



Eastern Area Planning Committee

Date: Wednesday, 24 September 2025
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

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

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

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

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

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3. MINUTES	5 - 10

To confirm the minutes of the meeting held on 03 September 2025.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

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

The deadline for notifying a request to speak is 8.30am Monday 22 September 2025.

5. 6/2018/0228 - BINNEGAR HALL, BINNEGAR, WAREHAM, BH20 6AT 11 - 40

Redevelopment for 48 Dwellinghouses & Village Hall including access improvements, parking & landscaping.

6. P/FUL/2023/07467 - LAND SOUTH OF A352 (WAREHAM ROAD) BINNEGAR, EAST STOKE, PURBECK 41 - 56

Use of land as Suitable Alternative Natural Greenspace (SANG) with associated access, landscaping, infrastructure and alterations to road.

7. P/FUL/2024/06189 - HOPE FARM, MILL STREET, CORFE MULLEN, BH21 3RQ 57 - 82

Retention of a stable/rural building. Siting of a mobile home to be used as a temporary rural worker's dwelling with sheds for ancillary residential storage. Change of use of land to a mixed agricultural and alpaca trekking enterprise.

8. 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.

9. EXEMPT BUSINESS

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

There are no exempt items scheduled for this meeting. .

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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 3 SEPTEMBER 2025

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

Apologies: Cllrs Duncan Sowry-House, Scott Florek and Julie Robinson

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

Lara Altree (Senior Lawyer - Regulatory), Kim Cowell (Development Management Area Manager (East)), Alison Curtis (Development Team Leader - Place), Susan Hetherington (Engineer (Development Liaison)), Joshua Kennedy (Democratic Services Officer), Anna Lee (Service Manager for Development Management and Enforcement), Diana Mezzogori-Curran (Senior Planning Officer), Megan Rochester (Senior Democratic Services Officer) and Naomi Shinkins (Lead Project Officer)

Also Present: Christine Reeves (Retail Consultant - Lambert Smith Hampton)

30. Declarations of Interest

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

31. Minutes

The minutes of the meeting held on 23 July 2025 were confirmed and signed.

32. 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.

33. P/FUL/2024/04629 - 26 Canford Bottom, Colehill, BH21 2HE

The Senior Planning Officer, using a visual presentation with plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. It was noted that the applicant had submitted a briefing note, which had been published online and circulated to members before the meeting. The applicant has also submitted a letter to the case officer, which has been circulated to the Chair and shared with Members via the update sheet on the day of the committee.

The location of the site was shown on a map of the area and the nearby settlement boundaries and Green Belt were highlighted. It was explained that part of the site fell within the Green Belt.

The Senior Planning Officer explained that there had been over 500 local responses to the application consisting of 350 objecting, 174 supporting and 9 general comments. The Ward Member and Parish Council had also objected to the application and four consultees offered comments. It was explained that because part of the site fell within the Green Belt and also did not satisfy all the criteria listed in paragraph 155 of the NPPF (Green Belt) and that very special circumstances were required to justify any development and that any harm to the Green Belt must be outweighed by substantial benefits.

Officers considered that the application site was a sustainable location for the proposed development, due to good transport links. The loss of employment land on site was also considered. The case officer explained the supply of employment land within the area, the number of jobs that would be created by the development and the employment land supply in East Dorset. However, as no robust evidence had been submitted to justify loss of current employment land it remained a reason for refusal as the proposal did not fully comply with Policy PC2 of the Development Plan.

A retail need assessment was required because the site fell within the Green Belt and this was undertaken by a Retail Consultant (Lambert Smith Hampton). The catchment area of the proposed store was shown and it was explained that there was currently an oversupply in retail supply in the area. It was not anticipated that there would be any increased demand for additional supply up until 2040. A retail sequential test carried out by the applicant, found that there were no other suitable alternative sites in the catchment area.

The landscaping proposal was shown to members and it was noted that a full landscaping plan would be required to be submitted by the applicant, should the application be granted. Elevations of the proposed store were also provided, showing a single storey design, which would be set back from the road by 34 metres, to reduce the visual impact of the building. Officers considered that concerns over landscaping and appearance could be mitigated through conditions.

A new crossing was proposed to allow for safe pedestrian access to the site. It was considered that there would be a modest increase in traffic and that the proposed junction would be expected to operate within its capacity with no adverse impact on highways safety. The proposed access and parking plans were provided and it was noted that the proposed 120 spaces was below the recommended amount, however the applicant had demonstrated that 120 spaces was sufficient to serve the store.

The Senior Planning Officer stated that an acoustic fence to the north and west would be necessary to limit noise pollution to nearby residential properties. Conditions would also be required to mitigate against light pollution from the store and from the pedestrian crossing. Concerns against anti-social behaviour in the car park outside of operating hours had also been addressed through a proposed barrier that would restrict entry times into the car park. It was considered that the

application was acceptable on the grounds of bio-diversity subject to offsite contributions and there were also no concerns over land contamination, subject to conditions.

The case officer explained that the application was considered unacceptable in the Green Belt and the retail assessment did not identify demand for the store in the area. Therefore, the harm to the Green Belt was not outweighed by the benefits that had been identified.

Ms Pascall, Ms McLeavy and Mr Lennox spoke in opposition to the application. They raised concerns about the impact on the amenity of neighbouring residents given their proximity to the proposed store, due to excess noise and light pollution, as well as increased traffic in a busy area. They also stated that the application represented inappropriate development within the Green Belt.

Ms Lovell read out a statement on behalf of Ms Lewis, who stated that an affordable supermarket was a welcome addition to Wimborne, due to the lack of choice in the area for local residents and that due to the number of new homes being built in the area there would be increased demand going forward.

Mr Saunders spoke as the applicant for the application, he stated that the application site made little contribution to the value of the Green Belt and was more similar to Grey Belt land and that the development would make efficient use of the land and replace old and underused buildings. He stated that the development would also provide approximately 40 full and part-time jobs.

Cllr Johnson spoke on behalf of Colehill Parish Council and Cllr Todd spoke as the Ward Member, in objection to the application. They raised concerns about increased traffic from new customers and delivery vehicles and the potential impact on local businesses, such as convenience stores, which would lose custom from the development. They also stated that the loss of Green Belt land would result in a permanent loss of openness in the area and the proposed store would have a detrimental impact on the area in terms of visual appearance, noise and light pollution.

The Senior Planning Officer clarified that the Environmental Protection Officer was satisfied that concerns about neighbouring amenity could be addressed through condition and that officers acknowledged the potential for Grey Belt consideration, however that did not overcome the primary concerns with the application.

Officers and the Retail Consultant provided the following responses to questions from members:

- There were no public rights of way across the Green Belt land.
- The Tree Officer had identified that the Leylandii had been on site for some time, but their exact age was unknown.
- Access to the delivery bay for HGV's had been subject to a swept path analysis and it had been demonstrated that a delivery vehicle could follow the one-way system in the car park and enter the bay in reverse gear.
- The number of car park spaces proposed was 13 less than the guidance stated, however the applicant had demonstrated that this would be a sufficient number for the size of the store.

- Alternative access to the site was not explored, as the scheme presented was considered acceptable from a highway's perspective.
- Visibility splays from the access were considered acceptable for the speed of the road and distances involved.
- The employment figures for the current site had been submitted by the applicant and had not been verified. It was considered that there would be a modest increase in employment from the development.
- Based on the evidence submitted by the applicant and the benchmark trading of other stores in the area, it was not considered that there was a need for the store.

Having had the opportunity to discuss the merits of the application several members raised concerns with the application, which included the harm to the Green Belt, as well as increased traffic levels and the impact on neighbouring amenity. Other members stated that they believed there were substantial benefits to the application, those being the offer of an affordable supermarket that could be used by local residents and the reduced traffic from people leaving the area to access supermarkets in other places. It was also considered that due to the increasing population of Wimborne that there would be sufficient demand for the supermarket to justify the harm to the Green Belt.

It was proposed by Cllr Ezzard and seconded by Cllr Skeats, that the application be refused for the reasons set out in the report.

Upon being put to the vote the motion to refuse the application fell.

It was proposed by Cllr Flower and seconded by Cllr Goringe that the application be granted, subject to conditions relating to landscaping, materials, drainage acoustics, access, parking and security, biodiversity, land contamination, air quality and lighting. They considered that the poor provision of supermarkets locally and the additional choice of an affordable supermarket, that the application would bring, did constitute very special circumstances which justified the development of Green Belt land. There was also planned growth in the area with a significant number of new homes being built in Wimborne, therefore the new supermarket would provide community benefits.

The Senior Planning Officer provided a list of condition headings that would be required should the application be granted.

Decision: Resolution to grant subject to planning conditions and a S106 agreement with authority delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to agree the wording of conditions with the Chair and the Vice-Chair of the Eastern Area Planning Committee; and referral to the Secretary of State.

34. **6/2021/0282 - Land east of Wareham Road, Lytchett Matravers**

The application was deferred until a later date, as the meeting was no longer quorate.

35. **6/2018/0228 - Binnegar Hall, Binnegar, Wareham, BH20 6AT**

The application was deferred until a later date, as the meeting was no longer quorate.

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

The application was deferred until a later date, as the meeting was no longer quorate.

37. **Urgent items**

38. **Exempt Business**

Decision List

Duration of meeting: 10.00 am - 12.35 pm

Chairman

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Application Number:	6/2018/0228		
Webpage:	Planning application: 6/2018/0228 - dorsetforyou.com		
Site address:	Binnegar Hall, Binnegar, Wareham, BH20 6AT		
Proposal:	Redevelopment for 48 Dwellinghouses & Village Hall including access improvements, parking & landscaping		
Applicant name:	Westcoast (Purbeck) Ltd		
Case Officer:	Robert Lennis		
Ward Member(s):	Councillor Ben Wilson		
Publicity expiry date:	21 October 2024	Officer site visit date:	March 2019
Decision due date:	29 September 2023	Ext(s) of time:	31 October 2025
No of Site Notices:	2		
SN displayed reasoning:	Major Application		

1.0 This application was referred to the Purbeck Planning Committee due to it being a major application. To assist in a consistent approach to decision-making since the amalgamation of Councils, this application is now referred Dorset Council's Eastern Area Planning Committee.

2.0 Summary of recommendation:

- a. Grant planning permission subject to conditions and the completion of a section 106 legal agreement, or
- b. Refuse planning permission if within six months from the day of this Committee the section 106 legal agreement is not completed.

3.0 Reason for the recommendation: as set out in section 16 below:

- This is a site where an earlier planning permission for some residential development has been implemented so that the principle of residential use on the site is established.
- The proposal would provide 48no dwellings, 40% of which would be affordable dwellings; 19no. affordable houses, and 29no. open market houses.
- The proposed development would deliver a new community hall for East Stoke Parish.
- The provision of an associated Suitable Alternative Green Space would be a benefit.
- Financial contributions will be secured towards education and special education needs.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The development would be located outside of a defined settlement boundary within open countryside. The site has previously been redeveloped in part with residential development. Chapter 6 of the Purbeck Local plan recognises the importance of supporting the growth of local community infrastructure to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities that are accessible to the public. In some cases, such facilities and services can be provided as part of a wider development proposal.
Scale and impact on character and appearance	The proposed scale of development, in terms of numbers or massing, makes efficient use of land and are considered acceptable subject to plot size. The proposal would result in the loss of some trees but the overall silvan character would remain provided the existing trees are not incorporated into private gardens. In terms of height, the vision of this proposal is of 1.5 to 2 storey dwellings. Further consideration to detail design and scale would be given at a reserved matters stage.
Impact on the living conditions of the occupants and neighbouring properties	Neighbour amenity would not be compromised. The proposal accords with NPPF paragraph 135 which require development to be compatible with its surroundings including avoiding adverse impacts on neighbouring amenity.
Flood risk and drainage	The proposed development would not have a significant impact in terms of flood risk, and the proposed drainage strategy is considered acceptable.
Economic benefits	The proposal would bring about benefits resulting from the addition of up to 48no. dwellings to the Council's Housing Land Supply as well as provision of CIL and s106 contributions to mitigate the impacts of the proposed development and proposed some enhancement towards community facilities and education provision. There would also be temporary economic benefits resulting from construction works.
Highway impacts, safety, access and parking	The proposal is considered acceptable in regard to access and highways safety. Further detail of the interior roads and parking would be provided at a reserved matters stage. The Highway Authority has advised that the proposal does not present a material harm to the transport network or to highway safety subject to safeguarding conditions being imposed. Construction management will be controlled by condition.

Impact on trees	The illustrative layout shows the loss of some trees but the vast majority would be retained to help mitigate and screen the development. Plots which incorporate existing trees into private gardens are not acceptable. Root protection will be needed for several trees which is likely to prevent the adoption of internal roads.
Biodiversity	Natural England has no objection subject to a S106 legal agreement to secure mitigation. Dorset Natural Environment Team has certified the Biodiversity Plan for the site. Officers are satisfied that the impact of the development can be adequately mitigated by condition.

5.0 Description of Site

The application in consideration relates to a 7.08-hectare site which is located to the north of the A352 at East Stoke, between Wareham and Wool. It is in open countryside and outside any designated settlement boundary.

The premises were previously used as a residential care home for the accommodation of people with learning disabilities but are now vacant (the care home operator went into administration in July 2014, and the home was formally closed in September 2014). It comprises Binnegar Hall, a former mansion house which has been extended and converted, together with other individual buildings of varying designs and ages, which are spread around the site in groups. The buildings are surrounded by lawns, mature trees and gravelled parking areas. The site is set back from the main road and well screened from public views.

The front part of the site adjoins residential properties on both sides. They also front onto the A352. The remainder of the site is surrounded by farmland and woodland.

6.0 Description of Development

This is an outline application to consider in detail the matters of access to the site and the principle of residential development on the site, only. All other matters relating to layout, appearance, scale, and landscaping are reserved for later determination if this application is granted permission.

The applicant is seeking consent for the redevelopment of 48no. dwellinghouses and village hall, including access improvements, parking and landscaping. They are willing to intern into a Section 106 legal agreement to secure the provision of a policy compliant 40% affordable housing (19no. units) of the total.

An indicative layout has been submitted with the application which illustrates how the proposal might be laid out. The Design and Access Statement indicates that the dwelling would be a mix of 1 and a half and 2 storey detached and semi-detached dwellings.

The application is supported with a Planning / Design and Access Statement, Flood Risk Assessment, Transport Statement, Ecological Report, Arboricultural Assessment and Method Statement.

It should be noted that to offset the potential impact to the heathland, a Suitable Alternative Natural Greenspace (SANG) has been proposed in a separate planning application which is under consideration by the LPA (planning ref. P/FUL/2023/07467).

7.0 Relevant Planning History

The Binnegar Hall site has had several planning applications made in connection with a long-standing lawful planning use as a residential care home (Use Class C2 Residential Institutions).

Under this auspice planning permissions (pp) were granted in 2004 and 2005 under references 6/2004/0105 and 6/2005/0849. Firstly, pp was granted for alterations and extensions to form new residential accommodation, new sports and administration buildings; associated works including barn, stabling and parking. Secondly, pp was granted for an extension to form 1 staff flat and 3 flats for adults with disabilities.

In 2015, planning permission (ref. 6/2015/0541) was granted for the alterations, extensions and changes of use of existing buildings to Class C3, and 23no. dwellings (9 houses and 14 flats / maisonettes). This is an extant permission as these works (including the conversion of Binnegar Hall) have started on site and in effect establish the principle of residential development on the site.

In 2018 planning application ref. 6/2018/0417 was granted approval for a revised scheme to the 2015 application. This was for alterations to the extension, doors and windows and detailing of the façade.

Planning application 6/2019/0098 granted consent for the subdivision of a single approved flat into 2 flats.

8.0 List of Constraints

TPO - Tree preservation order (ref: PDC/TPO 469) which covers all trees of whatever species within the site.

Dorset National Landscapes (Areas of Outstanding Natural Beauty) lies to the south. This has statutory protection. Local Planning Authorities are to seek further the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty (National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Quarrying to the north of the site: sand & clay, operation of sand & gravel pits

Heathland Consultation Area

9.0 Consultations

Below is a summary of consultee responses. These should be read in full and can be viewed in full on the Council's website ([Planning application: 6/2018/0228 - dorsetforyou.com](https://www.dorsetforyou.com/planning-application/6/2018/0228)).

Consultees

Natural England: No objection subject to a S106 legal agreement which secures specified measures.

Comments Received September 2024:

- The mitigation strategy for the development involves the upgrade of the existing onsite package treatment plant (PTP) to a high performance PTP and the conversion of an identified area of agricultural land to SANG (green infrastructure).
- Natural England is satisfied with the methodology used for calculating the nitrogen budgets for the development, including the benefits generated from the upgrade of the existing PTP at Binnegar Hall to a Mi-NiteLite PTP.

- Natural England is also satisfied that the hydrological connectivity of the existing PTP to the watercourse makes the measure eligible for offsetting the proposed discharge to a watercourse.
- The PTP upgrade along with the delivery of the SANG has been demonstrated to provide sufficient nitrogen reductions to offset the additional nitrogen discharges associated with the proposed development of 48 dwellings and will therefore ensure nitrogen neutrality in relation to the Poole Harbour designated sites.
- The legal agreement that secures the scheme will need to ensure the following:
 - Ensuring that the proposed new development is required to limit water use to 120 l per person per day.
 - That the PTP upgrade takes place prior to the occupation of any of the new properties it serves.
 - That the scheme uses the Mi-NiteLite PTP specified.
 - That a suitable maintenance schedule for the new PTP is in place.
 - That any future replacement PTP serving the properties is subject to a requirement to achieve the same effluent phosphorus concentration or better (i.e. < 11.1 mg TN /l).
 - Ensuring the planting scheme for the SANG is completed prior to occupation of the new dwellings.

Provided the aforementioned measures are secured then Natural England has no further concerns relating to the nutrient neutrality assessment.

Ministry of Defence (Bovington): No objections.

Wessex Water: No objections.

DC - Minerals and Waste: No objections subject to condition(s)

- There would be no expectation of working this site like a normal quarry. The MPA will take a pragmatic approach, securing a meaningful contribution towards supply of important aggregates which the development of the site should allow through effective phasing of the overall site development.
- The MPA suggest that this overall process could be secured by the inclusion of a condition.

DC - Arboricultural Team: No objects subject to conditions.

- The site is remarkable for the number of trees and associated woodland.
- Existing trees should not be incorporated into private gardens. As it would be very difficult to enforce the existing Area TPO
- Trees need to be protected during construction
- A detail Arboricultural Method Statement must be submitted with the reserved matter of layout.

DC - Natural Environment Team: No objections subject to conditions relating to the biodiversity plan and securing details of the Suitable Alternative Natural Greenspace (SANG) within a S106 legal agreement.

- ... it is necessary to secure details of the Suitable Alternative Natural Greenspace within the S106 to demonstrate that the proposals will meet the requirements laid out within the Heathland Planning Framework SPD (2020-2025) ...

DC – Highways Authority: No objections subject to conditions

- Binnegar Hall, ...appears to have had varied uses over the years having at some time been turned into a residential home and is currently being converted into 23 residential units. Until recently the site benefited from two points of access to the highway (A352). Significant visibility improvements have been made to both access points, but the eastern access will now only be for emergency use.

DC - Housing Enabling: No objection

- 19 units affordable housing and the tenure split is acceptable:
 - 2 No. Social Rented tenure (10%) (73% rented in total)
 - 12 No. Affordable Rented tenure (63%) (73% rented in total)
 - 5 No. Shared Ownership dwellings (26%) (26% s/o in total)
 - 0.2 dwellings worth of commuted sum financial contribution

DC - Lead Flood Authority: No objection subject to conditions

- The applicant's drainage consultant in their letter (referenced above) state that the proposal is now not to combine the discharge of surface water runoff and treated wastewater in the infiltration basin. The treated wastewater will be discharged separately and elsewhere, and the infiltration basin will be used for the discharge of surface water runoff only. This is acceptable, and therefore, we can remove our holding objection.
- Recommend conditions attached to any planning approval granted

DC - Planning Policy:

Updated Comments - 10 July 2025

- It should be noted that in respect of the appeal decision relating to *Land West of Church Hill and Land Off Butts Close and Schoolhouse Lane, Marnhull, Dorset, DT10 1PU* (Appeal Ref: APP/D1265/W/24/3353912) the Inspector considers, in paragraph 4 of his decision, housing land supply matters in the context of the local housing need figure under the Government's new standard method for assessing housing need. Whilst the Inspector accepts that the Council can currently demonstrate a housing land supply of 5.02 years by reference to its Annual Position Statement (APS) this expires on 31 October 2025 at which point, the Inspector suggests the housing land supply position for Dorset Council will drop to 2.67 years, a shortfall of almost 8,000 homes. In paragraph 53 of his decision, which forms part of his overall conclusion, the Inspector details that his decision has been reached on the basis of a level balance of planning considerations and the straightforward merits of the proposal. His decision does not rely on there being a so called tilted balance arising from the 5-year housing land supply position under paragraphs 11 and 232 of the National Planning Policy Framework (NPPF). However, he does go on to state that

‘The serious picture of overall housing need, the absence of a relevant and up to date strategy for housing provision and distribution to deal with that need, and the housing supply position the Council will be in very shortly when the annual position statement on housing land supply expires, are material considerations of the highest importance.’

These material considerations will need to be taken into account when determining this application.

DC – section 106:

Comments Received January 2023

- The following S106 requirements should be included in the legal agreement:

Affordable Housing	Policy compliant affordable housing - Purbeck Local Plan Part 1: Planning Purbeck’s Future requires 40% affordable provision in this area.
On site SANG provision	Provide SANG to comply with on this Dorset Heathlands Planning Framework SPD (2020-2025)
LAP Play Area	A LAP should be provided on site for a development of this size
LAP Commuted Sum	A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or another body

- I have also noted that the applicant is planning to provide land for and a village hall on part of the site, at the request of East Stoke Parish. I would advise that a commuted sum obligation is included in the S106 agreement for the future maintenance of the village hall, should it be transferred to the parish council.
- This development proposal is CIL liable development. A CIL liability notice will be issued at reserved matters stage. The charge will be calculated using the CIL charge rate for the Purbeck area at the date that outline permission is granted. All other necessary contributions will be covered by CIL.

Comments Received December 2024:

The following S106 requirements should be included in the legal agreement:

Affordable Housing	Policy compliant affordable housing - Purbeck Local Plan (2018-2034) Policy H11: Affordable housing requires 40% affordable provision.
Education Contribution	£2,017.31 Per dwelling of 2 or more beds – for primary education contribution. There is currently capacity at The Purbeck School for the secondary aged children that the development will generate. Accordingly, no contribution is required for secondary education. Purbeck Local Plan (2018-2034) Policy I1: Developer contributions to deliver

	Purbeck's infrastructure requires an education contribution for sites of 10 or more.
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling. Reflecting current Government advice in the Dept for Education - Securing Developer Contributions for Education Guidance August 2023
Nutrient Neutrality	Secure mitigation in perpetuity – Package Treatment Plant
On site SANG provision	Provide SANG provision to comply with on this Dorset Heathlands Planning Framework SPD (2020-2025)
LAP Play Area	A LAP should be provided on site for a development of this size
LAP Commuted Sum	A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or another body
Village Hall	Secure the provision of a new village hall on site

I would advise that a commuted sum obligation is included in the S106 agreement for the future maintenance of the village hall, should it be transferred to the parish council.

CIL: This development proposal is CIL liable development. A CIL liability notice will be issued at reserved matters stage. The charge will be calculated using the CIL charge rate for the Purbeck Rural Centre area at the date that outline permission is granted

DC - Environmental. Services – Protection: No objection subject to conditions.

- No records relating to potential contamination at the above site but in the event contamination is found when carrying out the approved development that was not previously identified, it must be reported in writing to the LPA
- An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1 and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of the condition

East Stoke Parish Council: No objection in principle.

- The Parish Council supports the application as it will significantly contribute to the identified housing need and particularly the affordable element as defined in the Local Plan. We welcome the fact that this development will be on a brown field site registered with the Local Authority. It will also revitalise the village particularly through the delivery of a village hall through a section 106 agreement as a community benefit.
- There are concerns over the location of the proposed pedestrian crossing and the bus stops.
- The Parish Council strongly advises that the entire stretch of road has a 40mph restriction.
- The pavement along the A352 has deteriorated in recent years due to financial constraints of the Council. The Parish Council proposes that the management of the Farrer Estate maintains the pavement annually and the money is deducted from the CIL payment

Comments Received May 2022:

- Parish Council agrees to the SANG under the following conditions:
 - Concern regarding speed of traffic along this stretch of A352 which pedestrians would need to cross to get to the SANG
 - The Parish Council recommends two bus stops on either side of the road are installed. Under the current proposal there is only one which means there is an increased risk to schoolchildren who will have to cross the road to use the bus service
 - The bridleway needs to link up with the bridleway on the northern side and have an exit onto the B3070 to connect to the southern network
- The Parish Council supports the proposal to extend the existing 40mph speed limit

Comments Received April 2023:

- The Parish Council's preferred option would be to have the SANG on the western side which is currently owned by Suez as it is easily and safely accessible by residents whereas the southern site would require people to cross the often-busy A352. Even with the 40mph zone being extended and a pedestrian refuge it would still be extremely dangerous for pedestrians crossing in particularly in part due to the rural nature of the road which is unlit and as it is foreseen that unaccompanied children from the proposed development would use the SANG.
- Cllrs are dubious about the safety of the chicane proposed in the Technical Report for the reasons given above. There is virtually no comment from DC Highways on the proposed scheme other than references to the footpath width on the northern side of the crossing point and calling for an additional strip of presumably grassed area between the 2m wide footpath and the carriageway.
- The movement of tanks and transporters if they put the island in. The Technical Report on the proposed crossing makes no reference to tanks and it is not clear whether the authors were even aware that they regularly use the A352.
- The movement on tracks is mainly transiting between Bovington and Lulworth but vehicles on transporters are generally units from other locations to use the ranges at Lulworth. The site visit by the authors of the report was conducted on Tuesday 21 Sept 2021 between 1100-1200 with very limited observations on traffic conditions and infrastructure. The verge at the crossing point is barely 2m wide so little scope for widening it without taking out the established hedges. The refuge island is also 2m wide and the road 6.75m. Challenger 2 is 3.5m wide but 4.2m with the additional armour packs on the sides. The width on transporters or other large military vehicles such as the Trojan engineer tank is not known but considerable widening beyond what is being proposed is likely to be required to accommodate these movements.
- The relocation of telegraph poles and utilities on the south side of the road will also need to take into account the drainage ditch but it is still predicted that the refuge island will quickly be damaged by tracked vehicles. This could create debris in the centre of the road presenting danger to other users.

- Due to these reasons, the Parish Council feels that the safety of people crossing the road should be more important than the possible damage of walkers destroying flora and fauna on the heathland therefore the western side should be used for the SANG.
- One resident from along the A352 south of the development has raised concerns about drainage and the impact on septic tanks. We also note that the report from the Flood Risk Management Team has not been updated although we are aware that infiltration testing for surface water run-off has been conducted by the developer.

Representations Received

Dorset CPRE: Object

- The proposed change of use would not serve the public interest in protecting the valued countryside concerned together with its high bio-diversity value
- The proposal could exacerbate the difficulties already experienced from over-stretched/inadequate infrastructure, services and facilities
- Some significant issues still to be addressed including the SANG which is subject to a separate planning application

SUEZ: Object

- The proposal would be contrary to the agent of change principle set out in para 182 of the NPPF
- SUEZ own land adjacent to and to the north, east and west of the application site and lease the land for quarrying and restoration by landfilling of imported inert waste materials under planning permission 6/2015/0421 (as subsequently varied to 6/2017/0687)
- The proposal results in dwellings being closer to the active and future quarrying operations with the nearest residences around 60m from future extraction and restoration areas (Phases 2A and 2B) of the quarry
- Complaints have already been received relating to quarrying operations from the occupants of the existing dwellings on Binnegar Hall
- Concerns about significant levels of dust and noise and support the Council's own minerals and waste team in their March 2019 response
- Para 180 and 182 of the NPPF relevant
- Further details on noise and dust mitigation required
- Suggest conditions imposed to prevent the construction of the new housing before the quarry and its restoration
- Also suggest future occupiers are made aware of the close proximity of the quarry

Summary of comments of objections:

Nine representations were received objecting to the proposal. *(All representations should be read in full and can be found on file. It should be noted that multiple objections received from the same party have been considered as a single objection.)*

- The proposed crossing refuge island would be unsafe
- The layby and access on the B3070 is too close to the road junction

- The proposal includes an extension to the layby close to the junction of the A352 and B3070 together with an access gate to the SANG. The area has a history of car crashes and near misses and issues surrounding speeding vehicles
- The road is higher than the field and there is a steep drop at the access point. How will that be addressed without damaging the wild daffodils in spring time
- The pond/wetland area is fed from water gathered from the whole length of the SANG. During heavy rainfall the pond will be overwhelmed with water
- How will the SANG be maintained
- Increased traffic resulting from the proposal
- Increased noise from idling vehicles
- Loss of privacy to neighbouring dwellings
- The indicative plans for the village hall do not provide sufficient space or adequate accessibility for those with limited mobility
- Concerns surrounding foul drainage and whether the proposed system could cope with the number of dwellings
- The ecological surveys did not account for recent trees being cut down behind the site and for the deer population
- Lack of affordable housing
- Loss of the rural character of the surrounding area with the proposal being suburban in character
- Additional Light Pollution resulting from the proposal
- It should be ensured that the existing trees are retained to avoid unacceptable impacts to the nearby AONB
- The proposed SANG would not provide a net benefit to local residents as there are already footpaths on this section of land

Summary of other comments:

- The Planning Design and Access Statement does not mention the effect of further development on the existing residents
- If outline planning is approved existing residents should be consulted on detailed developments including access and boundaries within the site
- The internal road plan will increase on-site traffic at the north west side of Binnegar Hall.
- The western access to the A352 particularly turning right towards Wool is dangerous
- There is also a lack of substantive evidence for the need for the village hall
- The proposed SANG should be created first as a condition prior to construction of houses if outline permission is granted
- Scale – consideration should be given to the number and mix of dwellings that could be reasonably accommodated on the site especially if a rural character is to be retained

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

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

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB).

11.0 Relevant Policies

Development Plan

The Purbeck Local Plan (2018-2034) was adopted by Dorset Council on 18 July 2024.

- Policy V1: Spatial strategy for sustainable communities
- Policy E1: Landscape
- Policy E3: Renewable energy
- Policy E5: Sustainable drainage systems
- Policy E8: Dorset Heathlands
- Policy E10: Biodiversity and geodiversity
- Policy E12: Design
- Policy H1: Local housing requirements
- Policy H2: The housing land supply
- Policy H3: New housing development requirements
- Policy H9: Housing Mix
- Policy I1: Developer contributions to deliver Purbeck's infrastructure
- Policy I3: Green infrastructure, trees and hedgerows
- Policy I4: Recreation, sport and open space
- Policy I7: Community facilities and services

Material Considerations

Emerging Local Plans:

Paragraph 48 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 Options Consultation took place between January and March 2021, and a second Options Consultation will be taking place between 18 August and 13 October 2025. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development.

Paragraph 61 seeks to support the Government's objective of significantly boosting the supply of homes.

Paragraph 232 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption.

Other relevant NPPF sections include:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
17. Facilitating the sustainable use of minerals

Other material considerations

Planning appeal(s):

Land West of Church Hill and Land Off Butts Close and Schoolhouse Lane, Marnhull, Dorset, DT10 1PU (Appeal Ref: APP/D1265/W/24/3353912) – Allowed.

This was a mixed used proposal for 120no. dwellings and a local retail centre. Prescient to this case, the Inspector acknowledged the Council APS and Housing Delivering rates and did not engage the titled balance. Rather, he looked to the near future when the Council's APS expires (31 October 2025) and gave the overall housing need the highest importance, and sighted the other benefits of the scheme as reasons for allowing the appeal.

Supplementary Planning Documents

- The Dorset Heathlands Planning Framework 2020-2025
- Dorset Heathlands Interim Air Quality Strategy
- District Design Guide SPD
- Managing and using traditional building materials in Purbeck
- Managing and using traditional building details in Purbeck
- Supporting technical guidance - Bats and Birds

- Draft Landscape Character Assessment and Management Guidance (Non-AONB Areas) Purbeck

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.

12.0 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.

13.0 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 disadvantage to persons with protected characteristics has been identified following completion of the development. During the construction phase those who are housebound in the vicinity may be more affected by noise.

14.0 Financial benefits

Note: the Material benefits below will be secured by a s106 obligation, should the Committee resolve to grant permission..

Material

Affordable Housing	Policy compliant affordable housing (40% affordable provision)
Education Contribution (Primary)	£2,017.31 Per dwelling of 2 or more beds

Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling.
Nutrient Neutrality	Secure mitigation in perpetuity – Package Treatment Plant
On site SANG provision	Provide SANG provision to comply with Dorset Heathlands Planning Framework SPD (2020-2025)
LAP Play Area	A LAP should be provided on site for a development of this size
LAP Commuted Sum	A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or another body
Village Hall	Secure the provision of a new village hall on site

Non-material:
CIL - £30/sq.m

15.0 Environmental Implications

The implications of building additional housing in the countryside will need to be balanced with the social aspects of providing a new village hall, a SANG, and other financial benefits.

Carbon emissions will arise during the construction stage of the proposed development. The new dwellings will be required to meet Building Regulation standards.

An informative has been added to the decision notice to encourage the developer to use sustainable construction methods. Sustainable construction involves using renewable and recyclable materials on building projects to reduce energy consumption and toxic waste. The primary goal of this initiative is to decrease the construction industry's impact on the environment by utilizing sustainable construction procedures, practicing energy efficiency, and harnessing green technology.

16.0 Planning Assessment

The main issues of this proposal are considered to relate to:

- principle of development housing land supply and the provision of housing
- affordable housing
- merits of the case design, layout and impact on the character of the area and the Dorset National landscape (AONB)
- highway and access
- mineral safeguarding
- biodiversity
- impact on the existing and future neighbour amenity
- renewable energy
- drainage
- other material considerations and nutrient neutrality

The proposed development site is in a countryside location outside of any settlement boundary. It is an unallocated site in light of the adopted Purbeck Local Plan (PLP). PLP Policy V1(5) sets out four criteria by which the Council would support small scale development on unallocated sites adjoining a settlement boundary. However, this proposal should not be considered small scale development (major development is 10 or more homes or having a site area of 0.5 hectares or more (Appendix 2 of the NPPF)). Therefore, the proposed development is contrary to the spatial strategy of the adopted PLP. However, there are benefits associated with this proposal that Member should consider and give weight to in their decision-making exercise.

Housing land supply and the provision of housing

On the 26 September 2024, the Planning Inspectorate (PINS) confirmed that Dorset Council's Annual Position Statement could demonstrate a Housing Land Supply (HLS) of 5.02 years. This covers the entire Dorset Council area and replaces all previous calculations for the former districts. We are entitled to rely on this position until 31 October 2025. Furthermore, no areas in the Council have a Housing Delivery Test result of less than 75%. This means that the presumption in favour of sustainable development (the tilted balance) does not apply, and full weight can be given to relevant policies in the adopted Local Plans and Neighbourhood Plans.

The recently adopted PLP can rely, to some extent, on paragraph 232 of the NPPF. However, the protection of this paragraph is predicated on maintaining a five-year HLS and a Housing Delivery Test score of more than 75%.

This is all good except for the fact that 31 October 2025 is not far off and that the National Planning Policy Framework (December 2024) has changed the method for calculating 'local housing need' which is the target of every Council's HLS. Come the 1st of November Dorset Council, because of this new method, will have a shortfall of almost 8,000 homes in our five-year HLS (previously we calculated our local housing need on 1,793 x 5 years, this will increase to 3,219 x 5 years). We are seeking to address this through the emerging Dorset Local Plan and are currently out to consultation on potential site to meet this demand. The shortfall is a material consideration for deciding this application.

Sites chosen for this consultation generally share a boundary with an existing designated settlement boundary. Because this site does not it is not one of the sites shown in the consultation.

This does not change the pragmatic approach of decision-makers; that is to consider the benefits of an increase to the housing supply alongside other benefits of the scheme, against the impacts associated with the development and then assess whether there is good reason to depart from policy.

Affordable Housing

For this proposal Policy H11 would require 40%, or 19.2 units, of the housing to be provided as 'affordable housing' on site. The Council's Housing Enabling team have agreed to 0.2 dwellings worth of commuted sum. Applying the proportional breakdown of tenure types would deliver the following:

- 2x Social Rented Tenure (~10%)
- 12x Affordable Rented Tenure (~65%)
- 5x Shared Ownership (~25%)

The proposed tenure split would be almost equivalent to the policy required tenure split. The Housing and Enabling Team confirmed that the proposed tenure split and level of affordable housing proposed would be acceptable.

Ensuring these units are tenure blind in terms of all aspects of design will have to be considered at the reserved matters stage.

The application is therefore considered to be acceptable in this respect subject to completion of a s106 planning obligation to secure the agreed quantum and mix of affordable housing proposed.

Merits of the case

This site is considered a “windfall” site as defined in the glossary of the Purbeck LP:

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

The closing of Binnegar Hall put into motion unexpected changes to find the best use of the site. The use of the site for residential purposes is not in question as that was established through a previous permission for development on this site (planning ref: 6/2015/0541).

As this site is unallocated there are no stated criteria by which to assess the suitability of this site for this development. It may be helpful to consider the criteria for which small unallocated sites are measured. The criteria are as follows:

- the scale of development is proportionate to the size and character of the existing settlement;
- development does not harm the character and value of any landscape or settlement either individually or
- cumulatively through the size, appearance and layout of proposed homes; development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and
- development would not have an adverse effect on the integrity of sites within the national site network (including European sites)

Regarding the first point, the proposed development site is in East Stoke Civil Parish (ESCP). This is a countryside location outside any settlement boundary, and there is no village within ESCP that has a settlement boundary. The existing housing in the area is dispersed with no discernible consistency in layout or appearance. In addition to the extant permission for 23no. dwellings on this site, the proposed development (48no. dwellings) is considered be out of character for the area.

Point two, this site is remarkable for the number of trees and associated woodland area. The proposed development would result in the loss of some trees but many of these are low quality, and most trees would be retained and would screen the development to such an extent that the development would not be readily visible from public viewpoints.

The illustrative site plan shows existing trees being incorporated into plots 1-4 and 10-15 (see Tree Protection Plan, protective barrier/fencing and construction exclusion zone). This would not be acceptable as it could have a detrimental impact on the character of the area. It would be very difficult for the Council to enforce any tree preservation order within future private gardens. That said, the plots and dwellings on this drawing look relatively large and could be re-designed at the reserved matters stage to exclude this area from the private gardens. The exclusion of this area should be the subject of a bespoke condition. Subject to said condition, it is considered that the proposal would not harm the character of this sylvan landscape.

Thirdly, the details of appearance and layout are reserved matters. A condition could be imposed to limit the height of dwellings to 2-storey. The proposed mix of dwellings set out in the Design and Access Statement and shown on the illustrative plan, help give an idea of what the site could accommodate; 26no. detached dwellings, 22 semi-detached. Similar to the issue above with plot sizes and trees, there is space for 48no. dwellinghouses but a re-design will be necessary. (Note: this could affect the value of the site and its ability to deliver a community hall, AH, SANG, etc.)

Fourth, Natural England has raised no objection to the proposal with regard to the national site network (including European sites).

Turning to the proposed community hall, Policy I7 sets out the following:

New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should be able to satisfy the following criteria:

- a. the use cannot reasonably be met within a settlement, and the facility:*
 - i. meets an identified local need;*
 - ii. where appropriate is located close to a settlement or in an accessible location; and*
 - iii. its impact on landscape, environment and local character is minimised*

The proposed hall would not be located within a defined settlement boundary. As such, the proposal needs to satisfy the stated criteria.

Would the proposed hall meet an identified need? Yes, the ESCP has consistently stated that a hall is needed. Their previous hall was removed c2008. Periodic community surveys have confirmed this need, and they have assembled a 'Rebuild Committee' to help achieve this goal.

Is the location accessible? Considering the geographical layout of the population of ESCP, it would be difficult to find a better location. Most of the Parish dwellings are within 1.5km radius of the site and reliance on a private vehicle is commonplace.

Would the impact on landscape, environment and local character be minimised? This is an outline application to agree the principle of development and details of access only. The illustrative drawings submitted with the application show that the community hall would have a modest footprint. The details of appearance are not known at this time. However, it is considered that the woodland on the site would provide adequate mitigation to minimise a modest scale hall.

The public benefits arising from this scheme are considered to be exceptional and important. Boosting the supply of housing, and the provision of 40% affordable housing should be given

significant weight as there is a great need for the later and a growing need for the former. The delivery of a community hall would fulfil an identified local need. Whilst necessary to mitigate environmental impacts, the provision of a SANG has wide recreation benefits for the community.

The SANG and community hall would be secured through a S106 planning obligation. These benefits should be delivered at the start of the development as it is considered that without them the principle of development would not be acceptable.

Design, Layout and Visual Impact

Policy E1 (Landscape) sets out that great weight should be attached to conserving and enhancing landscape and scenic beauty in the Dorset National Landscape (DNL). The DNL is located to the south on the other side of the A352. The application site is part of its setting and not located within the DNL.

The Council also has a duty toward protected landscapes set out in section 85 of the Countryside and Rights of Way Act 2000. While the NPPF states in paragraph 189 that development within the setting of National Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on designated areas.

This duty is to 'seek to further' the statutory purposes of Protected Landscapes. Consideration should be reasonable and proportionate in the context of fulfilling this duty.

It is considered that the interconnectivity of this site with the DNL to the south is limited due to the A352, the relatively flat topography, and existing woodland. The dense woodland along southern boundary, and throughout the site would adequately screen long views from and into the DNL. A bespoke condition addressing lighting could be imposed and apply to both public and private and private spaces as much as possible to protect dark skies. Tranquillity of the area would be slightly affected from the additional car movements but not to the extent to be considered seriously detrimental to the DNL.

Additionally, there is a site of alternative natural greenspace (SANG) proposed to the south, on the other side of the A352, being considered in a separate application on its own. This would, if approved, draw pedestrians and possibly cyclist for recreational purposes which should be considered appropriate and acceptable.

Policy E12 (Design) sets out that development should demonstrate a high-quality of design with a list of nine criteria that should be met to demonstrate said quality. While the expectations of Policy H9 (Housing Mix) aim to achieve mixed and balanced communities. There is no reason why these ideals cannot be met but the assessment requires the details of layout, scale, appearance, and landscaping which are a reserved matters at this time. In the context of this site and the extant permission to convert the existing buildings on site, future appearance should draw its inspiration for this form in addition to the historical character and appearance of Purbeck generally.

In terms of the amount of development, the proposal would result in a density of around 6.7 dwellings per hectare. However, this must be considered against the fact that there are 23 dwellings approved on the site already. Factoring this in, the density would be around 9.9 dwellings per hectare. Given the rural nature of this site and the fact it is outside of any defined settlement boundary, this is considered to be acceptable.

It is considered that the proposed development of up to 48 dwellings and community hall within this location would result in a low level of landscape harm. However, should the SANG

mitigation gain planning permission this would be a public benefit which would also improve the natural landscape of the area. There is also the potential to enhance the natural environment at the detailed design of the reserved matters. It is considered that on in the context of this site and the merits of this case the Council will have fulfilled its duty to seek to further the DNL located to the south of the site.

Highways and Access

The Highway Authority (HA) has no objection to this proposal subject to conditions.

In particular, the HA has noted "...The site has previously benefited from two vehicular accesses, where visibility improvements have been made. The proposal seeks to maintain vehicular access to the site via the western access, which has been demonstrated as safe and suitable to accommodate the additional vehicular trips. The eastern access is proposed to remain as an emergency access, this can be controlled by condition... details of the internal road layout, that is not a matter being considered for permission at this time but should be addressed in any subsequent reserved matters application. I note objections have been raised with regards the internal road layout, as currently illustrated, being unlikely to be adopted. Whilst adoption is not a material planning consideration, the internal layout could be amended in order to satisfy the safe and suitable access for all users..."

With regard to the proposed SANG, they have noted that the *"...applicant is required to provide a safe and suitable means of pedestrian crossing across the A352 to and from the proposed SANG, a new pedestrian refuge island is proposed. This will require some changes to the adjacent highway network including the provision of a new footway along the north and south with tactile paving ..."* The proposed new footway should be conditioned as part of this application in order that the SANG operates as effective mitigation.

Minerals Safeguarding

The application site is located close to a Minerals Safeguarding Area. In terms of minerals safeguarding, the Minerals Strategy seeks to address this by ensuring prior extraction of minerals where possible, subject to evidence of mineral resources on the land. Having regard the context of the site and existing residential dwellings on the site and in the area, the Dorset Mineral and Waste Team have raised no objection. The Team state that they will take a pragmatic approach towards securing any supply of aggregates which the development of the site should allow through effective phasing of the overall site development.

Biodiversity

The Biodiversity Plan (BP) submitted with the application sets out the following mitigation measures and was certified (02/01/2025) by Dorset Council's Natural Environment Team. These measures would be secured via a suitably worded condition if this application is approved:

1. Site layout retaining grassland areas around Binnegar Hall for bats present within roosts in that building
2. Buffers to most of woodland edge / tree line habitats or gardens orientated to be backing onto woodland edge so as to reduce risk of light spill from windows.

3. New SANG area south of Wareham Road will provide a significant new habitat resource for foraging and commuting bats with new hedgerows, meadow grassland and pond created.
4. Lighting strategy has been produced by DFL which takes account of the areas of importance for bats identified by the survey work.
5. 39 No bat boxes (both integrated into new dwellings and erected on trees) to be provided on-site.
6. the 4 No Oak trees identified as being veteran in the KP ecology report (2019) are to have 15m protective fence barrier to protect their Root Protection Areas (RPAs) from damage during the works. This will require a specification plan showing the extent of the RPA and positioning of protective measures including fencing.
7. Prior to works being undertaken on any trees on-site, the ecologist will be consulted to ensure there are no impacts to trees that may have PRFs.

The BP also recommended the installation of bat boxes integrated into new dwellings (24 No minimum), woodcrete bat boxes erected on trees (15 No), woodcrete bird boxes erected on trees (6 No), Swift boxes integrated into new dwellings (24 No) and substantial meadow area created to the south of Wareham Road (A352) as part of SANG creation. This also includes the creation of hedgerows and a pond (management plan for this area prepared by ACLA and will be submitted with application), holes created in fences to allow for hedgehog permeability and payment for loss of grassland habitats on site to be provided via the DBAP.

A separate application has been submitted for a Site of Alternative Natural Greenspace (SANG) which is required to meet the heathland mitigation requirements for this site. This application is currently being determined by the LPA (ref. P/FUL/2023/07467). Therefore, this application will not assess the SANG in any further detail. If this application is approved, a s106 agreement would be agreed to secure the delivery of the SANG. Natural England however confirmed that the combination of the SANG provision would be acceptable.

Overall, in terms of Biodiversity, the proposal considered to be acceptable in accordance with Policy E7, E8 and E10 of the PLP.

Impact on the Existing and Future Neighbouring Amenity

Without the details of layout, scale, and appearance, it is not possible for the LPA to assess fully whether the proposal would result in an acceptable or unacceptable impact on the neighbouring amenity of any existing neighbouring dwellings. However, with reference to the illustrative site plan, it is considered that there is adequate space to design a high-quality environment for future residents if the application were approved.

It should be noted that, some time ago, an objection was received from the operator of the quarry situated to the north of the application site and concerns were raised from the Council's Minerals and Waste Team. The concerns raised were both in terms of impact to the future amenity of residents on the site and the future viability of the quarry.

At the time the comments were submitted (2019) the quarry was in the extraction phase, however that activity has come to pass and quarry is not operational. In fact, the restoration of the quarry site is due to begin later this year. This has been confirmed in a Technical Note submitted to the LPA by the Applicants. Therefore, whilst it is acknowledged that the proposed

dwellings would be in relatively close proximity to the quarry site, it is considered that if this application is approved, it would not impact on the future viability of the quarry site due to the fact it is now entering the restoration phase which would be considerably less noisy than the extraction process.

There are other safeguarded areas situated to the north of the application site however due to the distance of these from the application site, it would be considered that the proposal would not likely impact on the potential of these coming forwards when considering there are existing residents already at a similar distance to the existing quarrying activities.

There is a waste processing plant located to the north-west of the application site however on review of the planning history of this and further details from the applicants, this site does not carry out any incineration or landfill so there would not be a concern in relation to odour which could impact the future viability of this business.

Renewable Energy

Policy E12(g) encourages the use of renewable energy within developments although it does not specify an exact amount of the predicated energy requirements that would need to be provided by renewable energy. It is considered that if this application is approved, this matter would be dealt with as part of any Reserved Matters application.

Drainage

In terms of foul drainage, the submitted planning statement sets out that foul drainage would be dealt with via an on-site treatment plant. It is considered that if this application is approved, exact details of the proposed method of foul drainage could be secured via a reasonably worded condition.

In terms of surface water drainage, the information submitted with this application sets out that rainwater runoff from the proposed development would discharge to a proposed infiltration basin. The LLFA confirmed that this approach is acceptable and raised no objections subject to conditions. If this application is approved, the suggested conditions from the LLFA would be attached to the decision.

Other Material Considerations

Nutrient Neutrality

The application site is located within the Poole Harbour catchment. Poole Harbour is designated as an SPA and Ramsar. Within the Poole Harbour catchment, mitigation has been delivered since 2017 through the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (April 2017). It is not considered appropriate to continue to use the SPD as the approach to calculating nutrient loading and mitigation requirements is no longer consistent with the up-to-date understanding of nutrient pollution.

When Natural England updated their advice for the Poole Harbour catchment in March 2022, phosphorus was added alongside nitrogen as nutrients of concern. After this announcement planning decisions on development proposals where an increase in nutrient loading was likely could only be granted if the proposal included appropriate phosphorus mitigation. On 25

January 2024, the Secretary of State designated Poole Harbour as a nutrient sensitive catchment for both nitrogen and phosphorus.

For all planning applications determined after the 31 July 2024, applicants or developers for qualifying development in Poole Harbour's catchment must secure nutrient mitigation for their development proposal. Mitigation can be secured:

- on-site, or through other land owned by the applicant or developer (as an example mitigation may include changes in land management to offset impacts or a new wastewater treatment works managed by a [NAV](#) water company)
- through an agreement with an accredited third-party mitigation provider
- through an agreement with Dorset and BCP Council acting in their capacity as a nutrient mitigation provider.

In all instances, the mitigation will need to be secured in perpetuity through the necessary legal agreements or planning condition and details of the mitigation measures must be presented by the applicant or developer as part of their nutrient neutrality statement.

Natural England set out that the methodology used for calculating nitrogen budgets for the development, including benefits generated from the upgrade of the existing PTP, was acceptable. Further, Natural England was also satisfied that the hydrological connectivity of the existing PTP to the watercourse makes the measure eligible for offsetting the proposed discharge to a watercourse. Overall, Natural England concluded that the package treatment plant (PTP) upgrade along with the delivery of the SANG has been demonstrated to provide sufficient nitrogen reductions to offset the additional nitrogen discharges associated with the proposed development of 48 dwellings and will therefore ensure nitrogen neutrality in relation to the Poole Harbour designated sites. On this basis, the LPA are satisfied that the proposed development would be acceptable in regard to Nutrients in accordance with Policy E9 of the Purbeck Local Plan.

Natural England set out within their comments that they were satisfied that the combination of the proposed PTP upgrade and the provision of the SANG would suitably mitigate against the development proposed.

The application is therefore considered to be acceptable in this respect subject to condition and completion of a s106 legal agreement

17.0 Conclusion

The proposed development would be contrary to the spatial strategy of the adopted PLP. The Council's housing land supply and housing delivery test are such that the principle in favour of sustainable development is not engaged. The positive recommendation is based on the merits of the case and the significant weight attached to the provision of: a community hall, affordable housing, market housing, and a SANG.

The proposed development site is a windfall site where the principle of some residential development has been allowed.

This is an outline application to agree the principle of providing a further 48no. dwellings on the site. Whilst there are some concerns with the proposed quantum of development and the loss of trees, details of layout, scale, appearance and landscaping are reserved matters. It is considered that 48no. dwellings could be achieved having due regard character of the area.

The officer recommendation is subject to conditions and the completion of a S106 Legal agreement to secure delivery of affordable housing, maintenance of the on-site LAP, a community hall, SANG and contributions towards education.

18.0 Recommendation

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

a) Grant planning permission subject to the following conditions, and the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following, as a minimum:

- Policy compliant affordable housing (40% affordable provision).
- Education Contribution (Primary) £2,017.31 per dwelling of 2 or more beds.
- Special Educational Needs (SEN) Education Contribution £1,487.62 per dwelling.
- Nutrient Neutrality mitigation in perpetuity – Package Treatment Plant.
- Provide SANG provision to comply with Dorset Heathlands Planning Framework SPD (2020-2025)
- A LAP play area provided on site.
- A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or another body.
- Secure the provision of a new village hall on site.
- Commuted sum for future maintenance of village hall.

Conditions:

1. No part of the development hereby approved shall commence until details of all reserved matters (layout, scale, appearance, and landscaping) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'reserved matter' must be made not later than the expiration of three years beginning with the date of this permission.

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

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

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

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

- 8589/102 Location Plan
- 173370-PHL-01 Rev. D Binnegar Hall Preliminary Highway Layout Option 1 – West Access
- 173370/PD03.1 Rev A Proposed Over-runnable Pedestrian Refuge With Tank Transporter Travelling Over
- 173370B_PDL_03 Rev. P03 – Preliminary Foul Water Drainage Layout – Sheet 01
- 173370B_PDL_04 Rev. P02 – Preliminary Foul Water Drainage Layout – Sheet 02
- 173370B_PDL_01 Rev. P02 – Preliminary Surface Water Drainage Layout – Sheet 1
- 173370B_PDL_02 Rev. P02 – Preliminary Surface Water Drainage Layout – Sheet 2

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

5. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan(CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

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

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

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

6. Prior to occupation of any building hereby approved, details of an extension to the existing footway on the south verge and provision of a footway on the north verge of the A352 shall be submitted to and agreed in writing by the local planning authority. Thereafter, the footways shall be constructed in accordance with the agreed details.

Reason: to ensure the proper and appropriate pedestrian accessibility to the site and ensure that highway safety is not adversely impacted upon.

7. Prior to occupation of any dwelling on the site, the proposed vehicular access as detailed on drawing numbered 173370-PHL-01 Rev D (submitted with the Transportation

Statement) shall be constructed in accordance with the approved detailed drawing including provision of visibility splays with the area in advance of the splay lines cleared of all obstructions to visibility between 0.6m and 2.1m above the adjoining carriageway and thereafter be similarly maintained in perpetuity.

Reason: To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety.

8. The development shall be served by an access road(s) laid out and constructed in accordance with the approved reserved matters details, and no dwelling on the site shall be occupied until the road (including vehicular turning head(s), street lighting, drainage and footways where proposed) providing access to it from the nearest public road to that dwelling has been completed to at least binder course and footways to surface course level in accordance with the details so approved.

Reason: To ensure a satisfactory means of access for occupants of the development.

9. Prior to commencement of development, details of a scheme for the manoeuvring, parking, loading and unloading of vehicles must be submitted to and agreed in writing by the Planning Authority. Thereafter, the agreed scheme shall be constructed before any dwelling hereby approved is occupied or utilised, and these areas must be maintained, kept free from obstruction and made available for the purposes specified unless otherwise agreed in writing.

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

10. In accordance with the details hereby approved, the eastern site access from the A352 shall be maintained as an 'emergency only' access to the site. The access shall be signposted accordingly through the provision of a sign located off of public highway detailing 'Emergency Access Only'. Details of the specification and location of the signage shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be completed in accordance with agreed details and permanently maintained as such unless otherwise agreed in writing.

Reason: To prevent the use of the eastern access as a primary vehicular access highway at a location that is considered to be inappropriate, except in an emergency situation.

11. 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 shall 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.

12. 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.

13. The development hereby approved shall be carried out in accordance with the recommendations set out in Section 7 of the Ecosupport (Revised 16/11/2023) (ecological impact assessment) and in accordance with the approved Biodiversity Mitigation and Enhancement Plan signed by Dorset Natural Environment Team (DC NET) and subject to DC NET Certificate of Approval dated 2nd January 2025, unless otherwise agreed in writing by the local planning authority.

Reason: in the interest of biodiversity and the setting of the Dorset National Landscape.

14. The development shall be carried out in accordance with the details of the Nutrient Neutrality Mitigation Strategy - Nutrients Technical Note V4_2024.08.15 - Ref. 416.065312.00001" prepared by SLR and dated 15th August 2025, which details mitigation from the impact of phosphorous arising from the development on the Poole Harbour Special Protection Area (SPA) and Ramsar shall be delivered on site.

Should the details of the development change at the reserved matters stage, the Applicant shall submit to the Local Planning Authority an updated Nutrient Neutrality Mitigation Strategy, providing an updated nutrient budget calculation for the development as a whole and detailing how it is proposed to secure mitigation from the impact of phosphorous arising from the development on the Poole Harbour Special Protection Area (SPA) and Ramsar.

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

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

15. Prior to occupation of any dwelling hereby approved, 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 in writing by the Local Planning Authority. The submitted details shall include a water consumption calculation for each of the dwellings in accordance with the Approved Documents referred to above. Thereafter approved measures shall be implemented

and maintained in perpetuity unless otherwise agreed in writing by the local planning authority.

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

16. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on Tree protection plan 16074 - 12 to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s) or construction exclusion zone.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

17. 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). If 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 approved remediation scheme shall be completed in accordance with the approved details and on completion 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.

18. No soil shall be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source material information. The analysis shall then be carried out and a validation certificate or similar evidence should be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the environment.

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

Reason: In the interests of biodiversity and character of the Dorset National Landscape.

20. Prior to commencement of the development hereby approved, a scheme for the removal of rhododendrons, management and removal of ash trees, and the replanting of these with native tree species which would accord with the area tree preservation (PDC/TPO 469) shall be submitted and agreed in writing by the local planning authority. Thereafter, the development and management of the site shall be carried out in accordance with the agreed scheme.

Reason: in the interest of flora and fauna, and the landscape character of the area.

Informative Notes:

1. INFORMATIVE NOTE: Junction

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.

2. INFORMATIVE NOTE: Development team

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. INFORMATIVE NOTE: Advance Payments Code

The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Highways Development team. They can be reached by email highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990

5. The applicant is encouraged to use sustainable construction methods. Sustainable construction involves using renewable and recyclable materials on building projects to reduce energy consumption and toxic waste. The primary goal of this initiative is to decrease the construction industry's impact on the environment by utilizing sustainable construction procedures, practicing energy efficiency, and harnessing green technology.
6. In the interest of the Dorset National Landscape and character of the area generally, the final layout to be submitted as a reserved matter will be expected to omit existing trees from all private gardens. Private ownership could result in lopping, topping, or felling of trees to the detriment of the character of the area.

b) Refuse

Refuse permission for the reasons set out below if the S106 legal agreement is not completed by 3rd March 2026 or extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

Reason for refusal (summary points):

The application is contrary to Policies V1, E1, H11 and I1, I4 of the Purbeck Local Plan 2024 as there is no legal agreement in place to secure:

- landscape mitigation
- the appropriate affordable housing contribution,
- Suitable Alternative Natural Greenspace (SANG),
- a Package treatment plant upgrade,
- Poole Harbour mitigation (secured in perpetuity) ,
- Delivery of the community hall
- a commuted sum towards maintenance of a LAP not secured
- financial contributions towards education and special needs education

Application Number:	P/FUL/2023/07467		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land South Of A352 (Wareham Road) Binnegar, East Stoke Purbeck		
Proposal:	Use of land as Suitable Alternative Natural Greenspace (SANG) with associated access, landscaping, infrastructure and alterations to road.		
Applicant name:	Westcoast Developments.		
Case Officer:	Claire Hicks / Robert Lennis		
Ward Member(s):	Cllr Brooks (consulted as former councillor), Cllr Wilson.		
Publicity expiry date:	20 January 2025	Officer site visit date:	30 January 2025
Decision due date:	3 February 2025	Ext(s) of time:	3 February 2025

1. Reason application is going to committee:

This application is running parallel with another application for housing on the north side of the A352 (Wareham Road) (planning application ref: 6/2018/0228) which will be considered at the same Planning Committee. This SANG is being proposed to mitigate the environmental impacts of the proposed development for Binnegar Hall estate.

2. Summary of recommendation:

- a. To grant permission for the creation of this SANG subject to conditions and the signing of a S106 legal agreement to secure its delivery prior to the occupation of any dwelling approved under planning application ref. 6/2018/0228 and continued availability in perpetuity. Or
- b. Refuse planning permission if within six months from the day of this Committee the section 106 legal agreement is not completed.

3. Key planning issues

Issue	Conclusion
Principle of development and general location of development	The proposed SANG at Court Farm is well positioned near to the pending outline planning application for 48 dwellings at Binnegar Hall (6/2018/0228). The purpose of the SANG is to displace the recreational pressure generated by the residential application.

	A S106 legal agreement will secure the long-term public availability and management of this SANG in perpetuity through a Management Company.
Impact on Dorset National Landscape	There would be no adverse impact on the landscape and the proposal accords with Policy E1 (Landscape) of the Purbeck Local Plan (2024).
Layout and Appearance	The proposal is considered to be acceptable and in accordance with Policy E8 (Dorset heathlands), of the Purbeck Local Plan (2024).
Impact on Trees	There would be no adverse impact on the landscape and the proposal accords with Policy E1 (Landscape) of the Purbeck Local Plan (2024).
Highway impacts	Acceptable. The Highway Authority has raised no objection to the proposals subject to a conditions and an informative note.
Local amenity	No adverse impact. Net benefit from creating green infrastructure which would limit the need to travel.
Impact on ecology and biodiversity.	The proposal would improve the nature conservation interest of the site.
Flood risk	The Lead Local Flood Authority have no objection.
Loss of agricultural land	The site size is relatively small and the agricultural grade is mix of 3 and 4.

4. Description of site

The site is located outside of any defined settlement and within the open countryside. It is currently used for agricultural purposes and the land is classified as mostly grade 3 (good to moderated quality agricultural land) with some grade 4 grassland in the southeast corner. It is positioned to the south of the A352, close to the Binnegar Hall estate, and broadly rectangular in shape. The parcel of land comprises approximately 4.94 hectares. It is centred on OS grid reference SY88828695.

The site comprises a single parcel of land which is adjoined to another parcel of land to the west; however, this field is not proposed to form part of the SANG. These parcels of land are divided by an established hedgerow. The eastern boundary of the site is abutted by the B3070. There is a railway line running along the southern boundary of the site which forms part of the mainline national rail network.

There is currently only one point of access to this field. Private access to the site is gained by way of a metal five bar gate on the eastern boundary, off the B3070. There is not currently any public right of access to this field.

The site is located north of the river Frome within the valley floor and is relatively flat, falling gently in a south-easterly direction. The Environment Agency flood maps identify that the site is within flood zone 1, which means that it has a low probability of fluvial flooding. The southwestern corner of the site has a medium flood risk from surface water (between 1% and 3.3%). The southeastern corner of the plot has a high flood risk from surface water (greater than 3.3%).

The site lies within the Dorset National Landscape (AONB). The Dorset Landscape Character Assessment identifies the application site as lying within the 'Frome Valley Pasture' landscape character type. Several oak trees on site are covered by preservation order (ref: TPO/2023/0042).

The surrounding area is predominantly characterised by open countryside, comprising a patchwork of agricultural land, heathland scrub and a connected network of woodland groups. There are clusters of residential properties north and south of the site along the A352. To the east of the site adjoining the A352 lies a ribbon of residential development, comprising the settlement of Holmebridge. Binnegar Hall is located to the northwest of the site, which is being converted to residential use. Approximately 0.2 km to the west of the site lies the residential property, Grapevine Cottage, and to the southeast is Holmebridge Cottages both of which are designated Grade II Listed Buildings. To the south of the site, parcels of land remain in agricultural use. Further south of the site is the river Frome.

The site is roughly equidistant between the primary local service centres of Wareham to the east and Wool to the west. The site is classified as falling within the parish of East Stoke.

Worgret Heathland is located approximately 0.8 km to the east. It is a nationally designated SSSI and part of the internationally designated Dorset Heathland Special Protection Area (SPA) and Dorset Heaths Special Area of Conservation (SAC).

5. Description of development

This application seeks full planning permission for the change of use of land to Suitable Alternative Natural Greenspace (SANG). The proposed SANG would provide ecological benefits and opportunities for a variety of recreational benefits through the creation of a series of pathways (some of which are to be surfaced), introduction of a wildlife pond, hedgerow and tree planting, erection of stock fencing around the site's perimeter, installation of stepping logs, climbing boulders, bins, gates, and information panels.

This SANG has been designed to provide an attractive recreational open space. It has been designed to comply with the Dorset Heathland Planning Framework guidance, reflecting pre-submission advice from Natural England and Dorset Council.

Subject to planning approval, the SANG will be maintained and managed as per a management plan to be secured by planning condition and S106 legal agreement. SANG

Access to the SANG would be free of charge and available for use for any who wish to use the SANG. It has been designed for all types of users with a range of transport options in mind. It would be easily accessed via foot, cycle, car or bus.

The works to the road network which fall outside the development site would be covered by the Highway Act and bespoke planning conditions. These works have been considered alongside this application as they provide a sustainable walking route between the proposed housing scheme, village hall and this SANG. There are no parking proposals as part of this application but up to 17 car parking spaces are proposed as part of the housing scheme which would be available for public use associated with the village hall and/or to access the SANG.

There are three entrances proposed: two pedestrian accesses on the northern boundary and one on the eastern which would facilitate vehicular access for maintenance. The main entrance would be on the northern boundary and would provide access from the Binnegar Hall development, located broadly across from the residential property Byways. There would be another access on the northern boundary which would provide an access for those who are using the proposed lay-by as a drop-off, and a further access is proposed on the site's eastern boundary which will also be served by a small lay-by with the potential to accommodate informal parking of one vehicle.

The proposed SANG would create a new type of ecologically valuable habitat, which will include meadow creation, new pond, and hedgerow planting. This would increase the biodiversity interests of the local area and would contribute to the Council's duty to seek to enhance the Dorset National Landscape. There would also be a planting mood board which identifies the type and diversity of planting to be provided within the scheme for visitor education.

The submitted arboricultural method statement sets out how trees will be protected and managed during the development.

6. Background and relevant planning history

There is no relevant planning history for the application site.

Members should be aware that in 2016, planning application reference 6/2015/0541 was approved for the alteration, extension and change of use of existing buildings at Binnegar Hall to Class C3 residential use. The proposal involved the creation of 23 dwellings – 9 houses and 14 flats/maisonettes.

In 2018, an outline planning application (ref: 6/2018/0228) was submitted to the Council for the erection of 48 dwellinghouses and a village/community hall at Binnegar Hall. As part of this outline application, this SANG is considered to be necessary to provide mitigation for any impact upon the Dorset Heathlands protected sites.

To create a safe access to the SANG, works are proposed to the highway as part of that outline application. These works consist of a pedestrian route from the eastern access road to Binnegar Hall, on the northern side of the A352. The pedestrian footway would extend to a proposed pedestrian crossing point with a refuge island. The existing layby would be removed and converted to landscaping.

It is important to note that originally the proposed SANG was to be located at land to the northwest of Binnegar Hall; as requested in some representations received. However, that site was not feasible as the roads and public right of ways would have linked the SANG to Worgret Heath. As such, it would not have been effective in diverting recreational pressure from residents away from the designated sites of ecological importance.

Other sites were then identified, and this site was ultimately selected due to its compliance with criteria set out in the Dorset Heathlands Planning Framework.

Prior to the submission of this application, discussions have been held with Natural England and the Council regarding the suitability of the proposed SANG at this site. Both Natural England and the Council representatives have supported the principle of a SANG at this location.

7. List of constraints

Tree Preservation Order (TPO/2023/0042)

Poole Harbour Catchment Area: Nutrient Catchment Areas

Dorset Heathlands - 400m heathland buffer for Worgret Heath (north of A352)

Dorset Heathlands - 5km Heathland buffer

SGN - High pressure gas pipeline 1km or less from Regional High Pressure Pipelines (>7 bar)

SGN - Medium pressure gas pipeline 25m or less from Medium Pressure Pipelines (75mbar - 2 bar)

Railway: Standard Gauge Track - Distance: 4.02

Risk of Surface Water Flooding Extent 1 in 30 - Distance: 0

Risk of Surface Water Flooding Extent 1 in 100 - Distance: 0

Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

Groundwater – Susceptibility to flooding; - Distance: 0

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

Existing ecological network (Polygons)

Higher Potential ecological network

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021) and Poole Harbour (UK11054)

Site of Special Scientific Interest (SSSI) impact risk zone

Scheduled Monument: Two bowl barrows on South Heath, 290m and 370m east of Binnegar Hall (List Entry: 1016276.0)

Scheduled Monument: Section of Battery Bank on South Heath (List Entry: 1016273.0)

Scheduled Monument: Bell barrow and two bowl barrows 170m north east of Holmebridge Post Office (List Entry: 1016274.0)

Historic Landfill Site: Fields At Rushton Farm

Minerals and Waste Safeguarding Area - ID: 3811;

Minerals and Waste - Minerals Consultation Area - Name : Binnegar ;

Mineral and Waste - Ball Clay Consultation Area - Name: 8

RAD - Radon: Class: Class 1: Less than 1%

ONR winfrith_magnox_12km_zone

ONR winfrith_tradebe_inutec_12km_zone

8. Consultations

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

Consultees:

- Network Rail
No objections.
- Office for Nuclear Regulation
No comment.
- Natural England
No objection subject to conditions, and details to be secured in a S106 legal agreement.
- Dorset National Landscape (AONB) Team
No objections.
- DC - Natural Environment Team
No objections subject to conditions.
- DC - Highways
No objection subject to conditions.
- DC - Trees (East & Purbeck)
No objection subject to conditions.
- DC - Minerals & Waste Policy
No comment.
- DC - Flood Risk Management
No objection.
- DC - Environment Mitigation Delivery Team
No objection subject to conditions.
- East Stoke PC
Object on grounds of highway safety.
- South East Purbeck Ward
No comment.

Representations received:

Five representations have been received raising concerns and objections relating to highway safety, and the use of a layby for parking and access.

The then councillor for the area Ms. Brooks supported the SANG but had concerns about the highway safety of pedestrians crossing the A352. This concern was echoed by the other representations received.

CPRE oppose this application. They are of the view that the proposed SANG would compound damage to the countryside's bio-diversity value in this location.

9. Duties

- s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.
- Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty)

10. Relevant policies

The Development plan

Purbeck Local Plan (adopted July 2024):

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

- | | |
|--------------|--|
| Policy V1- | Spatial strategy for sustainable communities |
| Policy E1- | Landscape |
| Policy E2 - | Historic environment |
| Policy E7- | Conservation of protected sites |
| Policy E8 - | Dorset heathlands |
| Policy E9 - | Poole Harbour |
| Policy E10 - | Biodiversity and geodiversity |
| Policy E12- | Design |
| Policy H2- | The housing land supply |
| Policy I3- | Green infrastructure, trees, and hedgerows |
| Policy I4- | Recreation, Sport and Open Space |

Material considerations

The Dorset Council Local Plan

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

National Planning Policy Framework 2024 (as amended 2025)

The most relevant sections of the NPPD for this case are considered to be:

- Section 2. Achieving sustainable development: reminds us that the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective, and an environmental objective. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)
 - Paragraph 11 states 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.
- Section 4. Decision-making; sets out how 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 8. Promoting healthy and safe communities; sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places.
- 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.
- Section 15. Conserving and Enhancing the Natural Environment; requires great weight to be given to conserving and enhancing National Landscapes.

Other material considerations:

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

- C1 (b) creation of landscape features (i.e. hedges, tree clumps, etc) will be regarded favourably.

Dorset National Landscape draft Management Plan 2026-2031. This document is still out to consultation and should only be accorded very minimal weight.

Dorset Heathlands Planning Framework 2020-2025 (Supplementary Planning Document, April 2020)

- Appendix D: Guidelines for the establishment of Suitable Alternative Natural Greenspace (SANG) Quality Standards for the Dorset Heaths
- Appendix E: SANGs planning application principles.

Dorset AONB Landscape Character Assessment

- Frome Valley Pasture – Valley Pasture; is characterised by a flat valley floor with the meandering River Frome and its floodplain and terraces. Views are often extensive particularly towards Wareham with an array of diverse wetland habitats.
 - The relevant key characteristics and special qualities are listed as:
 - Meandering flat and river floodplain, nationally designated for its ecological value, with small wet woodlands, wet winter flooded grasslands and extensive pattern water meadows
 - Large open regular fields with dense copses of oak, hazel, holly ancient woodlands and occasional individual trees
 - Linear and nucleated settlements of local stone located on roads along the river terrace margins
 - Historic bridges, mills and ecclesiastical remains, illustrating the area's rich historic and built heritage
 - Strong undeveloped rural character, with traditional agricultural character, tranquility and dark night skies largely maintained

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.

Considerations have been, and can be, given to the access arrangements and choice of surfacing for those of us with mobility impairments.

13. Planning Assessment

The main issues of this case are considered to relate to:

- Principle of development
- Highway safety
- Landscape impacts and green infrastructure
- Ecology and biodiversity
- Benefits of the scheme.

Principle of development

In the adopted PLP, the Council has outlined its approach for achieving its vision in ten key objectives covering the following four areas: a) environment; b) housing; c) economy; and d) infrastructure. This overarching vision and these objectives underpin the policies in the plan and are fundamental to informing decisions taken on planning applications.

This proposal has come forward to provide a ‘Suitable Alternative Natural Greenspace’ (SANG). On the face of it this is a change of use of the land from agricultural land to a recreational green space. Nonetheless, it is understood that this application has come forward to allow for the delivery of housing north of the A352. The land would act to divert visitors from protected Dorset Heathland thereby mitigating the additional recreational impacts associated with a net increase in dwellings that could otherwise cause significant harm to nearby habitat sites.

The proposed SANG would change the use of approximately 5 hectares of agricultural land, to land for public recreation. The agricultural land grade is a mix of 3 and 4 grade (mostly moderate quality grade 3). The quantum of land and the moderate quality should not raise objections in light of the proposed use.

The proposed use would have benefits in terms of green infrastructure for the proposed housing and existing community. There would be environment and ecological benefits associated with planting of trees and hedges and the provision of a wildlife pond.

Access to the SANG would involve creating three gated access points. Internally, a walking path around the site is proposed, a wild-life pond, tree and hedge planting, and other environmental/ecological benefits as set out on plan. Off-site improvements to the

A352 (Wareham Road) would see a new pavement installed along with a new pedestrian crossing, and a layby extended.

The Council's Heathland Mitigation Officer and Natural England are satisfied that the proposed SANG sufficiently accords with the requirements set out in Appendix D of the Dorset Heathlands Planning Framework that it can operate effectively as mitigation for the proposed residential scheme at Binnegar Hall.

On the merits of this application, the proposal would accord with PLP Policies, and the key objectives of the Plan.

Highway safety

The concerns of local residents on this topic are noted above.

The Council's highway engineers have noted that "...the applicant is required to provide a safe and suitable means of pedestrian crossing across the A352 to and from the proposed SANG, a new pedestrian refuge island is proposed. This will require some changes to the adjacent highway network including the provision of a new footway along the north and south with tactile paving at the dropped crossing, installation of the pedestrian refuge island, realignment of the carriageway to also allow wider MOD vehicles to pass and repass without obstruction and relevant regularity and advisory signs/lines. The proposal has been independently assessed through a Road Safety Audit and the Highway Authority deem this to be acceptable. The implementation of these offsite works will be subject to a section 278 agreement of the Highways Act 1980. The Highway Authority would have no objection..." subject to conditions.

The application also proposes to relocate the existing speed limit signs and posts 560m to the east, as noted on plan.

In light of your engineer's comments, highway safety matters accord with PLP Policy I3.

Landscape impacts, and green infrastructure

The applicant has taken on-board the recommendations of put forward by the Dorset National Landscape (DNL) Planning Officer and your Heathlands Mitigation Officer.

"Dorset National Landscape Team has reviewed the amended landscaping plan for the SANG. On the whole, this has responded positively to points of feedback provided previously. There are some matters where compromise has been reached, particularly in relation to the specification of perimeter fencing and gateways, in recognition of the need for these to remain secure in the long-term, which is particularly important in this location, given the proximity of roads. Overall, we note the following changes:

- A reduction in hedgerow removal for the primary point of access on the northern edge of the site.
- Internal fencing to be wooden post and wire, with clipex only to be used where important to securing the perimeter. Furthermore, hedgerows shall be maintained to enable the perimeter fencing to be integrated within the hedge lines.
- Gateways into the site will be galvanised steel, due to durability requirements.

- Areas of self-binding gravel adjacent to gateways into the site have been reduced/minimised and surfaced path widths have been reduced to 1.8 - 2m wide.
- The number of benches and signage has been reduced quite substantially and will be of a higher specification hardwood.
- The natural play area will not include any 'formal' play equipment and will be formed of natural materials."

In light of these comments, and no objections being raised by Natural England, it is considered that the proposal would accord with PLP Policies I3 Green infrastructure, I4 Recreation, sport and open space, E1 Landscape and E8 Dorset heathlands, E10 Biodiversity and geodiversity.

Ecology and biodiversity

The primary purpose of this SANG is to displace the recreational pressure of new housing development away from Worgret Heath, to conserve its ecological importance and status. Paragraph 180 (d) of the NPPF states that "development whose primary objective is to conserve or enhance biodiversity should be supported".

The revised Ecological Appraisal (November 2023) supporting this application provides an assessment of the impact of the proposal upon the site's ecology. The habitats of ecological value such as marshy grassland would be retained and enhanced.

Furthermore, the report identifies that the SANG proposal would result in the creation of new ecologically valuable habitat. This would be targeted with meadow creation, a new wild-life pond and hedgerow planting which enhances the richness of biodiversity at the site. With additional benefits of new habitat resource for foraging and community bats. It can fairly be said that the proposal would have a moderately positive impact on ecology in the local area.

14. Environmental implications

There are no foreseen adverse impacts associated with this proposed change of use of the land. There are a number of benefits associated with this change to a SANG; limiting the need to travel for such a recreational opportunity, and ecological enhancements are but two obvious.

15. Summary of issues and the planning balance

The proposed change of use is considered to accord with the adopt PLP and also broadly accords with the NPPF. The benefits as set out would clearly tip the balance in favour of granting planning permission subject to securing the provision and ongoing availability for public use via S106 legal agreement.

16. Recommendation

a) Grant planning permission subject to the following conditions, and the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following:

- SANG with associated access, landscaping, infrastructure and alterations to road which accords with Dorset Heathlands Planning Framework SPD (2020-2025) and having regard to this Officer's report and recommendation.

Conditions:

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

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

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

- Location plan – dated 21 Dec 2023
- Landscape plan – 347 - 1 - R2
- Proposed pedestrian crossing link to SANGS – 173370/PD01 Rev K
- Proposed over-runnable pedestrian refuge – 173370/PD03

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

3. Prior to the use of the SANG hereby approved, the footways and pedestrian crossing shall be implemented broadly in accordance with the approved details, as shown on drawings numbered 173370/PD01 K and 173370/PD03.1 A, the Road Safety Audit outcomes and Letter and the letter/email committing to the marginal upstand, studs and tactile blocks and thereafter maintained unless and until adopted as publicly maintainable.

Reason: To provide the necessary highway infrastructure improvements to promote and encourage sustainable transport and travel by providing safe pedestrian means of crossing to the road to the SANG.

4. No development shall take place until a management plan relating to the proposed SANG has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall set out specific habitat management and enhancement measures; frequency and nature of SANG maintenance measures including timetables; means by which the SANG will be advertised; and the means by which the SANG management strategies can be adapted over time. The approved scheme shall be implemented prior to the first occupation of the residential development approved as part of planning permission 6/2018/0228 and/or use of the SANG, whichever is the sooner, and shall thereafter continue to be undertaken in accordance with approved details or subsequent approved iterations.

Reason: In the interests of securing appropriate SANG management and maintenance measures

5. Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and confirm that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details.

Note: All trees and hedges shown on approved plans to be retained, shall be safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

The Barrell Arboricultural Method Statement (AMS) reference no. 16074-AMS3-CA dated 5th November 2024 and plan reference no. 16074-13 in support of the planning application shall be adhered to in full, subject to the pre-arranged supervision detailed in section 1.3 of the AMS by a suitably qualified and pre-appointed tree specialist.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

6. The soft landscaping works detailed on approved drawing 347 - 1 - R2 must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the approved drawing and any trees or plants which within a period of 5 years from the completion of the development fail, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

7. Prior to the first use of the site by visitors, the ecological mitigation set out in the submitted SANG Technical Note dated 24th April 2025 shall be implemented in full and notice of this shall be submitted to the LPA in writing by the developer.

Reason: To ensure mitigation proposed is carried out in a timely fashion in the interest of biodiversity.

Informative Notes:

1. This decision shall be read in conjunction with the legal agreement dated xxx securing the use of the land as SANG.

2. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

3. Please note, there is a medium pressure gas pipeline approximately 12.3m to the north of the site, under the A352.

4. The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

Or

- b) Refuse permission for the reasons set out below if the S106 legal agreement is not completed by 3rd March 2026 or extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

Reason for refusal:

1. The proposal fails to meet the criteria for Suitable Alternative Natural Greenspace (SANG) set out in the Dorset Heathlands Planning Framework Supplementary Planning Document as there is no mechanism to secure the provision of public access to the land and ongoing management required for effectiveness.

Officer Report

Eastern Area Planning Committee

24 September 2025

Application Number:	P/FUL/2024/06189
Webpage:	Planning application: P/FUL/2024/06189 - dorsetforyou.com
Site address:	Hope Farm Mill Street Corfe Mullen BH21 3RQ
Proposal:	Retention of a stable/rural building. Siting of a mobile home to be used as a temporary rural worker's dwelling with sheds for ancillary residential storage. Change of use of land to a mixed agricultural and alpaca trekking enterprise
Applicant name:	Mr Kevin & Mrs Vivienne Cooper
Case Officer:	James Brightman
Ward Member(s):	Cllr Florek and Cllr Sowry-House

1. Reason application is going to committee:

At the request of the Chair of the Eastern Area Planning Committee.

The application was deferred from the Eastern Area Planning Committee meeting on 30 April to secure additional details about the Alpaca trekking element of the business and to review materials proposed for the external face of the caravan. The application returns to Committee with updates to the report identified in bold italic text.

2. Summary of recommendation:

Grant Planning Permission subject to conditions

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable - the dwelling is functionally required to be in a rural area.
Impact on the Green Belt	Acceptable – although the dwelling is inappropriate development in the Green Belt, its agricultural functional need represents a very special circumstance to permit it. The stables/rural building is appropriate development in the Green Belt. The proposed mixed use as agriculture and alpaca trekking would preserve openness.
Impact on highway safety	Acceptable, subject to conditions advised by National Highways
Impact on the landscape	Acceptable – no adverse impact on the landscape

Issue	Conclusion
Flood risk	Acceptable – no risk to the development from flooding
Impact on Heritage Assets (HAs)	Acceptable – development adequately screened by existing vegetation so as not to have an adverse effect on HAs
Biodiversity	Acceptable – biodiversity enhancements to be secured by condition

4. Description of site

- 4.1 The application site is situated approximately 3.5km southwest of Wimborne Minster and 1.5m northwest of Corfe Mullen. The site lies adjacent to the south side of the A31, at the junction with, Blandford Road (B3074). There is an existing field access close to the northwestern corner of the site directly onto the A31.
- 4.2 A hedgerow runs along the highway boundary with the A31 and wraps around the northwest boundary of the site and along the highway verge boundary with Blandford Road.
- 4.3 To the south-west of the site, and on the other side of the Blandford Road, is St Huberts church which is a Grade II listed building.
- 4.4 The dismantled railway line in Corfe Mullen runs along the southern boundary of the site. This is not a public right of way and is owned by the Council and the public is permitted to use it for open access. ***The applicants are in the process of securing permission from the Council to use this route for a business purpose.***
- 4.5 ***The Council's Senior Rural Estates Surveyor has confirmed that it is the Council's intention to grant permission to Mr & Mrs Cooper to use the old railway line for alpaca trekking. This will require terms to be agreed with Mr & Mrs Cooper to grant a licence for the permitted use.***
- 4.6 The total parcel of land amounts to approx. 1.6 hectares. The majority of the site is divided into paddocks. The perimeter of the site is approximately 540m.
- 4.7 The site lies within the Southeast Dorset Green Belt and open countryside.
- 4.8 There are a number of structures/outbuildings on the northwest corner of the site including a large barn, mobile home, 2 x stable/rural buildings (the most northerly of which is lawful), two small sheds to the north of the stables and hardstanding.

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- 4.9 The boundaries of the larger red site area are mainly hedging with the hard surfaced yard enclosed by fencing. Only the large barn benefits from planning permission and the nearest building to it to the south has been recently granted a Certificate of Lawful Development as a rural building. Aerial photos from 2017/18 do not show any structures on the agricultural land. It is understood the applicants purchased the land in 2019.

5. Description of development

5.1 It is proposed to:

- retain the existing stable/rural building to the southeast of the building recently granted a lawful development certificate under application P/CLE/2024/05884 (for the erection of a rural building along the western boundary of the site). The agent advises that this building does not play any significant role in the alpaca trekking enterprise and will be used for general agricultural storage and to provide shelter for quarantined animals, away from the main herd. Occasionally, it may be used to accommodate livestock requiring veterinary care and attention and birthing.
- retain the mobile home on site to be used as a temporary rural worker's dwelling
- retain 2 small sheds for ancillary residential storage. These are sited between the lawful rural building and the existing stable/rural building it is proposed to retain
- change the use of the land to a mixed agricultural and alpaca trekking enterprise. Alpaca treks to take place at weekends and Public Holidays only and uses the old railway line to the south. 3 treks per day.

6. Background and relevant planning history

- 6.1 Planning permission was refused on 28/6/24 (ref: P/FUL/2023/07347) for the retention of the stables and conversion of the stables into a temporary rural worker's dwelling with retention of sheds for ancillary residential storage and change of use of land to a mixed agricultural and alpaca trekking enterprise.
- 6.2 This differed from the current proposal as it proposed the conversion of the existing stables into a temporary rural worker's dwelling, whereas the current proposal is to retain an existing mobile home as the temporary rural worker's dwelling.

The reasons for refusal for application P/FUL/2023/07347 were:

'1. The site lies within the Green Belt where development is inappropriate unless it meets on of the exceptions at paragraphs 154 and 155 of the National Planning Policy Framework (NPPF). The proposed use of a permanent structure as a temporary dwelling,

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and the alpaca business use which will require additional structures to those currently authorised on the site, represent inappropriate development which would be harmful by reason of inappropriateness and loss of openness. No very special circumstances have been demonstrated or identified that would outweigh the harm arising. The proposal is contrary to paragraphs 142-143 and 152-155 of the NPPF.

2. Insufficient information has been provided in relation to associated trip generation, parking provision and turning space, and access arrangements to determine the impact of the proposal on highway safety. The proposal is contrary to policies KS11 and KS12 of the Christchurch and East Dorset Local Plan and paragraphs 108,111 and 114 of the National Planning Policy Framework.

3. The site is susceptible to high groundwater levels and associated flooding. No site-specific information has been provided to demonstrate that the dwelling would not result in increased risk from flooding and the application fails the sequential test so the proposal is contrary to policy ME6 of the Christchurch and East Dorset Local Plan and paragraphs 165, 168 and 173 of the NPPF’.

The rural business at the site involves the breeding and sale of alpaca and to operate alpaca treks and is a mixed use.

The alpaca offspring are sold for breeding stock and purchased stock is also sold. Sale is mainly to smallholders and individuals for pets and to guard livestock.

The alpaca breeding requires an on-site presence to supervise mating and birthing of the alpacas and the temporary dwelling and buildings at the site are required in association with this rural business.

Previous applications

3/19/0758/FUL - Decision: GRA - Decision Date: 01/08/2019: Erect Agricultural building for livestock and machinery. This is the largest building on the site nearest the site's entrance onto the A31 and at the time was required for the housing of goats, storage of machinery, hay and straw (an agricultural use).

3/20/1992/NMA - Decision: GRANTED - Decision Date: 10/06/2021: Non-material amendment to approved P/A 3/19/0758/FUL Erect agricultural barn to change the pitch of the barn roof

P/CLE/2024/05884 - Decision: GRANTED - Decision Date: 03/03/2025: Certificate of Lawfulness for the erection of a rural building along the western boundary of the site at Hope Farm, Mill Street, Corfe Mullen, Dorset, BH21 3RQ. This is sited between the stable/rural building it is proposed to retain and the building approved under 3/19/0758/FUL.

7. List of constraints

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St Huberts Church (Grade II Listed)

Bournemouth Greenbelt;

Dorset Heathlands (5km buffer)

Groundwater – Susceptibility to flooding – covers majority of site and includes the areas which have been developed and Groundwater Source Protection Zone

Higher Potential ecological network

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 4340.69 and Site of nature conservation interests (SNCIS): SY99/039 - Russell's Copse; - Distance: 30.79

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

Risk of Surface Water Flooding Extent 1 in 30, 1 in 100 and 1 in 1000- N.B: None of the buildings on the site or mobile home lie in these higher risk areas.

Minerals and Waste Safeguarding Area - Sand and Gravel

Radon: Class: Class 1: Less than 1%

8. Consultations

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

Consultees

National Highways

- Concerned at the potential increased road safety risk associated with any significant intensification of use of the site access onto the A31. However, subject to planning conditions being applied to any permission, National Highways would be unlikely to sustain an objection to the proposals on highway safety grounds were the proposals to be subject to a planning appeal.
- Consider the additional trips generated by the proposals as presented may not be significantly greater than those that could be generated by the existing permitted uses on site, and that the potential adverse impact could be managed by planning conditions.
- Unauthorised signage in the verge affects visibility splays and should be removed.

Natural England

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No objection - concur with the Council's (draft) Appropriate Assessment dated 11th November

Reading Agricultural Consultancy Ltd

The business is viable and there is an essential need for a rural worker to reside on the holding.

Dorset Council Highways

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

Dorset Council - Environmental Services – Protection

Comment - The site lies within 250 metres of land previously used for factory works, not specified. If there is to be any breaking of ground, the unexpected contamination land condition should be imposed if planning permission is granted.

Dorset Council - Conservation Officers

The closest designated heritage assets are the Grade II* listed Church of St Hubert and the separately listed Grade II churchyard cross (20m north of the church) located to the west of the application site. In view of the position of the proposed structures and the intervening road and hedgerow there are no comments from a heritage perspective.

Corfe Mullen Town Council

Objection- Contrary to the following Core Strategy Policies:

ME1 – Safeguarding Biodiversity and Geodiversity: Potential harm to internationally designated sites, sites of special scientific interest, and the Dorset landscape character area.

ME2 – Protection of the Dorset Heathlands: The development is within 400m to 5km of protected Dorset Heathlands.

HE1 – Valuing and Conserving our Historic Environment: Proximity to the 13th Century St Huberts Church.

HE3 – Landscape Quality: Negative impact on visual amenity, wildlife corridors, and increased noise and light pollution.

KS3 – Green Belt: Located within the Green Belt, failing to protect the physical identity of individual settlements.

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KS11 – Transport & Development: Poor connectivity to existing communities due to its rural setting.

Contrary to the following National Planning Policy Framework paragraphs (NPPF):

Paragraph 108: Environmental impacts of increased traffic and transport infrastructure are not mitigated.

Paragraph 128d: The area's prevailing character and setting is not maintained.

Paragraphs 142-143: The countryside is not safeguarded from encroachment.

Paragraphs 144-145: Harmful to the Green Belt, with no exceptional circumstances to justify the development.

Paragraphs 152-155: Does not demonstrate very special circumstances for approval within the Green Belt.

Paragraph 180a: Fails to protect or enhance valued landscapes and biodiversity.

Corfe Mullen Ward Members No comments received

Representations received

No representations from members of the public or any other bodies

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.

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

10. Relevant policies

Development plan

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

KS3: Green Belt

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KS11: Transport and development

KS12: Parking provision

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

Made Neighbourhood Plans

None applicable.

Material considerations

Emerging local plans:

Paragraph 48 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. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Corfe Mullen Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

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

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

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

- Section 13 'Protecting Green Belt Land'
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph

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189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Supplementary Planning Document/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.

Housing land supply

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

Housing Delivery Test (HDT)

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 considered that the proposal would not affect anyone with a protected characteristic.

13. Planning Assessment

Principle of development

- 13.1 The site is outside any settlement set out in Core Strategy Policy KS2: Settlement hierarchy where only development that is functionally required to be in the rural area is acceptable. It has been concluded that the dwelling is functionally required to be in a rural area and this assessment is set out below. On this basis, the principle of development is acceptable, and the proposal complies with Policy KS2 and paragraph 84 of the NPPF which states that:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker... to live permanently at or near their place of work in the countryside;”

Is there a functional requirement for the dwelling?

- 13.2 Planning Policy Guidance on ‘Housing needs of different groups’ identifies considerations that may be relevant when applying paragraph 84 (formerly para79a) of the NPPF could include:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based

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rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);

- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

13.3 On behalf of Dorset Council, Reading Agricultural Consultants (RAC) have assessed whether there is sufficient justification for the temporary agricultural worker's dwelling on the site in accordance with national and local planning policy, including Core Strategy Policy PC4.

13.4 Regarding the need for on-site accommodation and farm viability, RAC's previous appraisal of 27th March 2024 concluded:

1. The business proposal appears sound, although it is considered that additional buildings and land might be required as the business reaches its proposed output. The budget proposals would support a full-time worker, although the Council should seek to have the budget accounts updated to reflect a more realistic fodder usage and cost.
2. The conversion of the timber stables would meet any essential need, but such works would not be deemed as temporary. For a temporary rural worker's dwelling, it would be more normal for the key worker to remain living in the mobile home until the business was able to demonstrate a permanent dwelling was justified.

13.5 In relation to the current application, RAC have confirmed that no changes have been presented to alter the number of alpaca to be sold or the business's management arrangements since the refused application and the only material difference between the two applications, from an agricultural point of view, is that the applicant now seeks to continue to use the on-site mobile home as the proposed temporary dwelling rather than convert the stable block to temporary residential use. The stable block would then, if it receives planning permission, be available for farm use.

13.6 RAC advise that as there has been no change in the budget projections, these remain as originally presented and demonstrate the business will be viable and the retention of the

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stables for agricultural use go some way towards their concern about lack of future buildings.

- 13.7 RAC conclude that based on the number of alpacas to be sold and reared at the site, there is an essential need for a rural worker to reside on the holding.

13.8 *Part of the rural business relies on access to the old railway line to undertake the alpaca treks. The Council owns the old railway line and the business use requires a licence. A licence is currently being prepared which will require agreement by the applicants and this is expected to be in place by the date of the committee meeting. The Council's Senior Rural Surveyor has confirmed that a licence would be granted provided the applicant agrees to its terms. The applicant has advised that the alpaca trekking part of the business would still be viable should access to the old railway line not be possible as they could still offer field walks with the alpacas. The perimeter of the site is approximately 540m.*

- 13.9 The dwelling represents an isolated home in the countryside in respect of paragraph 84 of the NPPF but the essential need for the dwelling satisfies part a) of this policy and policy KS2.

Policy PC4 states that '*applications for economic development will be encouraged where the development is located in or on the edge of existing settlements...Such proposals should be small scale to reflect the rural character.*' This aligns with NPPF paragraph 88; '*Planning policies and decisions should enable: a) the development and diversification of agricultural and other land-based rural businesses;... c) sustainable rural tourism and leisure developments which respect the character of the countryside*'. The proposal for a mixed use of land is judged to accord with these policy requirements and aims.

Impact on the Green Belt

- 13.10 NPPF paragraph 153 states that '*when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".

- 13.11 Exceptions to inappropriate development in the Green Belt are set out at paragraphs 154 and 155 of the NPPF. Para 155 refers to Grey Belt.

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The definition of Grey Belt is:

For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

The 5 Green Belt purposes are:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

13.12 The application site lies within land parcel CM12 of the 2020 LUC Strategic Green Belt Assessment for Dorset Council and Bournemouth, Christchurch and Poole (BCP) Council [Strategic Green Belt Review - Dorset Council](#). This assessment was undertaken prior to changes to the NPPF and PPG so it does not seek to define grey belt and ratings are different, nevertheless the identification of the contribution made by this land to Green Belt purposes 1 & 3 (equivalent of a and c set out below) as 'strong' is a helpful starting point in assessing the site.

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM11	2.57	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM12	45.98	Strong	Moderate	Strong	Weak/No	Equal Contribution

13.13 The application site is only a small part of parcel CM12 and on the edge of the parcel, its contribution to checking the unrestricted sprawl of the Corfe Mullen built area is less critical than land further southeast. Nevertheless, even if the grey belt definition was met, the site is not judged to be a sustainable location so as to benefit from the exception to inappropriate development.

13.14 *The retention of the caravan as a temporary dwelling:* The proposed retention of the mobile home for use as a temporary rural worker's dwelling does not meet any of the exceptions to inappropriate development in the Green Belt set out in NPPF paragraphs 154 & 155 and is therefore inappropriate in the Green Belt. The presence of the caravan has a harmful effect on openness.

13.15 *The stable/rural building:* The supporting statement advises that the stable/rural building is to be used for general storage of items, equipment and machinery that are used on the enterprise but will also be retained for a quarantine area for the alpaca and for shelter

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during specific times, for example poor weather, birthing and illness of the alpaca. The building will be used in conjunction with the larger barn on the site (that benefits from planning permission 3/19/0758/FUL).

- 13.16 The Council's Agricultural Consultant has advised that the retention of the stable/rural building will assist in addressing his concern about lack of future buildings for the business. As a mixed use is proposed and the stable/rural building will not be solely for agricultural purposes, it cannot benefit from the exception to inappropriate development for agricultural buildings at NPPF paragraph 154 a).
- 13.17 Paragraph 154(b) of the Framework allows new buildings for the provision of appropriate facilities (to include buildings) in connection with the existing use of land or a change of use providing that the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 13.18 The stable/rural building is to be used in connection with the change of use of the land. It has a modest footprint and volume (footprint 3.6m x 13.8m with a max. height of 3.1m) which has some effect on the spatial openness of the Green Belt, as would most buildings. However, it is judged that this would only be to a modest degree and not to an extent that it would threaten the overall openness of the Green Belt or be significant in the context of paragraph 154, particularly having regard to the siting of the proposed stable/rural building in proximity to the other lawful development at the site. The building would not unduly impact on the visual openness of the Green Belt or harm rural character due to its modest size and location behind a field hedge and adjacent to existing lawful buildings. On this basis, the building is appropriate development in the Green Belt under NPPF paragraph 154 b).
- 13.19 The 2 sheds are proposed for ancillary residential storage for the mobile home so do not meet any of the exceptions set out in NPPF paragraphs 154 and 155. Due to their modest size, they have a limited impact on openness.
- 13.20 *Change of use of land to a mixed agriculture and alpaca trekking enterprise:* Some material changes in the use of land, including for outdoor recreation, are appropriate development in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
- 13.21 The breeding of alpacas (for sale) falls within the lawful agricultural use of the site, but the trekking business falls outside of the definition of agricultural use and the site is in a mixed use accordingly as agricultural and for outdoor recreation. As agricultural use itself is not development, officers consider that this particular mixed use may be considered under NPPF paragraph 154 h) v.
- 13.22 The proposed outdoor recreational use for alpaca trekking will have a modest impact on Green Belt openness arising from customers' parked vehicles on the site. However, the proposed parking plan shows agricultural vehicles are parked in the barn which limits

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their likely impact on Green Belt openness. The proposed use would not result in encroachment into the countryside as it would be contained by the existing hedged boundary to the south and west and fencing around the hard surfaced yard area.

13.23 Given the anticipated low number of vehicles parked in the open associated with the trekking use (2-4 vehicles be contained within the yard area adjacent to the lawful buildings), the proposal would not result in a greater overall impact on spatial and visual openness than the current agricultural use and on this basis, the alpaca trekking use is considered to be appropriate development under paragraph 154 h) v.

13.24 The agent's supporting letter (para 15) advises that the retained stable/rural building would be used in conjunction with the permitted (currently agricultural) barn at the site and these buildings will allow enough space for the enterprise whilst also providing separate quarantine areas for the alpaca.

13.25 Only the caravan and associated ancillary storage sheds have been identified as inappropriate in the Green Belt. These have a limited impact on Green Belt openness given their small size. Whether there are very special circumstances that outweigh the harm to the Green Belt from inappropriateness and any other harm is considered later in the report.

Impact on highway safety

13.26 The site is accessed from the A31 with a gated access. This is set back from the carriageway by a wide grassed verge which is outside the ownership of the applicant and would provide space to temporarily park vehicles whilst the gates were opened.

13.27 The proposed parking layout plan in the submitted Transport Statement advises that marked parking is to be provided at the site for 5 cars and 1 minibus which exceeds the anticipated visitor numbers noted in the traffic assessment. There is additional space to park in the yard whilst still allowing for on-site turning. Agricultural vehicles park in the barn.

13.28 The Transport Statement advises that the proposed alpaca trekking is intended to operate for 2 days per week at the weekend and the alpaca treks would access the route of the old railway line to the north of the site.

13.29 The supporting documentation explains that there is an average of 3-5 treks each day over the weekend with an average of 2-4 cars per day (8 daily trips). No use of the A31 access by treks occurs.

13.30 The applicant states there will be 3 treks per day with the first trek at 10am, the second at 12pm and the last at 2pm. The last trek will finish at 3:30pm. This will allow 30 minutes between each trek as the whole experience lasts an hour and a half.

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The Council's Highways Officer has raised no objection.

13.31 National Highways advise that the potential adverse impact of the proposal on the A31 could be managed by planning conditions to:

- require the stable/rural building to be used for agricultural use only (condition 7) ;
- require alpaca treks to take place on weekends and Bank Holidays only and no treks shall use the site access onto the A31 (condition 4);
- require treks to be timed to ensure sufficient time is allowed between arriving and departing vehicles to minimise potential for conflicting vehicle movements at the site's access onto the A31 (condition 8);
- to prohibit parking of development-related vehicles or placing of signs in the A31 road verge which shall remain as a visibility splay and free from obstruction at all times.

13.32 Given the nature and level of use of the site, the amount of on-site parking proposed is considered acceptable and is shown on the submitted parking plan contained in the Transport Assessment.

13.33 The proposal is considered to have overcome Reason for refusal 2 of the previous application and is acceptable in respect of its impact on highway safety subject to the conditions advised by National Highways and complies with Policies KS11 & KS12 of the Core Strategy.

Impact on the landscape

13.34 The site is not in a protected landscape and the Area of Great Landscape Value lies to the north on the opposite side of the A31. The site is in the Historic Character Area on Dorset Explorer and the Council's Senior Archaeologist has advised that this is a high-level analysis of the shape, size and boundary style of current land parcels to draw conclusions about the historic activities which formed them and the area was enclosed in a fairly regular way, suggesting organised rather than piecemeal enclosure. There is no policy in the Core Strategy to specifically consider this character area. As the proposal involves no ground intrusions, no adverse impact on archaeology would occur from the proposals and no adverse impact on the HCA.

13.35 The buildings on the site are grouped together and are of a rural appearance when seen from outside the site and the site is well-screened from the southeast and southwest by established field boundary hedges.

13.36 There is less screening when approaching the site from the east, but views are fleeting given the general speed of traffic on the A31 and once the mobile home has been clad in an appropriate dark cladding (condition 9), the buildings are not overly apparent and are appropriate for their context and no adverse impact on the landscape would result.

Although the cladding might make the mobile home appear more permanent, the structure would need to continue to comply with the definition of a caravan and the proposal is recommended for approval subject to a condition to require the

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removal of the caravan/mobile home after 3 years. The intention of the cladding is to make the mobile home visually acceptable for this temporary period. Any future application to extend the period of occupation or for a permanent permission would be assessed on its merits in the light of any accompanying business case.

The proposal accords with Core Strategy Policy HE3 on this basis.

Flood risk

- 13.37 Parts of the application site lie within an area identified by the Council's Level 1 Strategic Flood Risk Assessment (SFRA) as being at risk of surface water flooding extent 1 in 30 years, but these are sufficiently distant from the buildings to not pose a constraint.
- 13.38 The SFRA also identifies that the land on which the stable building is sited is likely to be susceptible to high groundwater levels so could be subject to flooding. A Flood Risk Assessment has been submitted by Godsell Arnold Partnership Ltd dated October 2024.
- 13.39 The Groundwater flooding shaded area relates to the potential for groundwater flooding and does not necessarily mean there is an actual risk. There is an Environment Agency (EA) groundwater monitoring well immediately to the north of the site in the highway verge between the site and the A31.
- 13.40 The FRA states that the data from this monitoring well shows that groundwater levels fluctuated between 4.24m below ground level to 1.68m below ground level.
- 13.41 The cover level for the monitoring well, taken from the topographical survey, is 22.89m Above Ordnance Datum (AOD).
- 13.42 The shallowest recorded groundwater level is 1.68m AOD, recorded in February 2024; this equates to a groundwater level of 21.21m AOD.
- 13.43 The topographical survey shows that at no point within the site do ground levels drop below 21.21m AOD. The lowest point on the site, in the localised low point mid-way along the northern boundary, is at 21.39m AOD, 0.18m above the shallowest recorded groundwater level.
- 31.44 In the area which is the focus of the development, in the north west corner of the site, ground levels are between 22.41m AOD and 22.50m AOD, over 1.2m above the shallowest recorded groundwater level.
- 13.45 For the above reasons, it is considered the site is not at high risk from groundwater or any other type of flooding and a Sequential Test to require consideration of sites with lesser flood risk is not required.
- 13.46 Reason for refusal 3 of the previous application is overcome as it has been demonstrated that there is no high risk to the development from either groundwater emergence or

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groundwater flooding and the proposal accords with Core Strategy Policy ME6 and the policy set out in NPPF paragraphs 170 to 182.

Impact on Heritage Assets

- 13.47 St Huberts Church, on the opposite side of Blandford Road from the site is a Grade II listed building.
- 13.48 The Council's Conservation Officer has advised that given the position of the proposed structures and the intervening road and hedgerow there are no comments from a heritage perspective.
- 13.49 The stable building proposed for retention is well screened by existing vegetation along this part of the boundary, and at a lower level than the site boundary, and so the proposal is considered not to have any impact upon the setting of the listed building.
- 13.50 The proposal therefore accords with paragraph 205 of the NPPF in that it will represent no harm to the significance of the heritage asset.

Biodiversity Net Gain (BNG)

- 13.51 The proposal is exempt from BNG as it is a retrospective application.

Ecology

- 13.52 The proposal is for the retention of an existing building and it, and the mobile home are sited on an area of hardstanding with no ecological or biodiversity features.
- 13.53 No works are proposed to the buildings other than the cladding of the mobile home and the submitted Biodiversity Checklist does not identify a need for an ecological assessment of the site.
- 13.54 A Preliminary Roost Appraisal dated 21/02/24 was submitted for the previous application where it was proposed to convert a timber building into a dwelling for an agricultural worker and found no evidence of bats within or outside any of the buildings on the site. This recommended that bat boxes and bird nest boxes were installed on buildings at the site to enhance biodiversity.
- 13.55 Subject to a condition (no. 11), there is no conflict with Policy ME1 of the Core Strategy.

Consideration of Town Council's (TC) objections

- 13.56 The TC has objected on the following grounds and the officer comment in respect of these is set out in italic text below each objection:
- 13.57 The following policies are from the Christchurch & East Dorset Core Strategy 2014:

- 13.58 Contrary to Policy ME1 – Safeguarding Biodiversity and Geodiversity: The proposed development could potentially have a harmful effect on internationally designated sites, sites of special scientific interest, the Dorset landscape character area and regionally important geological and geomorphological sites.

The TC do not explain how the proposal could have harmful effects and the nearest internationally protected site to the application site is Corfe & Barrow Hills some 1.74 km to the southeast. This is accessed via trafficked roads and the alpacas are to be walked on the applicant's land and disused railway line railway and would not reach this area to be able to have any adverse impact on it.

The application site is in the 'river terrace' area of the Dorset Landscape Character Area and as explained in the landscape assessment in the main report, no adverse impact on the landscape would result from the proposal.

- 13.59 Contrary to Policy **ME2 – Protection of the Dorset Heathlands**: The proposed development is between 400m and 5km of protected Dorset Heathlands.

The proposal is liable for the Community Infrastructure Levy (CIL) and this would provide the necessary financial contribution for mitigation for the proposed dwelling's likely impact on the Dorset Heathlands. The Dorset Heathlands Planning Framework provides the rationale for this mitigation and the proposal accords with Core Strategy Policy ME2 on this basis.

- 13.60 Contrary to Policy **HE1 – Valuing and Conserving our Historic Environment**: The proposed development is within the vicinity of the 13th Century St Huberts Church.

Although the proposed development is in the setting of Saint Hubert's Church, it is considered there would be no adverse impact on this setting for the reasons set out in the impact on heritage assets section in the report above.

- 13.61 Contrary to Policy **HE3 – Landscape Quality**: The proposed development does not protect the visual amenity and wildlife corridors, along with noise, light pollution and motion from the dwelling and traffic generated.

The impact on the landscape has been considered in the report above and a condition to restrict lighting is imposed to prevent excessive external lighting.

- 13.62 Contrary to Policy **KS3 – Green Belt**: The proposed development is within the Green Belt and fails to protect the separate physical identity of individual settlements in the area.

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Although the proposal is within the Green Belt, it would protect the separate physical identity of the individual settlements that are nearest to the site and there is no conflict with Policy KS3 accordingly.

- 13.63 Contrary to Policy **KS11 – Transport & Development**: The proposed development is not linked to existing communities by walking, cycling and public transport routes due to the rural setting on Blandford Road and adjacent to the A31.

It is accepted that the development site is not easily reached by walking, cycling and public transport, but it lies near the edge of the settlement of Corfe Mullen and represents an economic use in a rural area that is beyond an existing settlement which is sensitive to its surroundings and does not have an unacceptable impact on local roads and is generally compliant with paragraph 89 of the NPPF on this basis.

NPPF paragraph 88 a) also states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.

Core strategy policy KS 11 states that development should be in accessible locations, but this does not prohibit development that isn't, and the proposal is considered to be generally compliant with this policy.

- 13.64 **In respect of the National Planning Policy Framework (NPPF)** – the Town Council considers that the proposal is contrary to the following paragraphs:

- 13.65 **Para 108**: The proposed development does not protect the environmental impacts of increased traffic and transport infrastructure patterns of movement and parking.

This paragraph has been re-numbered as 109 in the December 2024 NPPF revision. The increase in traffic from the proposal would not be significant given the detail set out in the supporting documentation and all parking can be accommodated on the site with the site located in relative close proximity to the urban area of Corfe Mullen and readily accessed from the A31 trunk Rd.

- 13.66 **Para 128d**: The proposed development does not maintain the areas prevailing character and setting.

This issue has been covered in the impact on the landscape section above.

- 13.67 **Para 142-143**: The proposed development does not safeguard the countryside from encroachment.

There are already 2 lawful buildings at the site and the proposed retention of another building and the mobile home which are physically closely related to the lawful buildings is not considered to result in encroachment into the countryside.

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- 13.68 **Para 144-145:** The proposed development is within the Green Belt. Dorset Council strategic policies would need to set out any new Green Belts to be established in the exceptional circumstances listed in para 144 a-e.

This paragraph relates solely to policy making and not development management. The relevant policies to be considered are set out at paragraphs 142, 143 153, 154 and 155.

- 13.69 **Para 152-155:** The proposed development would be harmful to the Green Belt and does not demonstrate very special circumstances to be approved.

The impact on the Green Belt is considered in the report and it has been concluded that there are very special circumstances to permit the mobile home agricultural worker's dwelling (see below)

- 13.70 **Para 180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.

The site is not in a valued landscape and the impact on the landscape has been considered in the report above. A condition will require biodiversity enhancement of the site in the form of bat and bird nest boxes on buildings as recommended by the applicant's ecologist.

Benefits

- 13.71 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	
Retention of 1 full-time job and several other part-time jobs (farm and alpaca trek labour) – numbers unspecified in the submitted information	N/A
Non-material considerations	
Business rates	Unknown

Environmental implications

- 13.72 The proposal generates vehicle trips and these produce pollutants to the environment, although the scale of the operation would not generate significant vehicle trips.

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14 Summary of issues, very special circumstances and the planning balance

- 14.1 The principle of development is acceptable as the temporary dwelling provided by the mobile home is functionally required to be in a rural area. The stables/rural building is appropriate development in the Green Belt given it is an appropriate facility in connection with the change of use of the land that preserves Green Belt openness and does not conflict with Green Belt purposes. The proposed mixed-use as agriculture and alpaca trekking would preserve Green Belt openness, resulting in no additional harm over the agricultural use of the site. No harm to highway safety, landscape quality, the setting of heritage assets or flooding has been identified, and biodiversity enhancements can be secured by condition.
- 14.2 The temporary siting of a caravan for use as a dwelling is inappropriate development in the Green Belt as is the retention of two associated storage sheds which are required for domestic storage and cumulatively these structures result in some moderate harm to Green Belt spatial and visual openness. However the applicant has demonstrated an essential functional need for a rural worker to live on the site which represents a very special circumstance for the mobile home and 2 ancillary storage sheds that, in this case, does clearly outweigh the identified harm to the green belt, (with no other harm identified) so accords with Green Belt policy set out in paragraph 153 of Section 13 of the NPPF.

15 Conclusion

The proposal, subject to conditions, has overcome the reasons for refusal relating to the previous application so temporary permission can be granted for the use and rural worker's dwelling. This will allow the Council to assess the business credentials again if a further application is submitted. The rural building is of permanent construction so a temporary permission would not meet the tests of reasonableness and necessity.

16 Recommendation

Grant, subject to the following conditions:

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

Wills & Co. Drawings KC-JH-01; 02; 03; 04 & 0300

Godsell Arnold Partnership Ltd Project 24642-GAP-XX-XX-DR-C-9100 P01: Proposed parking layout

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

2. This permission, in so far as it relates to the siting of a mobile home to be used as a temporary rural worker's dwelling with sheds for ancillary residential storage and the change of use of land to a mixed use for agriculture and an alpaca trekking enterprise shall be limited to the period ending 3 years from the date of this decision. At the expiration of this time, the use of the mobile home as a dwelling shall cease and the

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mobile home, together with any associated structures/works including the ancillary shed, shall be removed from the site and the land reinstated in accordance with a scheme of works and timescale which shall first have been submitted to and approved in writing by Local Planning Authority. Thereafter the lawful land use shall be agricultural only.

Reason: In the interests of the Green Belt and because this permission is granted as it has been accepted that there is an essential requirement for a temporary agricultural worker's dwelling having regard to the husbandry needs of the agricultural holding whilst the business is established.

3. The occupation of the mobile home hereby approved shall be limited to a person who is solely, or mainly, employed, or last employed, in the rural business of agriculture and alpaca trekking operated at the site, or a widow or widower or surviving civil partner of such a person, and to any resident dependants

Reason: The site is in an area where new dwellings would be contrary to the provisions of the approved Local Plan and normally would not be permitted except where there is an overriding need in the interests of accommodating a rural worker.

4. Alpaca treks shall take place on weekends and Bank Holidays only, and no treks shall utilise the site access onto the A31 trunk road.

Reason: In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, and to ensure the traffic impact of the development remains in line with that for which information has been provided.

5. Within 3 months of this decision, the turning and parking shown on Godsell Arnold Partnership Ltd Drawing 24642-GAP-XX-XX-DR-C 9100 P01: Proposed parking layout shall be constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

6. Within one month of the date of this planning permission being granted, any signage or vehicles/items associated with the proposed development on the A31 trunk road verge between the site's north boundary and the A31 carriageway must be removed. Thereafter there shall be no parking signage or siting of items on the verge.

Reason: To ensure the verge functions as a visibility splay in the interests of the safe and efficient operation of the A31 trunk road.

7. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended), the building marked as 'Rural General Purpose Building' on the approved site plan shall be used for agricultural purposes only and for no other purpose.

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Reason: In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, and to ensure the traffic impact of the development remains in line with that for which information has been provided.

8. There shall be a minimum of 30 minutes between the end of one trek and the start of another.

Reason: To ensure that sufficient time is allowed between arriving and departing vehicles, to minimise the potential for conflicting vehicle movements at the development site access onto the A31 trunk road, and to ensure that on-site parking and turning provision remains sufficient to accommodate predicted demand.

9. Within 2 months of the date of this decision, details of proposed cladding for the mobile home shall be submitted to the Local Planning Authority (LPA) for approval in writing. The approved cladding shall be installed on the mobile home within 3 months of receipt of written agreement by the LPA.

Reason: To ensure the development uses external materials appropriate for its rural context.

10. No external lighting shall be installed at the site without details first having been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to direct light downwards and be motion sensitive and shall be installed in accordance with the approved details and maintained as such thereafter.

Reason: to prevent harm to commuting bats from external lighting.

11. Within 2 months of the date of this permission bat boxes and bird nest boxes shall be installed on appropriate buildings on the site in accordance with the applicants' ecologist's recommendations set out in Section 6 of the Wessex Ecology Preliminary Roost Assessment February 2024. Photographs of the installations together with a site plan to show their locations with ecologist approval shall be submitted to the Local Planning Authority and the features shall thereafter be retained for the lifetime of the development.

Reason: To enhance biodiversity at the site.

Informative Notes:

1. In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, the applicant/operator is advised that National Highways require there to be no parking of development-related vehicles or placing of signs within the A31 trunk road verge, which shall be maintained as a visibility splay and free from obstruction at all times.
2. 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.

3. 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.

4. The applicant is advised that the site lies within 250 metres of land previously used for factory works not specified and any breaking into the ground may encounter contamination.