provide an appropriate standard of amenity for future residents in accordance with policy HE2 of the local plan.

Highways and parking

- 14.23 The applicant is proposing to provide two parking spaces for each of the bungalows and two in front of no. 51 to replace the existing garage and parking spaces that will be lost. This will result in the loss of some of the currently unrestricted on-street parking opportunity over a length of approximately 8.5 metres. Due to the existing arrangement of dropped curbs, this is only sufficient to park a single car on street at present.
- 14.24 Number 51 currently only has a single off-street parking space in addition to its garage so the proposed change would have only a marginal effect on car parking capacity in the area. Concerns have been raised by the parish council that the proposal will increase demand for parking and could result in harm to highway safety, but the parking provision is adequate for the proposed development, in line with the

Dorset Council Parking Standards guidance as required by policy KS12 and SMNP22.

- 14.23 There is an existing access to the site, which is currently used to access the garage. This access will be used to access the proposed new dwellings. Subject to safeguarding conditions the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and subject to safeguarding conditions the application accords with policy KS11.

Impact on protected heathland

- 14.24 The site lies between 400m and 5km from several Sites of Special Scientific Interest of international importance (SSSIs) and Dorset Heathlands. Therefore, an appropriate assessment under The Conservation of Habitats and Species Regulations 2010 was required to be undertaken by the Council as 'Competent Authority' to determine whether the proposal, in combination with other plans and projects, will have an adverse impact on the SSSIs.
- 14.25 An appropriate assessment has concluded that there would not be an adverse cumulative impact on the integrity of the SSSIs. This is on the basis of the adopted Dorset Heathlands Planning Framework 2020-2025 which identifies opportunities to mitigate against the impacts of new dwellings on the heathland. The Framework requires a financial contribution from the applicant to go towards funding the mitigation measures. The Community Infrastructure Levy (CIL) includes a contribution towards heathland mitigation which will address this issue. The application is therefore considered to comply with policy ME2 of the Development Plan.

Biodiversity/Impact on protected species

- 14.26 A preliminary bat check has confirmed that the garage which is to be demolished has negligible habitat value for bats. Although the red line is >0.1ha, the area affected by the development it is limited to 0.07ha and since the land is garden which is mainly laid to lawn there is no justification to require an EcIA in this case. A condition can secure a bee brick and bird box on each property to accord with the requirements of policy ME1 and SMNP7, taking opportunities to enhance biodiversity.

Biodiversity Net Gain (BNG)

- 14.27 The application is accompanied by statutory BNG metric which identifies that 10% net gain cannot be achieved on site. It is proposed to meet the BNG requirements through the purchase of offsite credits. Informative notes (7,8 & 9) are recommended to draw attention to the statutory BNG conditions.

Flooding & Drainage

- 14.28 The site lies within an area identified by the Council's Strategic Flood Risk Assessment as being susceptible to high groundwater levels which could be associated with flooding. There are also several areas identified by the Environment Agency (EA) as having surface water flood risk in the immediate local area. The parish council has confirmed

that Newton Road floods. As such, in line with NPPF Paragraph 103, the proposal is accompanied by a Flood Risk Assessment (FRA).

- 14.29 The applicant updated their FRA to include the results of the ground water bore hole testing enclosed in the surface water drainage strategy report. The information is sufficient for the FRA to conclude that the groundwater flood risk is low for the site.
- 14.30 This evidence provides officers with the confidence that the site is at low risk from groundwater flooding and therefore a sequential test is not needed.
- 14.31 The proposal is supported by a suitable surface water flood risk management strategy with the aim of not increasing flood risk both within and outside the site. A condition is imposed to ensure that the development is carried out and thereafter maintained in accordance with the submitted details (no. 6) so that the proposal accords with policies ME6 and SMNP2.

Environmental implications

- 14.32 There would be additional CO2 emissions associated with the development both through the construction period and occupation of the dwellings. However, the dwellings would be constructed to current building regulations requirements. The applicant's sustainability statement notes the use of triple glazing, solar PV panels and air source heat pumps to reduce fossil fuel reliance. The scheme also incorporates dedicated cycle storage facilities, to be secured by condition, in order to encourage active travel.

15. Summary of issues and the planning balance

- 15.1 The proposal will deliver two new dwellings in a sustainable location, contributing to local housing supply. Although planning permission for a similar development has previously been refused, amendments have sought to respond to the concerns raised.
- 15.2 Since the previous application was refused, the Council is no longer able to demonstrate a 5 year supply of housing. The 'tilted balance' as set out in paragraph 11(d) of the National Planning Policy Framework therefore applies. This requires that planning permission is granted unless (i) the application of policies in the framework protecting assets of particular importance provide a strong reason to refuse permission or (ii) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 15.3 In respect of point (i) there are no relevant policies which would provide a reason for refusing development. The relevant policies are those relating to the issues listed in footnote 7 of the NPPF. Although this does include habitats sites, which are a relevant consideration for the proposals, as an Appropriate Assessment has concluded that the impacts on these would be mitigated, there is no conflict with policy in this regard.
- 15.4 Paragraph 14 of the NPPF states that the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided that: a) the neighbourhood plan became part of the development plan within five years of the date of the decision; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirements.
- 15.5 The Sturminster Marshall Neighbourhood Plan was 'made' and became part of the development plan on 15 October 2024 which is less than 5 years ago. However, the neighbourhood plan does not include any allocations in order to meet its identified

housing requirement. Therefore, conflict with the neighbourhood plan is not, in itself sufficient to disapply the tilted balance.

- 15.6 Although there would be some minor adverse impacts of the proposed development upon the character of the area and upon neighbouring amenity through the introduction of the proposed dwellings, these impacts would be minor and localised. It is not considered that the adverse impacts of the development would significantly or demonstrably outweigh the benefits. The proposals are assessed to comply with the development plan as a whole and there are no material considerations which indicate that the application should be indicated other than in accordance with the development plan. Therefore, in accordance with the presumption in favour of sustainable development, the proposals are considered to be acceptable, and it is recommended that planning permission be granted.

16. Recommendation

Approve subject to the following conditions: (Pre commencement conditions have been agreed in writing).

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:
 - 9802/300 Site, Block, Location Plan & Indicative Scene
 - 9802/301 Unit 1 - Proposed Floor Plan & Elevations
 - 9802/302 Unit 2 - Proposed Floor Plan & Elevations

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

3. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development. The works shall 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.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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.

5. Prior to development above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels;
 - (ii) means of enclosure;
 - (iii) hard surfacing materials;
 - (iv) planting plans including plant/tree size(s) and densities.

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.

6. 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 enlargement(s) or alteration(s) of the dwellinghouse hereby approved, pursuant to Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

7. Before the development hereby approved is first occupied the first 5.0 Metres of the vehicular access(es), measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 9802/300 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.

9. Prior to use or occupation of development hereby approved, the cycle parking facilities shown on drawing number 9802/300 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

10. Prior to the first occupation of the dwellings hereby approved, a bee brick and bird box shall be installed on each of the new dwellings and thereafter maintained and retained.

Reason: To provide net gains for nature.

Informative Notes:

1. 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.
2. The applicant is advised that Wessex Water have published guidance notes about their surface water policy for minor development. The policy encourages developers to consider the most effective methods of directing surface water back to the environment in accordance with the Sustainable Drainage Systems hierarchy. Where necessary, applications to Wessex Water for a surface water connection can be made online.
<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>
3. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
4. 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>
5. Informative: 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 County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (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. 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.

7. 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>

8. 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.

9. 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.

10. 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 application was acceptable as submitted and no further assistance was required.

This page is intentionally left blank

Application Number:	P/VOC/2025/07020
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Quarterjack Park Development Leigh Road Wimborne Minster BH21 2DA
Proposal:	Variation of Condition 1 of application 3/19/2426/RM (approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to revise the landscaping and drainage (resubmission of previously refused and withdrawn applications)
Applicant name:	Rachel Ballam, Barratt David Wilson Ltd
Case Officer:	Naomi Shinkins
Ward Member(s):	Cllr Atwal and Cllr Todd

1. Reason application is going to committee:

Officer recommendation is contrary to Wimborne Town Council response.

2. Summary of recommendation:

GRANT planning permission subject to the conditions listed at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable
Scale, design, impact on character and appearance	Acceptable
Impact on the living conditions of the occupants and neighbouring properties	Acceptable
Flood risk and drainage	Acceptable
Impact on trees	Acceptable
Biodiversity	Acceptable

Issue	Conclusion
Environmental Implications	Acceptable

4. Description of site

- 4.1 This application site comprises a significant proportion of the Local Plan Allocation Site WMC8 (South of Leigh Road New Neighbourhood and Sports Village, Wimborne). The Application Site is also a significant proportion, but not all, of the site granted Outline consent (Application Reference 3/15/0789/COU) on 5 January 2018.
- 4.2 The application site was granted reserved matters approval in January 2019 under PA 3/18/2262/RM. The approved scheme is now built and mostly occupied. However, the main local area for play (LAP) landscaped area to the southwest, which forms part of the VOC application, is still under construction where drainage matters are unresolved and the sustainable urban drainage system (SuDS) area is still under construction.

5. Description of development

- 5.1 This application is to vary conditions related to landscaping of PA 3/18/2262/RM for changes that include the addition of SuDS features (one to the north and one to the southwest) and a change of tree species.
- 5.2 Site and landscaping plans are amended in line with the changes as follows:
- SuDS drainage pond added to the north opposite the care home.
 - SuDS drainage pond added to the southwest of phase 1, that will connect to phase 2 SuDS drainage.
 - Amend tree species where all Quercus Robur (oak) trees are replaced with Zelkova Serrata Fastigiata.
- 5.3 The change to drainage is to serve as surface water overrun for the Phase 1 development to mitigate localised flooding in peak storm events. The change to tree species is proposed because the developer is unable to source the oak trees due to processionary moth. The replacement species has been chosen on advice from Dorset Council to previous elements of the scheme.
- 5.4 This application is submitted to regularise the above changes that have already taken place. This application is submitted in place of previously submitted applications noted in the site history below, which were refused and withdrawn:

P/VOC/2024/03869 - Decision: REF - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved P/A 3/18/2262/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 including changes to drainage and tree species.

P/VOC/2025/03341- Decision: WITHDRAWN - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved PA 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 to include an additional drainage pond to the north of the development.

6. Background and relevant planning history

- 6.1 As noted previously, this application site comprises a significant proportion of the Local Plan Allocation Site WMC8 (South of Leigh Road New Neighbourhood and Sports Village, Wimborne). There has been a long history of applications submitted since the original permission outline consent (application reference 3/15/0789/COU, granted on 5 January 2018) as follows:

3/15/0789/COU - Decision: GRA - Decision Date: 05/01/2018

Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.

3/18/2262/RM - Decision: GRA - Decision Date: 23/01/2019

Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm, Leigh Road, Wimborne, Dorset, BH21 2DA.

3/18/3305/FUL - Decision: GRA - Decision Date: 22/12/2020

A hybrid application comprising:

1) An outline application for the erection of 174 dwellings, with all matters reserved save for means of access.

2) A full planning application for the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure.

3/19/0820/CONDR - Decision: REF - Decision Date: 22/10/2019

Variation of condition 2 of application 3/18/2262/RM to substitute drawings originally approved for revised drawings that seek to amend the proposed house types for plots 29, 30, 31, 41, 42 and 43. The application also proposes to separate plots 29 and 30 so that plot 29 is now detached and plot 30 and 31 form a pair of semi-detached properties. Plot 41 and 42 will also form a pair of semi-detached properties, so that plot 43 is now detached.

3/19/1577/NMA - Decision: REF - Decision Date: 22/10/2019

Non material amendment to P/A 3/18/2262/RM to substitute 11no. Ashurst House types with the Archford House types.

3/19/2132/NMA - Decision: REF - Decision Date: 25/10/2019

Non material amendment to P/A 3/18/2262/RM to amend the proposed house types for Plots 29, 30, 31, 41, 42 and 43

3/19/2426/RM - Decision: GRA - Decision Date: 05/03/2020

Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings.

3/20/0496/NMA - Decision: GRA - Decision Date: 17/06/2020

Non material amendment to 3/19/2426/RM to amend visitor parking bays material- tarmac instead of block paving

3/21/0338/CONDR - Decision: GRA - Decision Date: 20/05/2021

Application to Vary Condition 6 of Approved P/A 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.) To regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site

3/21/0840/FUL - Decision: GRA - Decision Date: 08/02/2022

Erect 66 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack Park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 9 units (description amended 21 Sept 2021 as per revised plans submitted)

3/21/1566/RM - Decision: GRA - Decision Date: 31/03/2023

Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas

3/21/1593/NMA - Decision: GRA - Decision Date: 19/05/2023

Non material amendment to approved P/A 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning

application 3/15/0789/COU for residential development of 305 dwellings) relating to the parking and pavements on the southern boundary of phase 1 to facilitate and improve the interface with phase 2.

P/VOC/2021/05473 - Decision: GRA - Decision Date: 08/07/2022

Vary condition 6 of PA 3/15/0789/COU (Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace) / condition 5 3/21/0338/CONDR of PA (Application to Vary Condition 6 of Approved P/A 3/15/0789/COU to regularise the planning permission in line with the Minor Works Agreement with the Highways Authority to use the existing access arrangement on a temporary basis until the occupation of the 150th dwelling within the development site) to amend wording to temporary priority junction.

P/FUL/2022/03200 - Decision: GRA - Decision Date: 22/07/2022

Widen SANG Access Road to comply with Highway Authority adoption standards.

P/NMA/2023/01668 - Decision: GRA - Decision Date: 21/04/2023

Non material amendment to 3/21/0840/FUL (Erect 66 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack Park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 9 units description amended 21 Sept 2021 as per revised plans submitted) to remove sections of the footpath arrangement to plots 239-238, 204-196, 306, 173-163, 307, 309-310

P/NMA/2023/02860 - Decision: GRA - Decision Date: 06/06/2023

Non material amendment - amend the tenures for plot 18 and 34 so that plot 18 is shown as Affordable Rent and Plot 34 is shown as Shared Ownership - to planning permission 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas).

P/NMA/2023/02861 - Decision: GRA - Decision Date: 06/06/2023

Non Material Amendment to PA 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas) to amend the approved brick types

P/VOC/2023/04786 - Decision: GRA - Decision Date: 18/12/2023

Variation of condition of PA 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas) to include PV panels on all dwellings in line with Part L building regulations

P/NMA/2023/06447 - Decision: GRA - Decision Date: 15/01/2024

Non Material Amendment to change the wording from the approved development description to 'replace approved retail unit (not commenced) with care home with associated access, car parking, foul and surface water drainage

and landscaping' to enable determination of associated application reference P/VOC/2023/04488

P/NMA/2024/00836 - Decision: GRA - Decision Date: 02/04/2024

Non material amendment to approved P/A P/VOC/2023/04786 (variation of condition of P/A 3/21/1566/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application

3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public

open space and landscaped areas) to amend the roofs of the approved bin and cycle stores from hipped with slate coloured tiles to mono pitched with grey polycarbonate

P/NMA/2025/01025 - Decision: GRA - Decision Date: 11/03/2025

Non-material amendment to Approved P/A 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to amend the block paved areas to a Hoggin gravel path.

P/VOC/2025/02433 - Decision: GRA - Decision Date: 30/07/2025

Amend Condition 43 (community sports facility security gates) of Planning Permission 3/18/3305/FUL to amend occupation trigger from 30 to 165 residential dwellings (PP - 3/18/3305/FUL - A hybrid application comprising: 1) An outline application for the erection of 174 dwellings, with all matters reserved save for means of access.

2) A full planning application for the erection of a community sports facility comprising club house, playing pitches, parking and landscaping together with the change of use of the land to leisure.

P/VOC/2024/03869 - Decision: REF - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved P/A 3/18/2262/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 including changes to drainage and tree species.

P/VOC/2025/03341- Decision: WITHDRAWN - Decision Date: 24/10/2025

Application to Vary Condition 1 of Approved PA 3/19/2426/RM (Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1 to include an additional drainage pond to the north of the development.

7. List of constraints

7.1 Constraints related to the application site include:

- Protected Heathland 400m-5km
- Airport Safeguarding
- Intermediate Pressure Gas Pipeline
- Fluvial Flood Zone 2
- Agricultural Land
- Site of Special Scientific Interest (SSSI) Impact Risk Zone – Natural England Consultation
- Site of Nature Conservation Interest
- South East Dorset Green Belt
- Public Right of Way (E2/22)

8. Consultations

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

Consultees

1. Dorset Council (DC) – Landscape – no response

2. DC - Flood Risk Management – no objection

3. DC - Env. Services – Protection – no comment

4. Colehill Town Council – no comment

5. Wimborne Minster Town Council

The areas being used to mitigate the drainage problems (that obviously weren't taken into account in the original plans) will not be usable as recreation areas - this changes the material boundaries of the public open space that the developer had promised to provide. Alongside this there seem to be no plans for the maintenance of these soon-to-be bogs and i would argue this raises safety concerns since these areas will not be fenced off. Suggest developer comes back with some ideas about how to regain the public open spaces this (unplanned) work has utilised.

6. DC - Trees (East & Purbeck) – no response to this application. Comments on the previous application include a preference for non-fastigiated variety of trees.

7. Bournemouth Water Ltd (South West Water) - no response

8. Wessex Water - no response

9. Colehill & Wimborne Minster East Ward Members- no response

Representations received

The application was advertised by site notice in December 2025. No responses were received. However, 14 comments were received objecting to PA P/VOC/2024/03869 and 18 received

objecting to P/VOC/2025/03341 which officer's believe are relevant and should still be taken into account when determining this application.

Summary of comments of objections:

(summary only full comments available online) :

PA P/VOC/2024/03869:

- Concerns regarding drainage issues
- Reduces available outdoor space
- Concerns regarding cost of maintenance of SUDs for residents and this should not be passed on
- Open spaces secured under previous approvals not provided
- Safety risk with the addition of SUDs pond
- Agree comments from Wimborne TC
- Invasive tree species should not be used
- Installation of play equipment will add additional costs to service charges
- Extra play equipment not required
- Play equipment would cause additional noise for nearby residents
- Concerns regarding parking
- There should be no more variations to the plans

[Officer note – play equipment was initially proposed under the refused application, P/VOC/2024/03869, and was subsequently removed in the process of that application. No play equipment is proposed in this application].

PA P/VOC/2025/03341:

- Health and safety concerns
- Loss of amenity space
- Cost and maintenance concerns
- Unsuitable location
- Loss of parking spaces
- Impact on existing trees
- Flood risk concerns
- Lack of an environmental impact assessment
- Highways concerns

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

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to the limitations of this specific proposal:

KS1 - Presumption in favour of sustainable development

KS2- Settlement hierarchy

KS12 – Parking Provision

HE2 - Design of new development

HE3 - Landscape Quality

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

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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 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

Supplementary Planning Document/Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Other

Dorset Council Sustainability statement and checklist for planning applications Interim guidance note Dec 2023

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.

It is not considered the proposed development will impact on people with special characteristics.

13. Public Benefits

The proposals do not provide further financial and non-financial benefits, including public benefits above what is already approved.

14. Planning Assessment

14.1 Principle of development

14.1.1 The proposed is to amend landscaping plans to accommodate additional drainage requirements and replace tree species that cannot be sourced.

14.1.2 It is not unusual for a SuDS feature to be located within the open space of the residential development and alternative species to Oak trees can be accepted in principle.

14.1.3 The proposed is considered acceptable in principle subject to all other material planning considerations.

14.2 Impact on the character of the area

14.2.1 Again it is not uncommon for a SuDS feature to be located within an area of open space.

14.2.2 The changes to the trees sees approved oak trees substituted with Zelkova Serrata Fastigate. The tree officer has not responded to this application but on the previously refused application did note they had no objection to the use of Zelkova Serrata but has requested they are not fastigated. While the tree officer has requested the non-fastigate varieties are used, the Zelkova Serrata Fastigate are found elsewhere in the development and would not impact negatively on the character of the area.

14.2.3 Proposed changes are considered in keeping with the surrounding open space and residential area and accords with Policy HE2 of the Core Strategy.

14.3 Impact of the proposal on the amenity of neighbouring properties

14.3.1 The addition of SuDS and changes to tree species will not impact on neighbouring amenity.

14.3.2 Concerns have been raised that the proposed SuDS reduces amenity space for future occupiers.

- 14.3.3 Again, it is not uncommon for SuDS features to be located within an open space area. The proposed SUDs to the south west will be 400 sqm. This leaves approx. 5700 sqm in this particular local area for play (LAP) area. The proposed northern SuDS feature is approx. 200 sqm. This leaves approximately 700 sqm in the remaining open space. The total space required for the proposed SuDS is approximately 600 sqm, or 0.06 ha.
- 14.3.4 It is again noted the provision of SuDS is commonly found in public open spaces of residential developments. This is not considered a loss of open space, as the area is not built on and still provides visual amenity.
- 14.3.5 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.
- 14.3.6 Policy HE4 guidance advises the provision of 35 sqm per person amenity green space and a requirement for children and young people’s space, within 450m of a development.
- 14.3.7 Exact occupancy rates are unknown but phase 1 accommodates 305 dwellings. With a mix of 1-4 bed dwellings, a likely average occupancy will be 2-3 people per dwelling (762 persons). Therefore approx. 2.6ha of open space is required based on 2.5 people per dwelling. A provision of approx. 2.4 ha is accomplished on the phase 1 part of the site through the provision of open space and play spaces alone, not including the proposed SuDS features. The application site is also within close proximity of the existing Suitable Alternative Natural Green Space (SANG), open space and play areas of the adjacent phase 2 residential development provided under Policy WMC8.
- 14.3.8 Given the provision of 2.4 ha of open space on site and the proximity to existing open space in the area, the proposed minor shortfall is acceptable and open space provision is considered to be in accordance with Policy HE4 of the Core Strategy.
- 14.3.9 With the above in mind it is considered there is still sufficient outdoor space for future occupiers with the proposed SuDS included.

14.4 Impact of the proposal on trees

- 14.4.1 Proposed changes do not impact on existing trees.
- 14.4.2 Changes to approved trees are addressed in section 14.2 and are considered acceptable.

14.5 - Impact on highways

14.5.1 The proposed results in no changes to the road network.

14.5.2 Comments regarding the loss of parking spaces adjacent to the SuDS to the north are noted, however, parking spaces previously located in this area are not proposed on approved plans under the original reserved matters application. It appears an area of tarmac was provided where the SuDS are now located, which officers believe provided parking for the showroom and marketing suite. This should have been open greenspace as approved under PA 3/19/2426/RM.

14.5.3 Parking spaces in this area are now in line with approved plans under PA 3/19/2426/RM. The DC Highways team were consulted on the previously withdrawn application, P/VOC/2025/03341, and raised no objection to the proposed SuDS area to the north.

14.6 – Flood Risk

14.6.1 The proposed results in additional SUDs being added to the western LAP space of the approved development and open space to the north.

14.6.2 The previously submitted application, PA P/VOC/2024/03869, was refused for the following reason:

Insufficient detail has been provided to assess the implications of the amended Sustainable Urban Drainage System. In the absence of this information, and until demonstrated otherwise, the precautionary principle must prevail in favour of flood risk mitigation. Therefore the proposal fails to accord with Policy ME6 of the Christchurch and East Dorset Core Strategy (2014) and guidance contained within paragraph 182 of the NPPF 2024.

14.6.3 An informative was also included in PA P/VOC/2024/03869 as follows:

The reason for refusal may be overcome by the submission of the requested information under a new application. This information can be reviewed under the Council's pre-application service prior to the submission of a new application.

14.6.4 Phase 1 plots are connected to a main run which goes from north to south into Phase 2. The surface water for all Phase 2 plots, with the exception of plots 41-43, is directed to the Phase 2 surface water pumping station, being pumped to the Phase 1 manhole before being discharged into the Phase 1 swale located south of the Foul Pumping Station. The two offline basins (A and B) in Phase 2 are designed to provide the offline storage for the surface water pumping station. The pumping station on Phase 2 has been designed to allow for the Phase 1 run off as well as Phase 2.

14.6.3 The Dorset Council Lead Flood Authority (DC LFA) have been consulted and confirmed that sufficient information has now been provided to confirm the proposed drainage with additional SUDs is acceptable. They also confirmed no conditions were required as the proposed drainage has already been built.

14.6.5 On the basis the DC LFA have no objection to the proposed additional SuDS the proposed is considered acceptable and in accordance with ME6 of the Core Strategy.

14.7 – Conclusion

14.7.1 The proposed amendments are acceptable in principle and sufficient information has now been provided to satisfy the DC LFA that the amended SuDS scheme is acceptable. Therefore, the previous reason for refusal has been overcome and the proposal is now considered acceptable and to accord with Policy ME6 of the Christchurch and East Dorset Core Strategy (2014) and guidance contained within paragraph 181 and 182 of the NPPF 2025.

15 Environmental implications

15.1 The proposed is not considered to have further environmental implications above the previously approved applications. However, it is considered biodiversity and ecology may be enhanced with the inclusion of pond features.

16 Conditions

16.1 As the application is a variation of condition it is necessary to transfer across conditions from the previous permission, 3/19/2426/RM, and amend where required as follows:

Condition under 3/19/2426/RM	Status for this application
1 – Approved plans	Amended for this application
2 – PD rights garages	Retained for this application
3 – PD rights parking	Retained for this application
4 – Obscure glazing	Retained for this application
5- 8 – Retail unit requirements (storage, floor area, opening and delivery hours)	Removed as the retail unit has been replaced by a care home under a separate application allowed at appeal (3/19/2449/FUL).

9 – Drainage	Amended to include the amended drainage proposals and LEMP reference removed where a new LEMP is required.
10 – Biodiversity mitigation enhancement	Retained for this application
11 – Tree protection	Retained for this application where the SuDS is still under construction

16.2 Previous conditions required compliance with an approved Landscape Ecological Management Plan (LEMP). An updated LEMP showing revised SuDS has yet to be submitted and therefore a condition has been added for it to be submitted within 2 months of the permission if granted. The applicant has advised the SuDS may require a knee rail. The LEMP condition also required these details.

17 Summary of issues and the planning balance

Issue	Conclusion
Principle of development	Acceptable under previously approved applications
Scale, design, impact on character and appearance	Acceptable
Impact on the living conditions of the occupants and neighbouring properties	Acceptable
Flood risk and drainage	Acceptable
Impact on trees	Acceptable
Biodiversity	Acceptable
Environmental Implications	Acceptable

18 Recommendation

Grant, subject to the following conditions:

- The development hereby permitted shall be carried out in strict accordance with the following approved plans:-
 - Proposed Site Layout Ref: SL-01 Rev. P

2. Proposed Site Layout Sheets 1 and 2 Ref: SL-02 Rev. P
3. Composite Plan Ref: SL-04 Rev P
5. House type Booklet (19 November 2019)
6. Storey Heights Plan Ref: SH-01 Rev. M
7. Proposed Materials Plan Ref: MP-01 Rev. N
8. Chimney Location Plan Ref: CP-01 Rev. M
9. Boundary Treatment Plan Ref: BT-01 Rev. R
10. LAP Proposals Ref: BDWS21671 20 Rev C (ACD Environmental)
11. **Soft Landscape Proposals (August 2018) Ref: BDWS21671 11 Rev. O (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)**
12. Hard Landscape Proposals (October 2018) Ref: BDWS21671 12 Rev. EE (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)
13. Engineering Layout Ref: 17-184/310 Rev. G Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15
14. Landscape and Ecological Management Plan Ref: BDWS21671 10 Rev G
15. Bin and Storage Plan Ref: BC-01 Rev. M
16. Affordable Layout Plan Ref: AP-01 Rev. M
17. SANG Car Park Plan Ref: SG-01 Rev. G
18. Adoptable Area Layout Sheet 1 of 2 Ref: 17-184-SK210 Rev. F (1:500@A1)
19. Adoptable Area Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK210 Rev. F (1:500@A1)
20. Preliminary Finish Floor Levels Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
21. Preliminary Finish Floor Levels Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
22. Visibility Splays Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK110 Rev. G (1:500@A1)
22. Visibility Splays Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK111 Rev. G (1:500@A1)
23. Pantechicon Tracking Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK104 Rev. F (1:500@A1)
24. Pantechicon Tracking Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK105 Rev. G (1:500@A1)
25. Refuse Vehicle Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
26. Refuse Vehicle Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
27. Fire Tender Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK100 Rev. G (1:500@A1)
28. Fire Tender Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK101 Rev. F (1:500@A1)
29. Proposed Retail Unit – Plans and Elevations Ref: RU-01 Rev. A

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces for residential vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the off-road parking spaces for retail customer and staff vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street retail car parking is retained in the interests of highway safety and in a visually acceptable manner.

4. Both in the first instance and upon all subsequent occasions the following WC, bathroom and en-suite bathroom window(s) for the residential dwelling types, as set out in the House type Booklet (19 November 2019), shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking:-

- 'Roseberry' – Rear Elevation 1st Floor Bathroom (Plots 36, 63, 67, 69, 71, 80, 91, 93, 111, 119, 145, 146, 148, 151, 153, 155, 157, 159, 206, 208, 228, 252, 254, 265, 267, 269, 278, 285, 35, 50, 68, 70, 72, 81, 92, 94, 112, 120, 147, 149, 150, 152, 156, 158, 160, 164, 207, 209, 253, 255, 264, 266, 268, 279, 288)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 76, 115, 121, 261, 275, 280, 281, 77, 116, 122, 262, 276, 282)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 52, 53, 54)
- 'Moresby' (Det) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 37, 173, 256, 144, 196, 205, 240, 277)
- 'Moresby' (Det) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 40, 56, 246, 74, 90, 212)
- 'Moresby' (End) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 55, 64, 154, 270, 286, 51, 60, 61, 163, 287)
- 'Moresby' (End) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 229, 263)

- 'Kingsville' – Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 165, 167, 169, 171, 197, 199, 201, 203, 213, 214, 243, 166, 168, 170, 172, 198, 200, 202, 204, 215, 244, 245)
- 'Kingsville' Variant 1 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plot 41)
- 'Kingsville' Variant 2 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 42 and 43)
- 'Maidstone' – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 65, 78, 117, 241, 59, 62, 66, 79, 118, 242)
- 'Maidstone' Variant – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 38, 39, 57, 58)
- 'Alderney' – Side Elevation 1st Floor En-suite Bathroom (Plot 73)
- 'Alderney' Variant 1 – Side Elevation 1st Floor En-suite Bathroom (Plot 110, 123)
- 'Hadley' - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 18, 34, 100)
- 'Hadley' Variant 1 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 2 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 3 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 14)
- 'Hadley' Variant 4 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 95, 99, 101, 105)
- 'Kennett' – 1st Floor Rear Elevation Bathroom (Plot 31)
- 'Kennett' Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 30, 237, 248, 29, 238, 249)
- 'Bayswater' – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 10, 124)
- 'Bayswater' Variant – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 25, 26, 46, 47)

- 'Cornell' – 1st Floor Rear Elevation Bathroom and Side Elevation En-suite Bathroom (Plot 9)
- 'Cornell' Variant 1 – 1st Floor Side Elevation Bathroom and En-suite Bathroom (Plots 23, 235, 49, 251)
- 'Holden' – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 20, 28, 48, 96, 102, 103, 19, 24, 44, 97, 98, 104, 127, 131)
- 'Holden' Variant 1 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plot 2)
- 'Holden' Variant 2 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 27, 45)
- 'Exeter' – 1st Floor Front Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 8, 21, 130, 236, 247, 7, 12, 13, 22, 128, 129, 239, 250)
- HT1 & HT2 – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 142, 143, 174, 175, 182, 183, 220, 221, 259, 260, 273, 274, 140, 141, 180, 181, 194, 195, 257, 258, 271, 272)
- HT1 & HT2 Variant – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 86, 87, 88, 89)
- Type 38 and 39 - Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 84, 85, 138, 139, 178, 179, 186, 187, 192, 193, 218, 219, 226, 227, 295, 296, 299, 300, 304, 305, 82, 83, 136, 137, 176, 177, 184, 185, 190, 191, 216, 217, 224, 225, 293, 294, 297, 298)
- Type 24 – 1st Floor Side Elevation Bathroom (Plots 188, 189, 210)
- Type 23 – 1st Floor Rear Elevation Bathroom (Plots 132, 134, 161, 301, 302, 133, 135, 162, 211, 303)
- Type 23 Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 222, 223)
- 'Alton' – Rear Elevation Bathroom and En-suite Bathroom (Plots 283, 284, 289, 290, 291, 292)

Reason: In the interests of Local General Amenity

5. The proposed development will be constructed in accordance with the site specific Construction Phase Drainage Strategy The Proposed Site Drainage Strategy, Drawing

Number DS-01 March 2019, **Phase 1 Drainage Redirection Plan BSO/E49271/1/494 Rev C.**

Reason: In the interests of the local ecology during the construction of the development.

6. The proposed development shall be built in accordance with:

(i) the protected species mitigation set out in the Landscape and Ecological Management Strategy (WYG, October 2018)

(ii) The information provided in the Landscape and Ecological Management Strategy (WYG, October 2018), and the Bird and Bat Box Specification regarding the protected species mitigation, and the Bird and Bat Box Location Plan (drawing number Figure 1, Revision A) setting out the location of the mitigation.

Thereafter approved mitigations measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

7. The tree protection for retained trees shall be undertaken in accordance with the approved plan (Amended Tree Protection Plan Rev. E November 2018) and the Arboricultural Impact Assessment & Method Statement, ACD Environmental, 6 July 2018 for the purposes of the development, and shall be 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: In order to prevent damage during construction to trees that is shown to be retained on the site.

8. Unless within 2 months of the date of this decision an updated scheme for the Landscape Ecological Management Plan (including fencing details if required) is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within 2 months of the local planning authority's approval, the use of the Sustainable Urban Drainage System (SuDS) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

The SuDS shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the approved SuDS are maintained accordingly.

The following Informative Notes are drawn to the Applicant's attention:

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 05/01/2018 under Application 3/15/0789/COU and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.