



Eastern Area Planning Committee

Date: Wednesday, 24 June 2026
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Toni Coombs, Beryl Ezzard, Scott Florek, Hannah Hobbs-Chell, David Morgan, Julie Robinson, Andy Skeats and Gary Suttle

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

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

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

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Agenda

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

To confirm the minutes of the meeting held on 20 May 2026.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

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

The deadline for notifying a request to speak is 8.30am Monday 22 June 2026.

5. P/FUL/2025/03733 – LAND AT FLOWERS DROVE, LYTCHETT MATRAVERS, DORSET 11 - 56

Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure.

6. P/FUL/2025/07220 - FORGE & FORGE HALL, DORCHESTER RD, LYTCHETT MINSTER, BH16 6HT 57 - 80

Demolition of existing building and erection of four residential dwellings, including associated landscaping. As amended by plans to amend access.

7. P/HOU/2026/00276 - 17 DUDSBURY ROAD, WEST PARLEY, BH22 8RA 81 - 96

Erect single and two storey extensions, loft conversion, dormers, Juliet balconies, roof lights.

8. P/FUL/2026/02091 - THE OLD MALTHOUSE HIGH STREET LANGTON MATRAVERS SWANAGE BH19 3HB 97 - 118

Retain Unit 14 for use as dwellinghouse and/or commercial holiday let for short term lets.

9. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972
The reason for the urgency shall be recorded in the minutes.

10. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item

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

There are no exempt items scheduled for this meeting.

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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 20 MAY 2026

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Toni Coombs, Beryl Ezzard, Scott Florek, David Morgan, Julie Robinson, Andy Skeats and Gary Suttle

Apologies: Cllrs Hannah Hobbs-Chell

Other members present: Cllr Shane Bartlett

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

Elizabeth Adams (Development Management Team Leader), Lara Aintree (Senior Lawyer - Regulatory), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Susan Hetherington (Transport Development Liaison Manager), Joshua Kennedy (Democratic and Governance Officer), Megan Rochester (Senior Democratic & Governance Services Officer) and Thomas Whild (Lead Project Officer)

1. Apologies

An apology for absence was received from Cllr Hobbs-Chell.

2. Declarations of Interest

Cllr Florek and Cllr Sowry-House declared an interest in application P/FUL/2025/06825 due to having made comments on the application as Ward Members, they left the room for the discussion and vote for this item.

3. Minutes

The minutes of the meeting held on 22 April were confirmed and signed.

4. 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.

5. P/FUL/2023/07270 - 12 Golf Links Road Ferndown BH22 8BY

The Development Management Team Leader presented the application for the demolition of an existing dwelling and the erection of eight flats. A map of the town centre was shown with the application site and areas of Special Character identified.

The site context was illustrated through photographs showing the current condition of the land and surrounding area. It was explained that the proposed flats would be positioned at a similar distance from neighbouring properties as existing buildings. Attention was given to the relationship with Flat No. 14, where the proposal would impact the outlook from that property. It was considered necessary to require additional obscure glazing to certain proposed windows, up to a height of 1.7 metres, to protect privacy. The main impact identified would be a reduction in outlook from two flats. A rooflight at No. 14 was also proposed, and further obscure glazing to a height of 1.7 metres was proposed to prevent overlooking. The inclusion of a balcony and windows was addressed, with a screening solution proposed to avoid harmful overlooking.

Properties to the rear of the site, located on Ringwood Road, were described as chalet bungalows. The proposed three-storey building was acknowledged as having the potential to create overlooking; however, it was advised that the separation distances were sufficient to avoid unacceptable harm.

Flood risk was considered in light of updated National Planning Policy Framework guidance and new data received during the course of the application. The area was identified as having high groundwater levels, with the potential for shallow flooding of up to approximately 10 centimetres at the rear of the site. The site was not located on a flood flow path, and the predicted depths were considered modest. An indicative drainage plan had been requested and provided, demonstrating that flood risk could be managed through measures such as permeable paving. A sequential test was not considered necessary, as sufficient mitigation had been demonstrated.

Highway safety was also assessed. The proposed parking provision was in line with relevant guidelines. The road was described as relatively narrow, and existing on-street parking could result in a single lane of traffic, which had been raised as a concern by local residents. It was noted that congestion had occurred previously during construction works at No. 14 due to vehicles parking on the highway. A construction traffic management plan would therefore be required by condition. It was explained that parking on the highway was lawful, and any restrictions, such as double yellow lines, could be pursued separately by the Town Council if required.

In relation to habitats and biodiversity, the proposal included provision for a bat roost within the cycle store, and elevations showing this feature were presented. A temporary bat roost would also be provided during the construction phase.

The development would result in a net increase of seven dwellings, which carried significant weight given the current lack of a five-year housing land supply. It was also confirmed that there would be no substantial harm arising from any departure from the Special Character Area designation.

Public representation was received from Giles Moir, as the agent for the application. He stated that the scheme had been designed to reduce the bulk of the building and retain the appearance of a domestic property. He noted that the proposal was compliant with policy and met the minimum required separation

distances to neighbouring dwellings and that the Flood Risk Management team were satisfied that flood risk could be managed.

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

- The proposal was considered to meet intention of the guidance of the Special Character Area in terms of landscaping, scale, mass and height and ecology.
- Trees were proposed to be retained and there would be new boundary hedging included in the proposal.
- The flood risk assessment had identified some risk of flooding on the site up to a depth of 10cm, which the Flood Risk Engineer was satisfied could be effectively mitigated through a drainage scheme.
- Condition 5 required submission of a landscaping plan that would be agreed before any works above ground level.
- All 10 parking spaces on site would be unallocated.
- Condition 4 required a Construction Method Statement to be submitted, that would include how all vehicles would park, the agent expected that parking could take place of site, although there may still be some on-road parking.
- The plot size was 0.15ha and the amenity space would be partly private with some communal space.
- The bin store was proposed to be located at the front of the site and the Waste team were satisfied with this arrangement.
- The applicant had submitted an Ecological Impact Assessment and had determined that the roof of the cycle store would be an appropriate location for a bat roost.
- Condition 3 required the detailed submission of a Surface Water Management Plan, which would be checked with the Flood Risk Management Team.
- The site was located approximately 100m from the junction with Ringwood Road and was located on a 30mph road, so there were not concerns about highways safety and if parking on the road was causing issues, that could be explored separately.

Having had the opportunity to debate the merits of the application members expressed that many of the concerns that had been raised through the course of the debate had been addressed by officers.

It was proposed by Cllr Morgan and seconded by Cllr Robinson that the application be granted.

Decision: That authority be delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Area Development Management Area Manager to

- A) grant planning permission subject to conditions as set out in the appendix to these minutes and the completion of a Section 106 Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure New Forest Habitat Site mitigation.

Or

- B) Refuse planning permission for the reasons set out in the appendix to these minutes if the S106 agreement is not completed by 20 November 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Eastern Area Development Management Area Manager. The reasons for refusal for failure to secure the necessary obligations are set out in full in the appendix to these minutes.

6. P/FUL/2025/06825 - 168 Springdale Road Corfe Mullen BH21 3QN

The Senior Planning Officer presented the application for the change of use of an existing residential bungalow to a children's day nursery, including the erection of secure boundary fencing to the rear. It was explained that no external changes to the building were proposed. The site context was shown on a map, highlighting that the surrounding area was predominantly residential, with Upton Heath located approximately 35 metres to the south. Photographs illustrated the site and its setting, including a continuous hedge across the frontage.

Members were shown the proposed parking plan, which involved the removal of a short section of hedging to allow the access road to be widened. New hard surfacing was proposed, with parking spaces to be reserved for staff. Cycle storage was indicated to the east of the existing dwelling. An outdoor play area was also shown on the plan, located adjacent to a neighbouring property.

It was advised that the principle of the development was considered acceptable, as the site was located within a main settlement with access to services, facilities, and public transport. Highways safety concerns raised by Ward Members and members of the public were acknowledged. It was noted that approximately 75% of drop-off and pick-up times would be staggered, reducing the number of cars attending the site at one time. Allocated time slots for drop-off and collection would be implemented, and the nursery would encourage active travel. Visibility from the existing access was considered acceptable, and the Council's Highway Engineer had raised no objection. It was confirmed that a condition would be imposed requiring adherence to a submitted traffic management plan, and that the proposal was not expected to result in an unacceptable impact on highway safety. It was further noted that the proposed new access would require an additional condition to ensure that the first five metres of the vehicular access were laid out and constructed before it was brought into use.

It was acknowledged that the site was located immediately adjacent to residential dwellings and that there would be some noise associated with the use of the outdoor play area and general use of the site. A noise impact assessment had been submitted, which concluded that, with mitigation, noise levels would remain within acceptable thresholds. Proposed mitigation measures included an acoustic fence at the rear of the site to reduce noise levels, staff-supervised play sessions with a maximum of ten children at any one time, and the absence of static play equipment. A complaint response procedure would be in place, and no amplified sound equipment would be used. The submitted noise management plan was

considered acceptable, subject to a condition requiring the nursery to operate in accordance with it.

In terms of the character of the area, it was noted that there would be some increased visibility of parking associated with the new access; however, this would generally be at a low level and would not result in significant harm. Overall, the proposal was considered to provide an early year's facility in a sustainable location.

Public representation was received from Aisla Wilson, who objected to the application on the grounds of highway safety. She noted that the road was hazardous and cars often exceeded the speed limit of the road creating a dangerous environment, which would be worsened by the proposal.

The applicant, Paul Spencer, spoke in support of the application. He stated that the current location of the nursery couldn't be expanded and a new facility was being sought within the catchment area. Noise mitigation would be achieved through acoustic fences, grass playing surfaces rather than concrete and staff supervision. In addition, all children would have left the premises by 18:00 and people leaving the nursery would be encouraged to turn left only to reduce traffic accessing the roundabout. Parking on the road would also be discouraged by the nursery.

Ward Members for Corfe Mullen, Cllr Sowry-House and Cllr Florek both spoke in objection to the application. They raised concerns with the application that included, highways safety, the impact on public transport, risk of harm to children attending the nursery, impacts on neighbouring amenity and the erosion of the residential character of the area.

Officers provided the following responses to questions from members:

- Noise mitigation measures would include an acoustic fence, supervision of children, a maximum of 10 children outside at once and no music or static play equipment. In addition, outdoor play would be restricted to certain hours in the morning and afternoon.
- If the scheme was approved, it would be unlikely that it could go back to residential use in the future due to the proximity to the heathland.
- If members were minded an informative note could be added encouraging the use of rubber crumb surfaces to reduce noise impact.
- Part of the hedging at the front of the site would be removed to widen the access to 6m.
- There would be strict staff to child ratios that would be adhered to.
- There was no boundary fencing proposed at the front of the site, however there would be fencing around the outdoor play area to keep children contained within the playground and the building itself.
- The wording of condition 9 could be amended to require the submission of full details of hard and soft landscaping works to include surfacing.
- The future second access was not considered necessary by Highways and had been proposed to be completed later due to cost constraints.
- Cars would be able to enter and exit the site in a forward gear.

Several members remained concerned about the access to the site and considered that the application would be safer if there were two accesses that would allow a one-way system to be utilised. Other members expressed that their concerns had been alleviated by the responses received to members questions.

It was proposed by Cllr Ezzard and seconded by Cllr Brenton, to grant the application as per the officer's recommendation, including the updated wording of condition 12 and the amendment to the wording of condition 9 requiring the submission of landscaping works.

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

7. Urgent items

There were no urgent items.

8. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.12 pm

Chairman

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Application Number:	P/FUL/2025/03733
Webpage:	Planning application: P/FUL/2025/03733 - dorsetforyou.com
Site address:	Land at Flowers Drove Lytchett Matravers Dorset
Proposal:	Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure
Applicant name:	Lewis Wyatt (Construction) Limited
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. **Reason application is going to committee:** The application is for major development, and the case officer's recommendation is contrary to the views of the Parish Council.

2. **Summary of recommendation:**

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

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

- an Affordable Housing Contribution of £133,043.00 index-linked using (Retail Price Index) RPI from the date of this committee report, in lieu of on-site provision
- Financial contributions of £221,809.98 index-linked using RPI from the date of this committee report, towards education provision.
- Financial contributions of £2,230 index-linked using RPI from the date of this committee report, towards healthcare provision.
- Financial contributions of £12,470 index-linked using RPI from the date of this committee report, towards public rights of way.
- Provision of on-site open space play facilities
- Provision and promotion of SANG.

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 24 December 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The proposal accords with the site allocation and requirements of Policy H6 of the Purbeck Local Plan (PLP) and is acceptable in principle.
Affordable housing, S106 and Viability	The scheme cannot viably deliver policy-compliant affordable housing but is acceptable with reduced contributions secured via S106.
CIL Exceptional Circumstances Relief	The development is not eligible for (Community Infrastructure Levy) CIL relief due to the absence of on-site affordable housing and must pay the full liability.
Housing Mix	The proposal conflicts with PLP Policy H9 due to an overprovision of larger dwellings and under provision of smaller units, which is given moderate weight.
Design, character and appearance	The development is of high-quality design that integrates appropriately with local character and complies with relevant policies.
Impacts upon amenity	The proposal would not result in harmful impacts on neighbouring amenity and provides acceptable living conditions.
Flood risk and drainage	The development is acceptable in flood risk and drainage terms and complies with relevant policies.
Highways, access and parking	The scheme provides safe and suitable access with no severe residual highway impacts and is policy compliant.
Trees	Tree impacts are acceptable subject to conditions securing protection and replacement planting.
Biodiversity	The proposal adequately mitigates ecological impacts and delivers a policy-compliant biodiversity net gain.
Habitats sites	Subject to mitigation, the development will not adversely affect the integrity of protected habitats sites.
Other Matters	Other concerns raised, including Green Belt, land status and sewer capacity, do not prevent the grant of planning permission.

4. Description of site

- 4.1. The application site comprises 1.89 hectares of undeveloped land on the northern edge of Lytchett Matravers. It sits to the northern side of Wimborne Road and to the East of Flowers Drove. The site is irregularly shaped and currently comprises three fields and an area of woodland at the northern edge. The site is currently accessed via established field gates on to Wimborne Road and Flowers Drove which are both subject to a 30mph speed limit in the vicinity of the site.
- 4.2. The topography of the site slopes down from the high point in the east around the existing entrance from Wimborne Road, down towards the west and northwest. The site

also slopes down from the southwestern corner to the north. The eastern part of the site has a relatively gentle slope before the levels fall away more steeply through the western parts of the site.

- 4.3. The boundaries to the site are generally marked by hedgerows, with defined hedgerows forming the boundaries to both Wimborne Road and Flowers Drove. There is also an internal hedge and tree line which divides the southwestern field from the remainder of the site, albeit with breaks. To the south the site is bounded by three houses fronting on to Lime Kiln Road and Wimborne Road, and there is an existing dwelling bounding the site to the east. To the north the site is bounded by farmland. The other boundaries are to the highway. The opposite side of Flowers Drove, to the west comprises detached houses fronting the road. To the southeast, there are dwellings fronting Wimborne Road. There is also an undeveloped area to the west of those, which is subject to a separate application for 25 dwellings, where the Council has resolved to grant planning permission (Land at Blaneys Corner).
- 4.4. The immediate surrounds comprise a mix of predominantly late 20th century suburban housing at 1 and 2 storeys in scale. Some older houses are also present, including Grey Bank immediately to the south, which is a 1.5 storey thatched cottage and Kiln Cottage, a 1.5 storey thatched cottage which is listed at Grade II.
- 4.5. The site is approximately 350m from the Lytchett Matravers village centre which includes a convenience store, GP surgery, library as well as the village hall and recreation ground. Lytchett Matravers Primary School is approximately 850m to the south.

5. Description of development

- 5.1. The proposed development comprises the construction of 29 dwellings, together with a new vehicular access onto the northern side of Wimborne Road and the provision of landscaping, drainage and open space, including a new linear open space area with play facilities along the site's western boundary. The development comprises a mix of 2, 3 and 4 bedroom detached and semi-detached houses.
- 5.2. The main access to the site is to be via a new vehicular access off the northern side of Wimborne Road. The access will be in the form of a simple priority junction. The access road travels westwards through the site with two spurs off the northern side providing access through the site and forming two cul-de sacs onto which the housing has been arranged to front. A courtyard area is formed in the southern part of the site, with houses fronting on. A secondary pedestrian access is provided in the southwestern corner of the site, on to Flowers Drove. This links to the main access road and also into the linear open space on the western boundary of the site.
- 5.3. An attenuation pond is proposed between the open space and the proposed housing. The pond will provide attenuation for surface water before draining to an existing ditch at the northwestern corner of the site which then drains to a watercourse.

- 5.4. The site layout has been significantly influenced by the presence of several sewers which cross the site and the requirements of Wessex Water to provide appropriate clearance from the infrastructure to avoid damage during construction and through the life of the development, and to enable access for maintenance purposes.
- 5.5. The proposed houses are all two storeys high. They have a traditional appearance, generally sitting beneath gable roofs with exposed rafter feet and chimneys. The scheme has a varied palette of materials comprising units with brick and flint facing with brick window headers and cills; brick facing with brick window headers and cills; painted brick with reconstituted stone window headers and cills and render with reconstituted stone window headers and cills.
- 5.6. All dwellings have off-road parking provision in the form of driveways or, in the case of units 5-8, 9,10,13 and 14, communal parking areas close to the dwellings. Most houses also benefit from a garage. There are a mix of attached and detached garages for 1 and two cars with minimum internal dimensions of 6m x 3 m and 6m x 6.3m, respectively.
- 5.7. The houses are generally oriented to face onto the access road with the main entrance onto the street or onto the courtyard area in the south. The houses are set behind small front gardens or frontages which are proposed to be soft landscaped.

6. Background and relevant planning history

Reference	Decision	Decision Date	Description
6/1976/0240	REF	30/09/1976	O/A - Residential development*
6/1981/0391	REF	08/06/1981	O/A - Erect 2 bungalows, form new vehicular accesses*
6/1981/0392	REF	08/06/1981	O/A - Erect 3 dwellings, form vehicular accesses*
6/2010/0624	GRA	07/06/2011	Riding school and menage
6/2012/0806	GRA	31/07/2013	Variation of condition (hours) <i>Variation to 6/2010/0624 (Riding school)</i>

*O/A = Outline Application

- 6.1. Planning consents granted in 2011 and 2013 in connection with use of land as a riding school and a menage include the application site within the red line. However, the application site does not appear to have been used for those purposes, instead it has been used for grazing.
- 6.2. The refused application from 1976 related to the whole of the current application site and the applications from 1981 related to two smaller portions of the application site. These were refused due to the site's location outside of the defined village envelope and within the Green Belt. In view of the ages of these records and the significant changes in applicable planning policies they do not have significant relevance to the current proposals.

7. List of relevant constraints

- Tree Preservation Order (TPO/2025/0062)
- Mineral Sites Plan 2019 and Waste Plan 2019 – Safeguarding Sites and Allocated Sites - Lytchett Matravers Landfill Site; WI86; Landfill Site - Distance: 99.74m
- SGN - Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar)
- Wessex Water Risk of foul sewer inundation 2023 Medium Risk of Foul Sewer Inundation
- Risk of surface water flooding: Low with confidence of 1 and 3
- Groundwater Source Protection Zone
- Groundwater – Susceptibility to flooding
- Poole Harbour Nutrient Catchment Area; Poole Harbour
- Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar
- Poole Harbour Recreation Zone
- Higher Potential ecological network
- Dorset Heathlands - 5km Heathland Buffer;
- High Opportunity Nature Areas
- Ancient Woodland: Dyett's Coppice- Distance: 415.5m
- Natural England - RAMSAR - Distance: 2110.81m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 2110.81m, Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 4754.54m
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England Consultation required
- Radon: Class: 1.0 (low risk – protective measures unlikely to be required)

8. Consultations

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

Consultees

1. Dorset Police Architectural Liaison Officer

No objection, advice offered in respect of permeability/movement, surveillance and defensible space. Recommend that the security of any new dwelling meets the standards laid out in Secured By Design (SBD) guidance.

2. National Highways - No objection

3. Dorset Wildlife Trust

No comments received.

4. Forestry Commission

No comment

5. Wessex Water

Initial comment, 15/07/2025

Objection

- Wessex Water assets in the site boundary include a 150mm foul sewer rising main which requires no buildings or surface water attenuation features within 3m.
- domestic foul flows and connections can be made to the existing public sewer that passes through the site or the existing sewer located in Flowers Drove.
- Surface water must be disposed of via the SuDS hierarchy with no surface water runoff permitted to a sewer that carries sewerage.
- A water supply with a minimum diameter of 90mm will be required - nearest suitable connection is the 10" distribution main in Lime Kiln Road.

Further comment, 20/05/2026

Wessex Water holding objection - layout conflict not resolved

Further comment, 01/06/2026

We accept that the developer has traced and plotted the public assets and has produced a drawing which clearly shows that all required standoffs have been met

We are happy for the holding objection to be lifted.

6. SGN (Southern Gas Networks)

There is a high-pressure gas pipeline in the vicinity, but the safety and integrity of assets will not be affected by the proposal. - the development should comply with the restrictions set out in the consultation response.

7. Scottish And Southern Energy -sub-stations

No comments received.

8. Natural England 16 July 2025

Further information required in the form of an appropriate assessment (AA).

Updated comment - 29 September 2025

Agrees to the content of the AA and that the impacts on Dorset Heathlands and Poole Harbour would be appropriately mitigated.

9. Dorset Fire & Rescue Service

Notes the requirement to comply with approved document B of the building regulations.

10. Dorset Council (DC) – Landscape – 06/08/2025

Generally supportive of the principle of the development as no major adverse landscape or visual effects are reported in the Landscape and Visual Appraisal.

- additional planting required to screen the development from Flowers Drove and Wimborne Road.
- recommend that the hedge on either side of the new access is translocated.
- Details of the management of the existing and proposed planting required but can be secured by condition along with further details of the hard and soft landscaping.
- insufficient detail on existing and proposed levels across the site

Updated comments 02/03/2026

Subject to conditions covering boundary treatments, planting details, tree/hedge canopy impacts, and long-term management of landscaped areas including retained woodland, the landscape impacts of the scheme are acceptable.

11. DC - Highways Initial comments – 29/09/2025

Defer for amendments and further information

- Levels and gradient information for access points
- Uncontrolled tactile crossing (UTC) either side of entrance
- UTC north and south of Wimborne Road
- Junction radii should be adjusted at the Blaney's Corner junction
- UTC to be provided at the southern end of Flowers Drove.
- Permissive footpath needs to provide safe and suitable access which provides a suitable vis splay, discharge points, gradient and evidence to support it. Confirmation that the footpath will be available for the lifetime of the development and an independent stage 1 road safety audit.

Updated comments – 01/05/2026

No objection subject to conditions - the Highway Authority considers that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) - December 2024

12. DC - Dorset Waste Team

No comments received.

13. DC - Urban Design – further information/amendments requested

- Development density of 14dph, in line with expectations from the allocation.

- 9m change in levels across the site is considered significant for the site layout particularly in terms of plot boundaries and relationship between buildings.
- There is an issue with reliance on turning heads and little in the way of activities to discourage them from being used for parking.
- The approach to the density of development (higher at the east and centre) is appropriate.
- The development needs to be providing equipped and designated play space.
- Change to the housing mix recommended

14. DC - Housing Enabling Team

Recommend refusal due to lack of affordable housing provision

15. DC - Planning Policy

Confirmation of relevant policy requirements and considerations.

16. DC - Building Control Purbeck Team

No comments received.

17. DC - Trees (East & Purbeck)

No objection subject to conditions in respect of tree protection and landscaping.

18. DC - Natural Environment Team (NET)

The scheme does not reach the threshold for consultation regarding Biodiversity Net Gain (BNG).

Certificate of approval of Ecological Impact Assessment (EclA) issued.

19. DC - Flood Risk Management

23 July 2025 - holding objection

- Drainage strategy should provide commentary to describe how the scheme will address each of the new SuDS standards.
- The applicant needs to demonstrate that the proposed surface water management scheme is both viable and deliverable - the discharge to an existing ditch is not yet fully substantiated.
- Submitted basin drawings should include labelling to confirm slopes which should meet CIRIA standards
- Further information should be provided to reassure that the capacity of the proposed basins will not be compromised by surface water flow path.

Updated comments, 27/02/2026: Holding objection.

- The responsible authority for the surveyed surface water pipe has yet to be identified by the applicant. Suspected that this may be a highways asset and therefore the applicant would need Approval in Principle (AIP) to discharge surface water before the LLFA will be in a position to withdraw the objection.
- The ditch that the applicant proposed to discharge to appears to be designed as field drainage and would be surprised if there is already a connection from this ditch to the pipe - further clarification required as to whether the pipe does connect or whether a new connection will need to be made.
- Applicant advised to discuss this with the Highways Authority.

Updated comments, 12/05/2026

No objection subject to conditions.

20. Lytchett Matravers Parish Council

Initial comments: Concerns raised regarding lack of affordable housing and the design of the development, specifically highlighting the use of non-functional chimneys.

Key issues:

- Lack of affordable housing
- Design of site entrance
- Layout and arrangement of south-west corner of the development
- Inclusion of appropriate architectural features, particularly the use of flint and dummy chimneys
- Potential implementation of traffic calming.

Updated comments, 27/02/2026

Object

- Absence of affordable housing
- Absence of an integral play area is contrary to Neighbourhood Plan principles (policy I) and crossing the road to play at Blaney's Corner is not acceptable.
- Removal of the footpath access to the north is in contradiction with Neighbourhood Plan policy I

- All new sites should include provision of a site with power for a defibrillator for public use.

Reconsultation 21/05/2026

Object for same reasons as previously outlined including the lack of affordable housing.

21. Lytchett Matravers and Upton Ward councillors

No comments received

Representations received

Total - objections	Total - No objections	Total - comments
23	0	0

Summary of comments of objections:

- Design, Scale and Appearance
 - Development out of character with surrounding area
 - Density of housing incongruous; indication of overdevelopment
 - Plot and garden sizes insufficient
 - Buildings would be visually dominant, including siting on a hilltop
 - Properties fronting Flowers Drove excessively tall; preference for single storey form
 - Concern over emergence of a uniform developer-led style within the village
 - Description of the area as suburban disputed
- Impact on Character of the Area and Landscape
 - Adverse landscape impacts identified in submitted appraisal
 - Intrusion into views
 - Loss of Green Belt land
 - Impact on listed building and conservation area
- Residential Amenity
 - Loss of privacy and overlooking, including impacts to properties at White Owls, Wyndham, Lime Kiln Road and Frhuling, Flowers Drove
 - Loss of light and overshadowing, including at 206 Wareham Road
 - Overbearing presence
 - Noise and disturbance
 - Light pollution from introduction of street lighting
- Highways, Access and Movement
 - Impacts on highway capacity and congestion, including at Wimborne Road/A350 junction

- Highway safety concerns, including accident hotspot at Wareham Road/Huntick Road
- Access on or near blind bends opposite Blaneys Corner development
- Verge required for access identified as common land
- Increased traffic with existing issues of speeding and poor driver behaviour
- Car dependency due to limited public transport, footways and cycle infrastructure
- Poor pedestrian environment, including road crossings, access to the SANG and safety concerns along Flowers Drove; requirement for footway provision
- Traffic survey data not representative due to limited survey period
- Requirement for assurance of no vehicular access from Flowers Drove
- Environmental Impacts: Flood Risk, Drainage and Utilities
 - Existing flooding and drainage issues, including at Flowers Drove
 - Increased surface water run-off due to topography and clay soils
 - Inadequacy of the site for soakaway drainage; unsuitable ground conditions and criticism of testing methodology
 - Sewer network capacity insufficient, including risk of failure and overflow during outages
 - Requirement for drainage and sewer network upgrades prior to additional connections
- Ecology, Green Infrastructure and Trees
 - Loss of nature and impacts on wildlife
 - Uncertainty over delivery of biodiversity net gain
 - Existing hedgerows should be retained
 - Landscaping required, including screening and treatment of specific plots
- Infrastructure, Services and Facilities
 - Insufficient capacity in schools and GP surgery; facilities already over-stretched, and incorrect assumptions made about provision
 - Loss of local shops and limited employment opportunities leading to out-commuting
 - Bus services limited and less frequent than stated
- Housing Provision
 - Lack of affordable housing and inadequate justification for policy departure
 - Identified need for affordable rather than market housing
- Sustainability and Energy
 - Lack of detail or commitment regarding renewable energy provision including potential requirement for retrofitting to achieve energy integration
- Planning Policy and Procedural Matters
 - Lack of consultation with neighbouring residents
- Public Open Space and SANG
 - Adequacy of SANG provision questioned in terms of size and facilities
 - Unclear provision of safe pedestrian access to SANG
 - Existing informal use of SANG land prior to permission suggesting it is not a true benefit

Summary of comments of support (made in the context of overall objections):

- Support for mix of 2, 3 and 4 bedroom dwellings

Summary of other comments (made in the context of overall objections):

- Suggestion for one-way system within the village
- Request for communication with residents during construction period

9. Duties

- 9.1. s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.
- 9.2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

10. Relevant policies

Development plan

In this case the development plan comprise the Adopted Purbeck Local Plan 2024, the Bournemouth, Dorset & Poole Waste Plan 2019 and the Lytchett Matravers Neighbourhood Plan (LMNP) 13 June 2017

Adopted Purbeck Local Plan:

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

V1: Spatial strategy for sustainable communities

V2: Green Belt

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

H6: Lytchett Matravers

H9: Housing Mix

H11: Affordable Housing

I1: Developer contributions to deliver Purbeck's Infrastructure

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

I4: Recreation, sport and open space

Bournemouth, Dorset & Poole Waste Plan 2019

Policy 22 - Waste from new developments

Policy 24 - Safeguarding waste facilities

Lytchett Matravers Neighbourhood Plan (LMNP) 13 June 2017

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

- Policy 2 (NP Policy 2) relates to design and sets out criteria which should be followed, including adequate storage space, sustainable waste management, sustainable drainage systems, appropriate mix of dwelling types/sizes to meet local housing need & demand, integrate with the site surroundings & village, minimise light pollution, include clearly defined private spaces, landscape led design, and that proposals should create a place with a locally inspired or otherwise distinctive character.
- Policy 3 (NP Policy 3) refers to 'Home Zones' which sets out that new development that involves the creation of new internal roads will be encouraged to introduce shared spaces and speed limits, utilising the principles of "Home Zones."
- Policy 4 (NP Policy 4) encourages the provision of open spaces, corridors, trees and hedgerows within new development.

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Local Nature Recovery Strategy

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

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

- Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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

Supplementary Planning Documents/Guidance for Purbeck area:

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

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

Housing Delivery Test (HDT)

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

10. 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.

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

11. Public Sector Equalities Duty

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

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

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

11.3. The proposals have been designed to provide opportunities for active travel and inclusive mobility. They will provide for a new off road footpath link to the south western corner of the site and uncontrolled crossing points with tactile paving and dropped kerbs across Wareham Road, Wimborne Road and Flowers Drove.

11.4. A proportion of the houses have been designed to comply with part M4(2) of the building regulations, meaning that they are able to meet or be adapted to meet the needs of elderly or disabled people.

11.5. Financial contributions will also be made towards the provision of improved healthcare and education provision.

11.6. Construction impacts such as noise, dust and temporary disruption have been considered. Conditions requiring a construction method statement including controls on working practices will help limit adverse effects on nearby residents, including those who may be more sensitive to disturbance due to age or disability.

11.7. Having regard to the above, the Local Planning Authority is satisfied that the requirements of the Public Sector Equality Duty have been met.

12. Public Benefits

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

What	Amount / value
Material considerations	
Affordable housing	£133,043
Education	Primary school provision - £58,493 Secondary and post 16 education - £ 120,176 SEND provision - £43,140.98
Health	£2,320
Public Right of Way improvements	£12,470
Public open space	On site provision
Non material considerations	
CIL	Approx. £600,000
Council tax	Approx £79,000 per annum, based on a band D property.

13. Planning Assessment

Principle of development

- 13.1 The application site is one of three sites allocated for housing development under policy H6: Lytchett Matravers of the Purbeck Local Plan which in combination are intended to provide around 150 dwellings. The policy envisages the development of around 30 houses on the application site. The other sites comprise land to the east of Wareham Road, where planning permission has recently been granted for 95 dwellings and land at Blaneys Corner where the Council has resolved to grant planning permission for a development of 25 dwellings, subject to the completion of a legal agreement. The proposed development comprises 29 dwellings and is therefore in accordance with policy H6.
- 13.2 Policy H6 sets out the following expectations for development on the allocated sites:

Policy requirement	Assessment
<i>a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;</i>	10 plots have been designed to be M4(2) compliant, equating to 34%.

<i>b. improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works.</i>	A new pedestrian connection connecting to Flowers Drove and measures to improve road safety at Blaneys Corner junction are included. A pedestrian crossing point across Wimborne Road will be provided. The development will also make a financial contribution towards Public Rights of Way
<i>c. provide financial contributions for local health infrastructure and education (as required by Policy I1)</i>	The scheme will provide a financial contribution in accordance with policy I1.
<i>d. provide and manage in perpetuity a SANG totalling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites).</i>	A SANG has been approved under Planning Application reference: 6/2019/0530, which meets this requirement

- 13.3 Following a positive referendum vote on 4 May 2017, Purbeck District Council resolved to 'make' (adopt) the Lytchett Matravers Neighbourhood Plan (LMNP) on 13 June 2017. The LMNP therefore forms part of the development plan and is a material consideration but the Purbeck Local Plan was adopted more recently and therefore carries more weight. The neighbourhood plan does not include any specific housing allocations for this or other sites although does recognise that these were being considered through the Purbeck Local Plan at the time that the neighbourhood plan was being prepared.
- 13.4 As set out above, in addition to the works provided as part of the development, the scheme would provide a financial contribution towards public rights of way, and towards local health infrastructure and education.
- 13.5 Policy V2 of the Purbeck Local Plan amended the boundaries of the Green Belt to exclude the application site, allowing for its allocation under policy H6. The development is on an allocated site removed from the Green Belt and is therefore not inappropriate development.

Affordable housing, S106 and Viability

- 13.6 Policy H11 of the Purbeck Local Plan establishes a requirement for the provision of 40% affordable housing on greenfield sites such as the application site, with the expectation that this be achieved on site on allocated sites. The policy requires an affordable housing mix comprising 10% social rented housing, 65% affordable rented housing and 25% affordable home ownership.

- 13.7 Additionally, the following financial contributions will be sought through a S106 legal agreement:

Contribution	Rate	Total
Primary school provision	£2017 per qualifying unit.	£58,493
Secondary and post 16	£4144 per qualifying unit	£120,176
SEND provision	£1487.62 per qualifying unit	£43,140.98
Health contribution	£80 per unit	£2,320
Public rights of way	£430 per unit	£12,470
	Total:	£236,599.98

- 13.8 The applicant has submitted viability information as they do not consider that the scheme can support any contribution towards affordable housing. The applicant has explained that the development cannot support affordable housing contributions due to the impacts of increased build costs as a result of inflationary pressures, increased interest rates and the added costs associated with achieving nutrient neutrality, which are not reflected in the viability assessment for the Purbeck Local Plan.
- 13.9 The applicant considers that a policy compliant scheme delivering 40% affordable housing would generate a residual value of -£1,265,130. The subsequent sensitivity analysis within the applicant's viability statement for a 100% market scheme identifies a residual value of -£49,285. Both figures allow for a benchmark land value for the site of £708,000.
- 13.10 The applicant's viability statement has been independently reviewed on behalf of the council by the District Valuer Service (DVS). That review has identified a number of variances with the figures provided on behalf of the applicant. The non-technical summary of the DVS assessment inputs is provided below:

Policy Compliant Inputs	Agent	DVS	Agreed (Y/N)
Assessment Date	January 2025	December 2025	N
Scheme Description	Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure.		Y
Development Period	22 months	21 months	N
Gross Development Value	£12,320,500	£12,537,080	N

Market Housing GDV	£9,976,500	£10,460,000	N
Affordable Housing GDV	£2,344,000	£2,077,080	N
Planning Policy	£821,205	£1,267,627	N
Construction Cost	£7,043,579	£7,565,764	N
External Cost	Included in above	Included in above	-
Abnormal Cost	£1,078,114	£580,036	N
Professional Fees	8%	8%	Y
Contingency	5%	5%	Y
Finance Interest	7.75%	Debit 7% Credit 2%	N
Open Market Marketing Sales & Agency Fees	2.5%	2%	N
Affordable Sales & Marketing Fees	1%	1%	N
Legal Fees for Disposal	£1,250 per unit	£750 per OM Unit £400 per AH Unit	N
Land Acquiring Costs	Land Acquisition Cost - £12,390 £20,000 - Valuation fee. Plus SDLT at Prevailing Rate	Negative land value so not included.	N
Profit Target	17.5% Open market GDV 6% Affordable Housing GDV	17.5% OM 6% AH	Y
Residual Land Value	-£557,130	-£361,384	N
Benchmark Land Value	£708,000	£708,000	Y
Existing Use Value	£322,000	£70,800	N
Premium	2.2 of EUV	10 x EUV	N
Purchase Price	Not Disclosed	Unknown	Y
Alternative Use Value	-	-	Y

Viability Conclusion Full Policy Scheme	Not Viable	Not Viable	Y
Viability Conclusion Max Policy/ Deliverable Scheme	Not Viable	Viably supports a scheme with CIL contributions of £599,388 and S278 Contributions of £50,000, nitrate mitigation contributions of £147,803, S106 contributions of £235,506, SANG contributions of £217,500, and a surplus of £140,178 towards off-site affordable housing contributions.	N

- 13.11 The DVS review concludes that the scheme is not able to viably support a policy compliant affordable housing contribution. The review goes on to consider the contributions that a 100% market scheme would support. The review concludes that if the scheme is delivered as a 100% market housing it would generate a surplus sufficient to support the required S106 contributions detailed above as well as supporting a contribution of £140,178 towards off-site affordable housing provision.
- 13.12 The DVS appraisal was based on an outdated set of contributions towards education, health and public rights of way but the DVS has confirmed that changes to the contribution package, while affecting the allocation of funds, do not alter the overall total amount.
- 13.13 The applicant does not agree with the DVS's conclusion and has submitted information to challenge several of the inputs, particularly with regard to sales costs and borrowing costs. This additional evidence has been subject to further review by the DVS who advise that it is not sufficient to justify a departure from the figures adopted in their original assessment. In light of this response the applicant has, without prejudice to their submitted evidence, agreed to the level of contributions set out in the DVS's report. The development would therefore deliver the following contributions, which would be secured by S106 agreement:
- Primary school provision - £58,493
 - Secondary and post 16 education - £ 120,176
 - SEND provision - £43,140.98
 - Health - £2,320
 - Public Rights of Way - £12,470
 - Affordable Housing - £133,043

- 13.14 As the applicant has demonstrated that the development cannot viably support the requested financial contributions and affordable housing provision the development is considered to comply with policies H6 and I1 of the Purbeck Local Plan, which allow for consideration of development viability.

CIL Exceptional Circumstances Relief

- 13.15 The Council has previously recognised the impacts of rising development costs on the viability of development and in order to address these pressures has adopted a CIL Exceptional Circumstances Relief Policy for Purbeck. That policy applies to the sites allocated through the Purbeck Local Plan and allows for their CIL liability to be reduced, if it can be shown that paying the full contribution would render the scheme unviable. For developments to benefit from the policy however they provide on-site affordable housing at the rate set out in policy H11, and any other requirements as set out in the local plan.
- 13.16 As the development would not provide for affordable housing on site, CIL relief under this policy would not be available and the full CIL liability for the development can be expected to be paid.

Housing Mix

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

Unit size	Number of units	Scheme proportion	SHMA expectation
1 bedroom	0	0%	4% (1 unit)
2 bedrooms	8	27.5%	34% (10 units)
3 bedrooms	10	34.5%	44% (13 units)
4+ bedrooms	11	38%	18% (5 units)

- 13.18 The proposed mix does not precisely meet the anticipated mix for open market housing which is set out in the 2018 SHMA review. As can be seen from the table above, the actual proposed mix skews towards larger houses, with 11 proposed against the SHMA expectation of 5. This leads to under provision of 1 and 3 bedroom units by 2 and 3 units respectively and the lack of any 1-bed provision.
- 13.19 It is considered that the provision of a single 1-bedroom unit on the site would be impractical on the site given that this would ordinarily be provided as an apartment, of which there are none within the proposal.
- 13.20 With regard to the larger units the applicant notes that the mix is broadly in accordance with the prevailing mix of housing in the area (based on 2011 census data), that a proportion of the smaller 3 bedroom units would offer versatility by also meeting the

needs of families with requirements for fewer bed spaces but where a study may also be required. They conclude that the proposal represents the optimal use of the site.

- 13.21 The SHMA is more up-to-date than the 2011 census figures and is also intended to reflect the need for housing, rather than simply replicating the status-quo. However the application site is one of three within Lytchett Matravers which are allocated through the Purbeck Local Plan. The site immediately to the south at Blaneys Corner for which the Council has resolved to grant planning permission has a relative over-supply of smaller units, in particular 1 bedroom flats which goes some way to ensuring that the overarching housing mix is achieved.
- 13.22 There does however remain a variance between the SHMA expectations and the current proposals which leads to more than twice as many 4 bedroom houses than would be expected being provided, to the detriment of smaller housing stock and the objective of achieving mixed and balanced communities. The proposals do therefore conflict with policy H9 of the Purbeck Local Plan. This conflict is afforded moderate weight against the scheme.

Design, character and appearance

- 13.23 Policy E12: Design, of the Purbeck Local Plan establishes an expectation that proposals for all developments will be of high quality including in its visual impacts and that it must positively integrate with its surroundings. Section 12 of the NPPF requires good design as a key aspect of sustainable development. The Lytchett Matravers Neighbourhood Plan requires new developments to “Create a place with a locally inspired or otherwise distinctive character”.
- 13.24 The proposed development includes:
- The development of 9 new homes as a mix of terraced, semi-detached and detached houses
 - A new vehicular and pedestrian access on to Wimborne Road
 - A new pedestrian access on to Flowers Drove
 - Public open space
 - Retention of protected trees, existing hedgerows and the provision of additional landscaping.
- 13.25 The development has been laid out with public open space and surface water drainage infrastructure along the western boundary of the site, responding to the site’s topography and the constraints imposed by below-ground utilities. The western boundary is proposed to create an attractive linear open space area, with play facilities, helping to retain some of the openness which is currently experienced along Flowers Drove. The entrance to the site has been designed to be higher density, with terraces and pairs of semi-detached

houses set close to the rear edge of the pavement. The site then opens out into a more spacious layout to the western edge.

- 13.26 Dwellings have been laid out so that they are set back from the public footpaths to ensure that all plots have a degree of defensible public space to the front. The setbacks and front gardens/landscaping are however not so great that they would encourage or enable conversion to additional driveway space in the future, helping to ensure that the character of the development is not eroded over time. All proposed properties have off-street parking provided. This is achieved with a mix of on-plot driveways, generally to the side of the proposed dwellings, an off-plot parking area serving the terrace on the southern side of the access and a more informal courtyard arrangement in the southwestern corner of the site.
- 13.27 The on-plot and courtyard arrangements are generally appropriate to the context. The off-plot parking arrangement for the terrace (plots 5-7) is less successful, leading to a localised area which would be dominated by parking provision adjacent to the terrace. It is however recognised that this arrangement is the result of a retained sewer and required stand-off zone within which no buildings may be accommodated. This constraint limits the ability to achieve a more distributed housing layout which could accommodate a greater proportion of on-plot parking as well as providing for a rationalised plot layout in that part of the site.
- 13.28 The layout has sought to accommodate the site's topography and in particular the transition from a relatively gently sloping area at the entrance to the site to more steeply sloping areas in the west. The layout reflects this with north-south oriented cul-de sacs broadly following the contour lines in the western part of the site, with the change in levels across the site being accommodated within the garden spaces.
- 13.29 Plot boundaries primarily comprise close boarded fences to the side and rear boundaries of the houses, with brick walls used in publicly facing areas such as between units 19 and 20 and to the rear of units 12-15. Boundaries on key public edges and the site entrance will use estate fencing with post and rail fencing being utilised at the northern boundary of the site, onto the woodland. The approach taken is considered to be appropriate as the simpler close boarded fences are reserved for private rear areas while the public facing areas receive an elevated appearance.
- 13.30 The development comprises a number of house types which create a variation in architectural design and visual interest across the site. A limited palette of materials has been proposed for the remaining dwellings which provides coherence while also allowing for a degree of variation between individual plots. The materials palette is considered to be appropriate and consistent with the local rural vernacular. It is noted that the Parish Council has raised particular issue with the use of flint on some of the dwellings and 'dummy' chimneys. The use of flint considered to be appropriate for the location and features in various locations around the village, and the inclusion of chimneys would add a degree of visual interest to the roofscape and would be appropriate to the traditional aesthetic of the proposed dwellings.

- 13.31 The architectural style adopted is similar to that of other new development in the vicinity notably at Wareham Road, where planning permission has been granted, and Blaneys Corner, where the Council has resolved to grant planning permission. Both of these have been proposed by the same applicant as this application. It is considered to represent a high-quality style which relates well to local character, and which will allow the development to effectively integrate into the village.
- 13.32 Dorset Council's Urban Design and Landscape officers have been consulted. Their comments confirm that the density of the development is considered to be appropriate, but comments are provided in respect of the reliance on turning heads and the potential for unauthorised parking. The applicant has however confirmed that the levels changes across the site and the constraints on the siting of the houses imposed by the presence of existing sewers precludes the provision of a circular route through the site to avoid the need for turning heads. The comments also noted the need for the inclusion of some designed play facilities within the proposals. The applicant has provided amended drawings showing the inclusion of play facilities within the open space to the western edge of the site, meeting this requirement. In terms of landscape impacts it is acknowledged that there would be some impacts as a result of the development of what is currently open land. However, these impacts will be localised and would not result in overall harm to the landscape.
- 13.33 A landscape strategy has been provided which is focussed primarily on ornamental planting to the frontages of properties, transitioning to meadow planting at the western edge of the site. Key landscape features being retained include the existing hedgerow which defines the southern boundary in the eastern part of the site and the hedge line which forms the western boundary, together with the woodland area at the northern edge. Full details of hard and soft landscaping, and their maintenance are to be secured by condition.
- 13.34 The proposal is considered to represent a high quality of design which would integrate appropriately to the character of the village. The proposals are therefore considered to comply with policy E12 of the Purbeck Local Plan and policy 2 of the Lytchett Matravers Neighbourhood Plan.

Impacts upon amenity

- 13.35 Several objections have been received from neighbours on the basis of the impact of the development on their amenity. In particular these have been received from neighbours who live on Flowers Drove where particular concerns have been raised in respect of overlooking, overbearing and overshadowing impacts.
- 13.36 The development of the site would lead to the introduction of new built form within what is currently an undeveloped and open site. The proposed layout of the site is such that there would be significant separation distances between the new houses and the houses on Flowers Drove. The separation distances between units 16 to 19, which would face directly towards the properties on Flowers Drove range between 49 and 55 metres. At the southern end of the site the separation between units 14 and 15 and the closest

property, Tilopa, 3 Flowers Drove, would be less, 26.5m from unit 15 and 32.8m from unit 14. Although this separation is lower than elsewhere, the relationships would be with the sides of the units which feature only bathroom windows at first floor level.

- 13.37 Although it is acknowledged that the proposed dwellings would be on higher ground than the properties on Flowers Drove, particularly towards the northern end of the site, the separation distances are significant. There would also be open space, two roads and a hedgerow between the properties. It is not therefore considered that the development would result in harmful overlooking of the properties in Flowers Drove.
- 13.38 The potential for overbearing and overshadowing impacts are also influenced by the relative ground levels. As has been noted the site is sloping but is at its lowest point at the boundary with Flowers Drove.
- 13.39 Although the new housing would be visible above the retained hedgerow from Flowers Drove, given the rising ground levels travelling eastwards though the site, the significant setback of the houses from the site boundary, particularly at the northern end of the site would limit the impact to the point that it is not considered that there would be a harmful impact by way of overbearing. Similarly, the distance of the houses from the site boundary and the houses on Flowers Drove is sufficient to ensure that the development would not lead to harmful overshadowing of properties on Flowers Drove.
- 13.40 The site is in closer proximity to properties on the southern and eastern boundaries of the site. The relationship with Wyndham, to the southwestern corner of the site, represents the closest proximity between existing and proposed dwellings; however, this is mitigated by the oblique alignment of the buildings and the relative difference in levels, with Wyndham occupying higher ground. As a result, there would be no direct window-to-window relationship, and views would be limited to oblique and downward aspects, which would not result in significant harm sufficient to justify refusal of planning permission.
- 13.41 The separation to the property to the east, Oriani, would increase to approximately 24m. In addition to being a more significant separation the relationship would be to the side elevation of the semi-detached units in the southwestern corner of the site, so it is not considered that there would be any harm as a result.
- 13.42 The relationship of the site to Grey Bank reduces separation once again to 16m at the closest point. However, the relationship with all proposed units would be oblique. The closest separation distance would be to units which would look on to the side of the property while the closest unit with a more direct view would be more than 19m from the rear elevation. Taking into consideration the retention of the hedgerow it is considered that this would ensure that the residential amenity of that property would be appropriately protected.
- 13.43 To the north side of the access road, the dwellings on the site would be set approximately 12m from the nearest neighbouring property, Sunnyside Cottage. However, the relationship would be between the backs of the proposed dwellings and the

side elevation of Sunnyside Cottage, which does not have any windows facing the site. There would not therefore be a harmful relationship.

- 13.44 The rear of Sunnyside Cottage and its immediate neighbours, Sunnyside Farm and Sunnyside Barn all face towards the site and would be facing towards proposed units 21-23 within the site. However, the separation distances would range between 30m and 38m and would be to the front elevations of the proposed houses, with the access road and landscape tree planting proposed between which would help to filter any intervisibility, making a greater contribution as the planting matures.
- 13.45 Several comments have raised concerns over noise and disturbance during the construction period. Some degree of additional noise is inevitable during the construction period. However, it is considered appropriate to impose controls on the construction process. As recommended by the Highways Authority, a condition to secure a construction traffic management plan is proposed. A condition is also recommended to limit working hours.
- 13.46 Concerns have also been raised in respect of the impact of additional street lighting within the scheme. The proposed lighting strategy includes street lighting for only those parts of the site where the highway is proposed to be adopted, so would be focussed on the southern and eastern parts of the site, with the northern parts and areas closest to Flowers Drove utilising lower impact bollard lighting. The street lighting would be designed to minimise outward spill and the strategy submitted by the applicant indicates that the illuminance levels at the site boundaries would be below 0.2 lux, similar to the light of a full moon or lower. Therefore, while the site would introduce a change, it is not considered that the change would be so significant as to warrant refusal of planning permission.
- 13.47 Overall, it is therefore concluded that the development of the site would avoid harmful impacts on neighbouring amenity while providing an appropriate level of amenity for future residents. The proposal is therefore considered to comply with policy E12 of the local plan in this regard.

Flood risk and drainage

- 13.48 The site is located wholly within flood zone 1 and is not therefore considered to be at risk of flooding from rivers or the sea. There is an area identified as being at low risk of surface water flooding in the low-lying areas to the western part of the site. The area of surface water flood risk is generally contained to the parts of the site which would comprise surface water drainage features or open space.
- 13.49 The application is accompanied by a flood risk assessment and a surface water drainage strategy. The drainage strategy proposes draining surface water to a new attenuation basin in the northwest of the site, which will outfall at a controlled rate to an existing ditch in the northwestern corner of the site. The design is intended to replicate the existing drainage of the site. The drainage strategy has been reviewed by the Lead Local Flood Authority which initially raised concerns over the status of the ditch to which the site

would drain. Further information has been provided in the form of a photographic survey which shows that the ditch connects to a piped network which conveys water to a watercourse to the north of the site. On the basis of this clarification the LLFA has confirmed that it has no objection to the application, subject to conditions and informative notes.

- 13.50 The drainage solution appropriately considers the SuDS hierarchy by discharging to a surface water body, having demonstrated that the site is not suitable for infiltration-based drainage.
- 13.51 The proposal is therefore considered to be acceptable in terms of flood risk drainage. The development will remain safe from flooding for its lifetime and will not increase the risk of flooding downstream. The proposal therefore complies with policies E5 and E6 of the Purbeck Local Plan

Highways, access and parking

- 13.52 The principal access to the site is to be taken from the north side of Wimborne Road, approximately 75m to the east of the junction with Wareham Road, and approximately 31m east of the location of the proposed access for the development site to the south. The application has been supported by a transport statement which has considered the likely impact of development traffic on the network. It is predicted that the site would generate 16 two-way movements in both the AM and PM peak hours. It is considered that this can be accommodated within the capacity on the network. The Highways Authority has considered the location of the new junction in relation to the access for the site to the south and has confirmed that the offset distance is proportionate and acceptable.
- 13.53 Initial comments from the Highway Authority requested amendments and further details in order to ensure that the proposal provides appropriate active travel connections and pedestrian facilities. Amended plans have therefore been provided to include a new uncontrolled pedestrian crossing point with tactile paving across Wimborne Road, a new pedestrian access and uncontrolled pedestrian crossing with tactile paving across flowers drove, and an additional connectivity with Wareham Road, including an uncontrolled pedestrian crossing. The latter of these duplicates measures considered as part of the scheme to the south.
- 13.54 The internal layout of the scheme has been designed to create a low-speed environment with proportionate levels of parking. The applicant has also provided a swept path analysis to demonstrate that a refuse collection vehicle and fire tender are able to enter the site, turn and exit in forward gear. Parking is predominantly provided on-plot with a mix of driveways, car ports and garages. Some areas of courtyard parking are proposed but these are relatively limited and remain overlooked. Visitor parking spaces are available on-street. Parking levels ensure that each unit has at least two off street parking spaces either on a drive or a carport, with garage spaces provided in addition. Dwellings which do not have garages will be provided with a garden shed to allow for secure cycle storage.

- 13.55 In addition to the vehicular access to the site a secondary pedestrian access is proposed from Flowers Drove in the southwestern corner of the site. This will be accompanied by an uncontrolled crossing point across Flowers Drove. This additional access will contribute to the provision of active travel and connectivity by foot towards the village centre via Lime Kiln Road/Purbeck Road or Wareham Road. The initial version of the scheme also included a pedestrian access onto Flowers Drove in the northwestern corner of the site but this was removed because significant hedgerow removal or the creation of a build-out in Flowers Drove would have been required to achieve a safe access. The omission of this element has also been raised as a point of objection by the Parish Council.
- 13.56 Although the loss of the connection does reduce available pedestrian routes from the site, the benefits of that access are considered to be limited. The access would primarily allow for a walking route towards the new SANG from the site. However, that route would be along a national speed limit road, while an alternative route via Wimborne Road (30 and 40mph speed limit) and a public footpath is available and is in fact shorter. Therefore, the loss of the access is not considered to be so detrimental as to result in an overall conflict with the policy requirements for the inclusion of pedestrian linkages.
- 13.57 Following the receipt of amendments to the scheme, the highway authority has confirmed that the residual cumulative impact of the development on the network cannot be thought to be severe when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework. Therefore, subject to their recommended conditions the proposal is considered to comply with policy I2 of the Purbeck Local Plan.

Trees

- 13.58 There is a single protected tree on the boundary of the site, with the Tree Protection Order (TPO) having been made in response to this planning application. The tree officer notes that the layout would not directly impact upon the tree but as the canopy overhangs the site it is appropriate to serve the notice to ensure its long-term protection.
- 13.59 The development will result in the removal of several low-quality trees and hedges. Replacements are included in the proposed landscaping scheme, and it is intended that details of these will be secured by condition. The Council's tree officer has no objection subject to conditions to ensure that the development is carried out in accordance with the submitted Arboricultural method statement, with appropriate tree protection, and details of services.

Biodiversity

- 13.60 The application is accompanied by an Ecological Impact Assessment (EclA) and Ecological Technical Note which has been reviewed and certified by the Council's Natural Environment Team (NET), in accordance with the Dorset Biodiversity Appraisal Protocol. The assessment has included a phase 1 survey of the site- and species-specific surveys for Bats, Dormouse and Great Crested Newts.

- 13.61 The technical note responds to specific queries raised by NET during the review process. It confirms mitigation measures for foraging and commuting bats including a buffer to the western boundary and retention of the woodland to the north. With regard to barn owl foraging, it is confirmed that none were recorded during fieldwork and it was considered unlikely that the site currently contributes significantly to foraging opportunities. Similarly for reptiles it is concluded that there is a very limited extent of suitable reptile habitat at the site but that precautionary measures are appropriate during construction.
- 13.62 The approved technical note includes a commitment to the preparation of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) to ensure that appropriate precautions and mitigation are in place for the course of the development. Subject to these being secured by condition to ensure that the appropriate mitigation is provided, it is considered that on-site biodiversity interests will be appropriately protected.
- 13.63 With regard to Biodiversity Net Gain (BNG) the applicant has provided an up-to-date biodiversity metric which confirms a gain of 32.9% in area habitats and 28.09% in linear habitats (hedgerows) which is largely achieved through the enhancement of retained habitats and additional tree planting. The net gain features are not considered to be 'significant' and BNG will therefore be addressed through the discharge of the statutory Net Gain condition.

Habitats sites

- 13.64 The application site lies within 5km but beyond 400m of the Dorset Heathlands and Poole Harbour both of which are internationally protected habitats sites.
- 13.65 The proposal for 29 new dwellings, in combination with other plans and projects and in the absence of avoidance and mitigation measures is likely to have a significant effect on these sites. It has therefore been necessary for the Council, as the competent authority, to undertake an Appropriate Assessment (AA) of the implications for the protected sites, in view of the site's conservation objectives.
- 13.66 The Appropriate Assessment has concluded that the mitigation measures can prevent adverse impacts on the integrity of protected sites. This includes contributions via CIL, provision of a new SANG at Flowers Drove, approved under planning application 6/2019/0530 and the purchase of nutrient credits to achieve nutrient neutrality, which is to be secured by a pre-commencement planning condition.
- 13.67 Natural England has been consulted on the AA and has raised no objection, subject to securing the required mitigation. With the mitigation secured, the development will not result in an adverse effect on the integrity of the designated sites so in accordance with regulation 70 of the Habitats Regulations 2017, planning permission can be granted.

Heritage

- 13.68 A number of comments, including those of the Parish Council have raised concerns over the impacts of the proposals on heritage assets including listed buildings and a

conservation area. The nearest listed building to the site is Kiln Cottage, which Grade II listed and to the south-west of the site on the southern side of Lime Kiln Road. The site is not within a conservation area, and there are no conservation areas within Lytchett Matravers. The nearest conservation areas to the site are the Lytchett Minster Conservation Area, to the south-east, and the Morden Conservation area, to the west. Both of these are sufficiently distant from the site that it is not considered that the proposals would impact upon them or their setting.

- 13.69 Kiln cottage is however closer, at a distance of approximately 50m from the south-western corner of the site with some visibility towards the site along Flowers Drove. The setting of the listed building comprises predominantly 20th century suburban development which is characteristic of much of the village. The application site would be set behind the existing housing fronting Lime Kiln road, with the existing hedgerows largely maintained. Therefore, it is considered that the impact on the setting of the listed building would not be significant and would not cause any harm to its significance.
- 13.70 Additionally, Tall Tree Cottage is a grade II listed building which is located approximately 85m to the west of the site. That building is largely surrounded by 20th century housing which forms its setting. The site is separated from the listed building by the housing fronting Flowers Drove meaning there is extremely limited intervisibility. Therefore, it is not considered that the proposal would have an impact upon the setting of the listed building or result in harm to its significance.
- 13.71 The proposal will not therefore result in harm to any designated heritage assets. It therefore complies with policy E2 of the Purbeck Local Plan.

Other Matters

- 13.72 Several third party comments have raised objections to the development on the basis of the site being within the Green Belt. As the site has been allocated for development within Purbeck Local Plan, the site has specifically been removed from the Green Belt, so it is not necessary to consider the proposals against relevant green belt policies or for the applicant to demonstrate Very Special Circumstances to justify the development. As part of the evidence base for the Local Plan, exceptional circumstances to justify the removal of the site from the green belt have been demonstrated.
- 13.73 Concerns have been raised that an area of the verge which would be needed to provide access is common land. A review of the Council's records confirms that there is no common land in the vicinity of the site. Some of the land may constitute highways land however it is noted that the applicant has signed certificate B to confirm that notice has been served on the Council in its capacity as Local Highway Authority.
- 13.74 Concerns have also been raised in respect of foul sewer capacity and the ability to accommodate the additional load of the development. Wessex Water has been consulted and has not raised any issues in respect of sewer capacity.

- 13.75 Initial comments from Wessex Water did however raise an objection to the application on the basis of the proximity of the proposed houses and surface water drainage infrastructure to public sewers beneath the site. Amendments to the scheme have sought to ensure that appropriate stand-offs from sewers are provided and the applicant has confirmed that the sewers have been traced. Where stand-offs cannot be accommodated a sewer diversion has been proposed.

14. Environmental implications

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

15. Summary of issues and the planning balance

- 15.1 The site is allocated for residential development within the Purbeck Local Plan, which establishes the acceptability of the development in principle. The contribution of the site towards the council's housing land supply weighs in favour of the scheme.
- 15.2 The Council is also unable to demonstrate a 5 year housing land supply meaning that the 'tilted balance' set out in paragraph 11d of the National Planning Policy Framework applies. This requires that planning permission is granted unless policies relating to specific areas that require protection (as set out in footnote 7 of the framework) provide a strong reason for refusing permission or the harm associated with the development would significantly and demonstrably outweigh the benefits.
- 15.3 The development has been assessed against the requirements of the Purbeck Local Plan and Lytchett Matravers Local Plan in respect of design and amenity, highways, ecological impacts, trees, habitats and flood risk and is considered to comply with relevant policies. Where the scheme meets the established expectations, this is afforded neutral weight in the planning balance. There are no conflicts with policies relating to areas or sites listed in footnote 7 of the NPPF. There remains some conflict between the mix proposed by the applicant and the expectations set out in the SHMA and local plan policy H9. This weighs against the scheme in the planning balance.
- 15.4 Although the scheme will not provide a fully policy-compliant contribution towards affordable housing as expected by policy, the applicant has submitted a viability assessment to demonstrate that the scheme cannot viably support this. The assessment has been independently reviewed on behalf of the Council by the District Valuer Service. While there are some variances in the inputs for the viability assessment the outcome of

the review confirms that the scheme cannot viably support a policy compliant affordable housing contribution. Nonetheless the scheme will deliver a commuted sum towards off site affordable housing provision as well as policy compliant contributions towards education, health and rights of way. As relevant policies allow for the consideration of viability evidence there is no conflict with the development plan in this regard. The financial contributions to be secured weigh in favour of the scheme.

- 15.5 To conclude on the planning balance, the benefits of the scheme in terms of contribution to housing land supply would be substantial while the financial contributions towards affordable housing, education, health and rights of way are considered to be significant benefits. The main disbenefit of the scheme in not fully contributing to mixed and balanced communities through the conflict with the expected housing mix weighs moderately against the scheme. Considered against paragraph 11d of the National Planning Policy Framework, the disbenefits would not significantly and demonstrably outweigh the benefits.
- 15.6 Therefore, the planning balance weighs in favour of the scheme and accordingly it is recommended that planning permission be granted.

16. Recommendation

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

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

- an Affordable Housing Contribution of £133,043.00 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision
- Financial contributions of £221,809.98 Index Linked index-linked using RPI from the date of this committee report, towards education provision.
- Financial contributions of £ 2,230 Index Linked index-linked using RPI from the date of this committee report, towards healthcare provision.
- Financial contributions of £12,470 Index Linked index-linked using RPI from the date of this committee report, towards public rights of way.
- Provision of on-site open space play facilities
- Provision and promotion of SANG.

And the following conditions (and their reasons).

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:

121_DI_15 5 Location Plan
121-DI-24 2 Block Plan
121-DI-14 32 Proposed Site Layout
A005 lbb-BF-C-V Plot 01 Proposed Floor Plans & Elevations
A005 chi-PB-C Plot 02-03 Proposed Floor Plans & Elevations
A005 bea-B-C-T4-V A Plot 04-07 Proposed Floor Plans & Elevations
A005 lyt-BF-I2-V2 Plot 08 Proposed Floor Plans & Elevations
A005 chi-B-C Plot 09-12 Proposed Floor Plans & Elevations
A005 bea-PB-C A Plot 13-14 Proposed Floor Plans & Elevations
A005 sil-B-C-V1 4-16696 Plot 15 Proposed Floor Plans & Elevations
A005 spe-BF-I Plot 16 Proposed Floor Plans & Elevations
A005 mor-B-I Plot 17 Proposed Floor Plans & Elevations
A005 lbb-PB-C-V Plot 18 Proposed Floor Plans & Elevations
A005 sil-BF-C-V2 4-1669 Plot 19 Proposed Floor Plans & Elevations
A005 lbb-B-C1-V Plot 20 Proposed Floor Plans & Elevations
A005 mor-BF-C A Plot 21 Proposed Floor Plans & Elevations
A005 mor-B-C Plot 22 Proposed Floor Plans & Elevations
A005 spe-B-I Plot 23 Proposed Floor Plans & Elevations
A005 lyt-BF-I2-V Plot 24 Proposed Floor Plans & Elevations
A005 chi-B-C & chi-B-CV A Plot 25-27 Proposed Floor Plans & Elevations
A005 lyt-BF-C Plot 28 Proposed Floor Plans & Elevations
A005 reg-B-C Plot 29 Proposed Floor Plans & Elevations
A005 SG2-B Plot 1, 8, 21 & 22 Garage
A005 DG2-B Plot 16, 17 & 23 Garage
A005 TwG2-B Plot 24, 25, 28 & 29 Garage
121-DI-19 3 Roof Plans
121-DI-20 3 Parking Layout
121-DI-21 3 Boundary Materials
121-DI-22 3 Scheme Master Plan
121-DI-23 3 External Materials
121-DI-25 3 Play Provision Plan
A005 ES01 Electricity Substations
813-11-44 E Landscape General Arrangement
0903-01-PHL-101 B Preliminary Access Arrangements
0903-01-PHL-102 C Proposed Pedestrian Access Along Flowers Drove
0903-01-PHL-1101 B Preliminary Site Levels
0903-01-PHL-1201 B Road Profiles
1644-LB-EX-XX-DR-E-7080-41 PO4 A Street Lighting Strategy Horizontal Illuminance

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

3. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient

Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

Reason: To protect biodiversity during the construction phase.

6. Prior to commencement of works (including site clearance and any other preparatory works) a plan showing final service routes, including the position of soakaways and a method for installation near trees shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

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

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

The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy, ref: 17127-AIA4-CA dated 3rd February 2026

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

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

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

9. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:
- construction vehicle details (number, size, type and frequency of movement)
 - a programme of construction works and anticipated deliveries
 - timings of deliveries so as to avoid, where possible, peak traffic periods
 - a framework for managing abnormal loads
 - 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.

10. Prior to the commencement of development, details of a scheme demonstrating how inclusive and accessible movement for all users will be achieved within any shared surface areas without segregated footways and appropriate tactile paving crossing junctions, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development and thereafter retained.

Reason: In the interests of highway safety and in accordance with Inclusive Mobility guidance.

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 should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

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

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

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

- i) Details of existing and proposed walls (including retaining walls), fences, and any other boundary and surface treatments/finishes.
- ii) Plans showing the mature height and spread of both retained and proposed trees and hedges to indicate their impact on sight lines and structures.
- iii) Planting plans which show the species, number, size, and position of all new trees, shrubs and other plant material.

- iv) A plant schedule and planting specification which includes details of soil preparation, amelioration, and planting methods.
- v) Details of ongoing management and maintenance of the open space and other landscaped areas including the woodland that is to be retained at the northern end of the site, with a view to maintaining the amenity value and mitigation function of all existing vegetation that is to be retained and the proposed planting into the future.

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

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

14. Prior to the commencement of any hard landscaping works, detailed specifications for all proposed tree planting within hard landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- 1. Location of each tree within the hard landscape scheme.
 - 2. Type and materials to be used for hard landscaping, including specifications where applicable for:
 - a) Permeable paving systems
 - b) Tree pit design
 - c) Underground modular support systems
 - d) Integration with Sustainable Urban Drainage Systems (SuDS)

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

Reason: To ensure that tree planting within hard landscaped areas is designed and implemented to promote healthy establishment and longevity, while safeguarding retained trees and complying with BS5837:2012 and best practice for urban tree planting.

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

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

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

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

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

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

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

17. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Local Planning Authority:
- Proposed footway access works and uncontrolled pedestrian crossing with tactile paving, Flowers Drove - Drawing 0903-01-PHL-102 C
 - Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wareham Road, to include accommodation works to narrow existing radii at the junction with Wareham Road and Wimborne Road - Drawing 0904-01-PHL-102 C
 - Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wimborne Road - Drawing 121_DI_14.32

(broadly in accordance with Drawing 0903-01-PHL-102 C, Drawing 0904-01-PHL-102 C, Drawing 121_DI_14.32 to be agreed in writing with the Local Planning Authority).

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

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 121_DI_14.32 must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

19. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

20. 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 should 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 should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure 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.

21. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the following ecological reports, certified by the Dorset Council Natural Environment Team on 2 March 2026:

- Land at Flowers Drove, Lytchett Matravers: Ecological Appraisal (HDA, 2025) Sections 8.3 - 8.5.
- Land at Flowers Drove, Lytchett Matravers: Bat Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: Badger Survey Report (HDA, 2025) Section 4.
- Land at Flowers Drove, Lytchett Matravers: Great Crested Newt eDNA and HSI Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: TECHNICAL NOTE TO ADDRESS COMMENTS RAISED BY DNET IN RELATION TO THE PROPOSED DEVELOPMENT OF LAND AT FLOWERS DROVE, LYTCHETT MATRAVERS. Sections 5 - 7

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

- i) the recommendations detailed in the above mentioned sections of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the Local Planning Authority.

The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

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

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) 17127-AIA4-CA dated 3rd February 2026 and Tree Protection Plan (TPP) 17127- TPP-7. All tree protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

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

23. On completion of the development a final arboricultural monitoring report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be prepared by a suitably qualified and pre-appointed arboriculturist and shall evidence compliance with the approved Arboricultural Supervision and Monitoring Statement, including details of any remedial actions undertaken.

Reason: To ensure compliance with approved tree protection measures in accordance with BS5837:2012 and to safeguard retained trees.

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

Reason: To safeguard the amenity of existing residents

Informative Notes:

1. Biodiversity Net Gain

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

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

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

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

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

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

2. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan
 1. The application for planning permission was made before 12 February 2024.
 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
 4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to

be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

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

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

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

3. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:
 - habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)
 - habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
 - habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
 - enhancements to habitat condition, for example from poor or moderate to good
4. In addition to this permission, the junction works referred to in condition 8 must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
5. In addition to this permission, the highway improvement(s) referred to in condition 17 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.

6. 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.
7. The developer is responsible for coordinating and booking their own road space for utilities and construction works to minimise disruption to the highway network. Guidance is available here: <https://www.dorsetcouncil.gov.uk/w/highway-works-for-new-developments>
8. The applicant is 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 at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
9. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
10. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification,

amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.

11. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the attenuation features are in line with their design requirements.
12. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 24 December 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

In the absence of a completed legal agreement the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure:

- Affordable housing
- Education contributions
- Health contributions
- Public Right of way Contributions
- Provision of on-site open space and play space
- Promotion of available SANG.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies E7, E8, H11, I1 and I4 of the Purbeck Local Plan

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Application Number:	P/FUL/2025/07220
Webpage:	Planning application: P/FUL/2025/07220 - dorsetforyou.com
Site address:	Forge and Forge Hall Dorchester Road Lytchett Minster BH16 6HT
Proposal:	Demolition of existing building and erection of four residential dwellings, including associated landscaping. As amended by plans to amend access.
Applicant name:	Peter Tuson Limited
Case Officer:	James Brightman
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. Reason application is going to committee:

At the request of the Chairman of the Eastern Area Planning Committee

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – the site is in the settlement boundary of Lytchett Minster and in a sustainable location with access to public transport to access services, facilities and employment
Impact on Heritage Assets	Loss of a non-designated heritage asset (Forge Hall) would result in less than substantial harm to the Conservation Area.
Impact on the amenity of the occupants of adjacent dwellings	Acceptable – no adverse impacts
Living conditions for the new dwellings	Acceptable
Impact on character of the area	Acceptable – no adverse impacts
Impact on highway safety & parking provision	Acceptable – no adverse impacts
Biodiversity Net Gain (BNG)	Acceptable – off-site BNG credits to be purchased to achieve 10% BNG
Impact on ecology	Acceptable - Ecological Impact Assessment approved by the Council's Natural Environment Team

Issue	Conclusion
Impact on Poole Harbour	Acceptable – Condition imposed to require purchase of nutrient credits before commencement. Community Infrastructure Levy (CIL) to collect mitigation from the proposal's recreational impacts.
Impact on Dorset Heathlands	Acceptable - CIL to collect mitigation from the proposal's recreational impacts.
Contamination	Acceptable - pre-commencement condition to be imposed to require a site investigation report, detailed scheme for remedial works and a monitoring and maintenance scheme to be approved
Drainage	Acceptable – Drainage Strategy submitted with acceptable provision for surface water drainage
Environmental Implications	Acceptable- Initial impact from construction with impact from increased traffic movements when the development is occupied but sustainable location.

4. Description of site

- 4.1 The site is relatively level and is positioned between a dwelling 'Gavity' to the west and Old Forge Close to the east. It backs onto 1 Old Forge Close to the north.
- 4.2 The site is in the settlement boundary of Lytchett Minster and most of it is in the Conservation Area. There is a Grade II Listed Building at 60 Dorchester Road to the southeast.
- 4.3 A two storey building fronts the Dorchester Rd on the eastern side of the site and there is a single storey building set back from the Dorchester Rd in the western part. It is understood from the information submitted that the larger two-storey building, known as Forge Hall, was once a village hall last used around 45 years ago and since then a commercial use has been operated from the site. Meeting facilities in the village are now provided at Lytchett Minster Parish Church.
- 4.4 Officers consider Forge Hall to be a non-designated Heritage Asset (HA); it was a Boer War homecoming gift to the village from the owner of the manor so has some local evidential, historical and aesthetic value contributing to the Conservation Area.
- 4.5 A 2m (approx.) high hedge forms the site's boundary with the footway along Old Forge Close and a 2m (approx.) high brick wall forms the rear boundary with the bungalow at 1 Old Forge Close. A 1m (approx.) timber post & rail fence forms the front boundary with the Dorchester Rd and the boundary with the two-storey dwelling at Gavity is provided by a 1.8m (approx.) high close-boarded fence. A first-floor window serving a bedroom in the side elevation of Gavity overlooks the site.
- 4.6 The site's front boundary is set back from the road beyond a grass verge and pavement and there is a bus stop outside the site near the boundary with Gavity.

- 4.7 The supporting statement advises that since 1968 the whole site has been in employment use, with AT&G Datanet (supply and installation of cables for electronic communications) in continuous occupation from 1991. However, more recently the site has been vacated due to the deteriorating condition of the building and commercial reasons.
- 4.8 The applicant has advised that the forge building is no longer suitable to be re-let, as it would not meet modern standards or provide the facilities expected by prospective tenants. They have advised that the building has not been capable of supporting a viable use for the past 10 years. The structural walls are continuing to spread, and the roof is no longer watertight. Repairs have been assessed as uneconomical, particularly given the limited level of use, with the building previously being underutilised and only occupied for short periods each day.
- 4.9 The applicant considers that the attractiveness and long-term commercial viability of the application site is limited, particularly given the availability of alternative business opportunities within the established diversification schemes nearby.

5. Description of development

- 5.1 It is proposed to demolish all buildings on the site and redevelop it with 2 pairs of two storey houses with the first floor provided partly within the roofs. 3 x 2 bedroom and 1 x 3 bedroom dwellings are proposed. The dwellings would front onto Dorchester Rd and back onto Forge Close and would be set back a similar distance to the adjacent dwelling at Gavity to the southwest.
- 5.2 Two allocated parking spaces per dwelling are proposed with turning areas outside these spaces. There would be a shared access onto Dorchester Road between Plots 2 & 3.
- 5.3 External materials are to be:
- Roofs: Plain clay roof and ridge tiles. Lead cheeks and roof for dormer windows
 - Rainwater Goods: Black painted cast aluminium gutters & downpipes
 - Walls: Red multi brickwork with arch lintels for ground floor windows
 - Windows: White painted timber casement windows
 - Exposed rafter feet under eaves
- 5.4 Buff coloured tarmac is shown for the access road and turning areas with block pavers for the parking spaces.

6. Background and relevant planning history

The application site

6/1981/0600 – Alterations to include replacement of roof – Granted – 07/09/1981

6/1981/0433 – Carry out alterations to include new roof – Refused – 11/06/1981

Gavity, Dorchester Rd (immediately to the west of the application site)

P/HOU/2022/00235 - Decision: GRA - Decision Date: 13/04/2022: Increase pitch of roof to create chalet bungalow and convert garage – implemented & built.

This requires the rear facing first floor rooflights to be obscure glazed and non-opening unless the parts of the window that open are more than 1.7m from the floor of the room where the rooflight is installed.

The rooflight affected by this condition serves a bedroom and the same room has a window overlooking the application site

7. List of constraints

Purbeck Local Plan – within Settlement Boundaries

Lytchett Minster Conservation Area

Dorset Heathlands (5km buffer)

Poole Harbour Nitrates area & Recreation Zone

Poole Harbour Nutrient Catchment Area

Natural England Designation - Nutrient Neutrality Catchments

Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar

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

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

8. Consultations

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

Consultees

1. Natural England

No objections raised on basis of the Appropriate Assessment concluding no adverse effects on European conservation sites and that appropriate mitigation will be secured & the purchase of nitrogen credits will mitigate the proposal's impact on the nutrient neutrality of Poole Harbour

2. Scotia Gas Network (SGN)

No objections raised. Asset map submitted to show Medium pressure main in Dorchester Rd outside site & encroaching onto site in northeast

3. Dorset Council (DC) Highways

No objection subject to conditions to require parking & turning construction and retention & a Construction Method Statement to be submitted and agreed.

4. DC Tree Officer

No objections raised. Condition advised requiring compliance with the submitted Arboricultural Method Statement and Tree Protection Plan (via condition)

5. DC Natural Environment Team - Ecology

No objections raised. Certificate of Approval issued for the submitted Ecological Impact Assessment (EclA)

6. DC Natural Environment Team – Biodiversity Net gain

No objections raised. Documents submitted reflect the habitat degradation which has taken place. Offsite biodiversity units will be required for area habitats and hedgerows.

7. DC Environmental Assessment

No objections raised. Noted that the applicant intends to purchase nutrient credits.

8. DC Building Control

No comments.

9. DC Conservation Officer

Forge Hall is a Non-Designated Heritage Asset (HA). Its demolition would result in the total loss of its significance as a non-designated HA so its repair and reuse would be preferable from a heritage perspective.

Evidence is that the hall is in a deteriorated condition with concerns regarding its ongoing structural stability. The viability of repair is doubtful given the extent of demolition and loss of historic fabric that would be necessary.

The proposed dwellings front the road which is characteristic of the Conservation Area. Ideally larger, more spacious plots would be preferable, however the density is not unusual for the newer development in the Conservation Area. Overall, the design is not out of keeping with the immediate context. Appropriate architectural details, materials and finishes are essential.

10. Lytchett Minster & Upton Parish Council

Objection

- Overdevelopment, adverse impact on character and appearance of the conservation area & street scene and harm setting of listed buildings. No clear and convincing justification provided for this harm, nor sufficient public benefit to outweigh it
- Loss of hall regrettable as has historic importance to the local community. Development should make reference to it or its significance.
- Poor natural light and ventilation to some rooms in proposed dwellings
- No safe and suitable access to the site
- Reduced scheme of two or three dwellings would be more appropriate

11. Ward Member – Cllr Starr

Existing property (Gavity) has a window that is close to the wall of the new development

12. Ward member – Cllr Brenton

- Considerable impact on street scene
- If the Hall is unrepairable a replacement should echo the style and be a significant building with features which echo the old building

Representations received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of comments of objection:

- Overlooking/loss of privacy
- Reduced outlook/sense of enclosure
- Loss of privacy
- Need to prevent any windows in the side elevation facing Gavity
- Impact on outlook at front of Gavity from boundary wall
- Adverse impact on character of the area
- No Heritage Impact Assessment
- Proposal fails to show 10% Biodiversity Net Gain
- Habitats Regulations Assessment required
- Drainage Assessment required
- Asbestos concerns

9. Duties

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

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises

Local Plan Adopted Purbeck Local Plan:

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

- V1: Spatial strategy for sustainable communities
- E1: Landscape
- E2: Historic environment
- E5: Sustainable drainage systems (SuDs)
- E7: Conservation of protected sites
- E8: Dorset heathlands
- E9: Poole Harbour
- E10: Biodiversity and geodiversity
- E12: Design
- H2: The housing land supply
- I2: Improving accessibility and transport
- I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

National Planning Practice Guidance

Inc. Determining planning applications

Other material considerations

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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.

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Lytchett Minster Conservation Area Appraisal

Housing land supply

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

This does not result in automatic approval of residential development. Paragraph 11(d) requires that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal, or unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

Housing Delivery Test (HDT)

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

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

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

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

The protected characteristics potentially relevant to this proposal are age, disability, pregnancy and maternity.

The proposed dwellings are two storey but the site is relatively flat. The plans do not specifically show step-free access for people with disabilities or mobility impairments or pushing buggies but for level sites such as this, Building Regulations require all new dwellings to have a level access for principal entrances for disabled access. The sustainable location contributes positively to advancing equality of opportunity.

13. Public Benefits

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

What	Amount / value
Material considerations	
New dwellings in a sustainable location	4

What	Amount / value
Construction jobs	Unknown
Non-material considerations	
Community Infrastructure levy (CIL) contribution	£45,000 (Total of 450 sq metres floor space @ £100 per sq metre)
Council Tax	Approx £10,000 per annum, based on a band D properties

14. Planning Assessment

Principle of development

- 14.1 The site is in the settlement boundary of Lytchett Minster and the proposal for new housing is acceptable in principle as it is in a sustainable location with access to public transport to access services, facilities and employment in the nearest larger settlements of Poole, Upton and Wareham. There are also facilities in Lytchett Minster that are walkable from the site.
- 14.2 The submitted Vincent Design Engineering Structural Report advises that Forge Hall is suffering from a multitude of issues resulting in severe defects in a large number of structural elements. Whilst some of these issues may be remediated in-situ, others would require invasive work or partition demolition and reconstruction. The report advises that it is expected that the building will become unsafe in the near future and the structure to be beyond its useful design life so recommends it is demolished.
- 14.3 In the light of the Structural Report officers are unable to maintain an objection to the demolition of this building so the principle of demolition is acceptable.
- 14.4 The loss of the small-scale commercial use of the site, which is not an employment site listed for safeguarding under policy EE1, is not considered to be significant and the site lends itself to residential development as this new use would be compatible with and has the potential to have less impact on the adjacent dwellings.

Impact on Heritage Assets (HAs)

- 14.5 The proposal site is prominently positioned on Dorchester Road which is one of the principal roads through the conservation area. Most of the site is in the conservation area (a designated HA). There is a listed building (Grade II) at 60 Dorchester Rd to the southeast. The Heritage Statement has allowed an assessment of the proposal's impact on HAs.
- 14.6 Although not listed, the former parish hall referenced in the Lytchett Minster Conservation Area Character Appraisal as '*a Boer War homecoming gift to the village from the owner of the manor*', is of some local evidential, historical and aesthetic value, and has strong communal connections with the village and its residents.

- 14.7 The hall is identified on the Conservation Area Quality Map as making a positive contribution to the Conservation Area and officers consider it to be a non-designated HA. On this basis and given the modest size of the building and its poor structural condition, it is considered that the demolition the hall would result in 'less than substantial' harm to the designated HA, that is the Conservation Area. In line with paragraph 220 of the NPPF, the proposal should be assessed in respect of NPPF paragraph 215.
- 14.8 Paragraph 215 of the NPPF states '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*'
- 14.9 Paragraph 216 of the NPPF states that '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*'
- 14.10 Paragraph 220 also states that '*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*'
- 14.11 The relevant (excluding archaeological HAs) parts of Purbeck Local Plan Policy E2 state that:
- 'When assessing applications for proposals that are likely to affect (directly or indirectly) the significance of a designated or non-designated heritage asset, the Council will take account of the heritage asset's significance, together with all of the following considerations:*
- a. whether proposals have taken advantage of an opportunity to enhance all, or part, of a heritage asset's significance;*
 - b. the nature, scope, scale, appearance (including detailed design and materials) and character of proposals;*
 - c. indirect effects arising from proposals including noise, traffic and lighting;*
 - d. the benefits of any repairs to a heritage asset's significance and or bringing a vacant heritage asset back in to use;*
 - e. the contribution that a heritage asset makes to local character, distinctiveness and the economy;*
 - f. measures to avoid or minimise harm to the heritage asset's significance; and*

g. the viability of the heritage asset's current and proposed uses and the effects of securing an appropriate and viable use on the heritage asset's significance.

Applications affecting the significance of a heritage asset should be accompanied by sufficient information to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation. Where harm or loss to a heritage asset can be fully justified, and development would result in the partial or total loss of the heritage asset and / or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset.'

14.12 The submitted Vincent Design Engineering Structural Report advises the following;

- The hall has issues with roof spread; out of plumb walls; displacement of rafters/purlins; longitudinal racking; movement of eyebrow dormers; water ingress; roof displacement; potential subsidence; damp; wall dislocation
- The multitude of issues have resulted in severe defects in a large number of structural elements. Whilst some of these may be remediated in-situ, others, such as the out of plumb masonry walls will require much more invasive work or partition demolition and reconstruction.
- The hall has been temporarily repaired on an ad-hoc basis but these have not been designed by a qualified engineer and therefore are not expected to provide a long-term solution to the potentially unsafe structure.
- It is expected that the building will become unsafe in the near future and the structure is beyond its useful design life and it is recommended it is demolished.

14.13 It is recognised that repair could be undertaken but the Council's Conservation Officer (CO) has questioned whether this is a viable approach in this instance given the extent of demolition and loss of historic fabric necessary in order to implement any programme of repairs.

14.14 The demolition of the hall will result in the total loss of its significance as a non-designated heritage asset, but Officers consider that from the evidence gained in the pre-application site visit and Structural Report, the re-use of the hall would not be feasible given its poor structural condition so its demolition is judged to be justified.

14.15 Paragraph 216 of the NPPF requires a balanced judgement when weighing applications that directly affect non-designated heritage assets. In this case, it is judged that the scale of the loss is only of moderate significance given the modest size of the hall and its poor structural condition.

14.16 The application site is at the boundary of the Conservation Area and architecturally there is a varied context with the two storey, traditional rendered and thatched cottages opposite, the modern rendered and slate bungalow immediately to the west and the cul-de-sac to the rear of brick and tile late 20th century properties.

14.17 The proposed dwellings front the Dorchester Road which is characteristic of the Conservation Area, and it is considered that the relatively small plots are acceptable in this part of the Conservation Area.

- 14.18 A traditional design approach has been taken which would be in keeping with the immediate context. Updated plans and drawings have been submitted in response to the additional information requested by the Conservation Officer, and it is considered that the architectural detailing, external materials and finishes shown are acceptable and conditions would reasonably be imposed to secure these and where necessary require further details to be agreed.
- 14.19 The loss of the hall would have an impact on the character and appearance of the Conservation Area especially given the visual prominence of the site. However, the scale, design, architectural detailing and proposed materials for the proposed development would respect the character of the immediate area and represent a scheme that would make a positive contribution to the street scene and character of this part of the Conservation Area in compliance with paragraph 210 of the NPPF (see below).
- 14.20 The proposal would also have some effect on the setting of the listed dwelling at 60 Dorchester Road to the southeast, but given the intervening distance and appropriate design proposed, no adverse impact on the setting of this Heritage Asset has been identified.
- 14.21 The relevant parts of Purbeck Local Plan Policy E2 are also complied with as regard has been had to the heritage asset's significance; the nature, scope, scale, appearance (including detailed design and materials) and character of the proposals; indirect effects arising from the scheme to include noise and traffic; the contribution that the heritage asset makes to local character, distinctiveness and the economy and sufficient information has been provided to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation.
- 14.22 As a heritage asset will be lost, a condition is to be imposed to require a programme of recording and analysis of that heritage asset, and the applicant agrees to this pre-commencement condition.

Impact on the amenity of the occupants of adjacent dwellings

- 14.23 Design Policy E12 of the Local Plan requires that development should avoid and mitigate any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity. The proposed dwelling at Plot 1 will be adjacent to the property known as Gavity to the west and this plot and Plot 2 will back onto 1 Old Forge Close to the north.

Overlooking/loss of privacy

- 14.24 There are no windows shown in the side (west) elevation of Plot 1 and so there would be no overlooking from this elevation. A condition is imposed to prevent any first-floor windows being inserted into this elevation without planning permission and this would allow the Council to assess windows should they be proposed in future.

- 14.25 A 1.8m high close-boarded fence would run along the side boundary with Gavity and this would prevent any overlooking from ground level.
- 14.26 First floor windows in the rear of Plots 1 & 2 are to serve bedrooms & bathrooms but would be roof lights with high sills so would not introduce harmful overlooking of the adjacent dwellings at 1 Old Forge Close & Gavity. A condition is imposed to prevent any further first-floor windows being inserted into this elevation without planning permission and this would allow the Council to assess windows should they be proposed in future.
- 14.27 The first-floor windows in Plots 3 & 4 are further from adjacent properties (17 – 20m from the boundary with 1 Old Forge Close) and would not introduce direct overlooking to 1 Old Forge Close. These are considered not to introduce harmful overlooking to 1 Old Forge Close or any other nearby dwelling.

Reduced outlook/sense of enclosure

- 14.30 The proposed dwelling at Plot 1 would be built close to the boundary with Gavity and introduce a two-storey building with single storey rear projection for the full depth of the dwelling at Gavity.
- 14.31 Gavity has a single first floor window serving as a window to a bedroom (the other window is a high-level roof light facing to the rear) and ground floor windows (serving a kitchen and utility) in its east elevation facing the application site. At present the window faces onto the smaller building on the site with a ridge height of approximately 4.8m. The proposed lower level rear projection on unit 1 would have a height of 4.5m so despite the greater pitch no demonstrable harm has been identified.
- 14.32 Plot 1 would replace the existing single storey building that is set back from the Dorchester Rd and also occupy the vacant space in front of it.
- 14.33 There is a 1.8m (approx.) high close-boarded fence along most of the site's boundary with Gavity and this tapers in height when it meets the boundary with the pavement.
- 14.34 The proposed elevations show a 900mm high boundary wall at the front of the dwellings to face Dorchester Rd. This would not adversely affect the outlook from the ground floor south facing window in Gavity given the low height.
- 14.35 The first-floor east facing window in Gavity would not suffer a materially altered outlook given it already looks onto a building, and the proposed single storey rear projection of Plot 1 would be lower in height than the building which is to be removed.
- 14.36 There would be an impact on the outlook from the ground floor windows in the east elevation of Gavity, but given they already have a restricted outlook onto a boundary fence and partly onto a building, the additional height and massing proposed is not considered to represent a harmful impact to justify refusing the application.
- 14.37 The proposed dwellings are an appropriate distance from the bungalow at 1 Old Forge Close so as not to result in any harmful impacts from their scale.

- 14.38 On the above basis, the height and massing of the proposed dwellings would not result in a harmful impact on the amenity of the occupants of the adjacent properties.

Noise and disturbance

- 14.39 The existing site has a commercial use where vehicles can access the site and park and turn on it which already has an impact on the adjacent properties.
- 14.40 The proposal would introduce parking spaces and a vehicle turning area adjacent to the boundary with 1 Old Forge Close and this could result in some disturbance to the occupants of this property from vehicle engine noise and associated noise from door slamming and manoeuvring.
- 14.41 The existing (and to be retained) 1.8m high (approx.) brick boundary wall between the site and 1 Old Forge Close would help mitigate any noise and the noise from the use of the 8 parking spaces associated with 4 dwellings would not be substantial. Additionally, some of this area could be used to park vehicles associated with the current use of the site. No harmful impacts from noise would result.
- 14.42 For the above reasons, the proposal complies with the requirements of local plan Policy E12: Design relating to neighbouring amenity.

Living conditions for the new dwellings

- 14.43 Bedroom 2 at first floor level on Plot 1 has a single high level roof light which would provide a restricted but acceptable level of outlook given the room's size and would also provide ventilation. The other roof lights in the proposed dwellings would serve bathrooms and landings. It is considered the dwellings are acceptable in terms of the living conditions they would provide.

Impact on the character of the area

- 14.44 Policy E12 requires that development should positively integrate with their surroundings, including reflecting the diverse but localised traditions of building materials found across Purbeck. The proposed dwellings are of traditional design and would have red brick walls and clay tiled roofs with eaves having exposed rafter feet, reflecting other properties in the streetscene. The scale would be 1.5 storeys with first floors partly within the roofs. Chimneys, lead roofs & cheeks for the dormer windows, black painted aluminium rainwater goods, white painted casement windows and arched window lintels are also shown.
- 14.45 The ridges would be marginally higher than that of Gavity to the west and the hipped roof design and modest depth would reduce their massing. The dwellings would be set back from Dorchester Road a similar distance to Gavity and they would sit comfortably in the street scene and contribute to the character and appearance of the area, enhancing the visual amenities of the site.
- 14.46 The proposals comply with local plan Policy E12: Design.

Impact on highway safety

- 14.47 The proposal would modify the existing vehicular access to the site and provide a new vehicular access between Plots 2 & 3 to serve 8 parking spaces (2 per dwelling) at the rear of the site.
- 14.48 The plans have been amended to reflect the Council's Highways Officer's advice and are now acceptable in highway safety terms and no adverse impact on highway safety would result from the proposal.
- 14.49 The provision of two parking spaces per property is acceptable taking account of the Council's Parking Standards and the proposal complies with Local Plan Policy I2: Improving accessibility and transport.

Biodiversity Net Gain (BNG)

- 14.50 The supporting statement advises that ecological enhancements will be implemented across the site where possible with any shortfall in on-site mitigation being offset via the purchase of offsite BNG credits (0.15 units). This proposal is appropriate but the statutory condition will require submission of a Biodiversity Gain Plan with full details.

Impact on ecology

- 14.51 The application is supported by an Ecological Impact Assessment (EclA) which incorporated a Preliminary Roost assessment and Bat survey having identified the area as being used by common and widespread bat species. A bat emergence survey confirmed that no bats were recorded using the existing buildings, so there is no evidence of roosts present within the site.
- 14.52 The EclA recommended implantation of a series of mitigation measures which have been approved by the Council's NET. A condition is imposed to require the development to be undertaken in accordance with the biodiversity mitigation and enhancement measures set out in the EclA. Therefore, the proposal accords with the Dorset Biodiversity Appraisal Protocol and local plan Policy E10: Biodiversity & geodiversity.

Impact on Protected Habitats

- 14.53 The site is in the Poole Harbour Catchment Area, Poole Harbour Recreation Area and in the 400m-5 km zone of the Dorset Heathlands where additional residential accommodation is associated with likely significant effects on protected Habitat Sites. The Council has undertaken an Appropriate Assessment (AA) under the Habitats Regulations and concluded that the proposal would not have an adverse effect on Poole Harbour with the required mitigation in place. The AA has been agreed by Natural England.

Poole Harbour Nutrients

- 14.54 To mitigate the impact from nutrients on Poole Harbour Special Protection Area (SPA) and Ramsar arising from the discharge of sewage from the development into the public sewer and then onto waste treatment plants, a condition is imposed to require the necessary

nutrient mitigation credits to have been secured before development is commenced which will satisfy local plan Policy E9: Poole Harbour.

Poole Harbour Recreation

- 14.55 Payment of the Community Infrastructure Levy (CIL) will provide the appropriate mitigation for the proposal's impact on Poole Harbour from increased recreation and the proposal accords with local plan Policies I1 and E9 as a result.

Dorset Heathlands Recreation and Air Quality

- 14.56 Mitigation for the development's impact on Dorset Heathlands SPA and Dorset Heaths SAC from increased recreation and air pollution would be provided via CIL and on this basis, the proposal accords with local plan Policy E8.

Contamination

- 14.57 Concern has been raised about asbestos at the site. A Phase 1 Desk Study contamination report has been submitted by AG Geo-Consultants Ltd ref: 25-120/P1 V.2 23/10/2025 that advises asbestos could be present on the site.
- 14.58 To address potential contamination on the site (from asbestos and other contaminants), a pre-commencement condition is imposed to require a site investigation report, detailed scheme for remedial works and a monitoring and maintenance scheme to be submitted to and approved by the Local Planning Authority.

Drainage

- 14.59 Available data from the Environment Agency suggests that the site is not currently at risk of flooding and taking into account climate change it would remain at low/medium risk (partial flood risk during 1 in 1000 year event). A Drainage Strategy is submitted that anticipates infiltration drainage using soakaways and permeable outside surfacing. However, should infiltration prove unfeasible, an attenuation tank would be used with flow control to release water at greenfield runoff rates. It is envisaged this would be released into the private surface water sewer in Forge Close to the north with agreement from the relevant parties.
- 14.60 On this basis, the proposal would have a viable and deliverable surface water drainage scheme and accords with local plan Policy E5: Sustainable drainage systems.

Environmental implications

- 14.61 The proposal would have some impact on the environment during construction from loss of habitat, traffic movements and noise and some impact when the development is occupied from vehicle movements, but these impacts are to be expected in a development and would not be significant.

15. Summary of issues and the planning balance

- 15.1 The proposal would provide 4 additional dwellings in a sustainable location and add to the Council's housing land supply. As the housing supply is currently at 2.53 years this benefit

is given significant weight. The new occupants of the development will also make a modest contribution to the local economy and add to the vitality of the village.

15.2 In accordance with NPPF paragraph 215, the 'less than substantial harm' to the significance of the Conservation Area (a designated heritage asset) from the demolition of the hall has been weighed against the public benefits of the proposal which are:

- the provision of 4 additional dwellings in a sustainable location to add to the Council's 5 year housing land supply
- the contribution to the local economy from new residents using local businesses
- the contribution to the vitality of the village from the additional residents
- the employment generated by the construction of the development

15.3 It is considered that cumulatively the benefits outweigh the harm. On this basis the proposal accords with the policy set out in NPPF Section 16: Conserving & enhancing the historic environment.

15.4 The proposal will result in the loss of a non-designated heritage asset, but this is given limited weight due to its poor condition. The impact of the loss of the asset which makes a positive contribution to the Conservation Area is somewhat mitigated by the appropriate design of the new development and the less than substantial harm arising to the Heritage Asset would not provide a strong reason for refusing the development proposal. The loss of the significance of the HA would be outweighed by the provision of 4 new dwellings of high-quality appearance to add to the Council's 5 year housing land supply which would enhance this part of the conservation area.

15.5 The proposal is acceptable in respect of highway safety and impacts on the amenity of the occupants of the adjacent dwellings. Risks from surface water runoff and contamination have also been addressed.

15.6 Appropriate ecological mitigation and enhancement is proposed in addition to 10% Biodiversity Net Gain, and the proposal would provide appropriate mitigation for its impact on the Dorset Heathlands and Poole Harbour.

15.7 Overall the benefits of the scheme outweigh the harm arising so approval is recommended.

16. Recommendation

Grant, subject to the following conditions (Written agreement to the pre-commencement conditions was received on 14/4/2026):

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

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

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

WDA Drawings 002; 003A; 004B; 005 & 006A

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

3. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:
 - 1) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
 - 2) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
 - 3) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied.

On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

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

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

5. Prior to the commencement of development a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials

- Storage of plant and materials used in constructing the development
- Delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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

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

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

7. No demolition, works or development shall take place until a written scheme of historic building recording, post recording analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved historic building recording scheme.

Reason: To ensure provision is made for the recording of the historic fabric

8. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement Ref. 805/AIA/AMS/1A and Tree Protection Plan Ref. RNapc/802/TPP/2, both dated 20th October 2025 from Richard Nicholson Arboricultural Planning Consultant shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

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

9. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Pro-Vision reference: Ecology 8790 Version 03 dated November 2025 and certified by the Dorset Council Natural Environment Team on 17/04/2026.

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

i) the recommendations detailed in Sections 6.0 & 7.0 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and

ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

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

10. Before using any external facing and roofing materials (to include barge boards) in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

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

11. Prior to installing the windows and external doors in the dwellings, scale vertical and horizontal cross-section details of typical windows and external doors for the dwellings to include details of glazing bars, glazing and means of fixing, frame, sill and depth of reveal shall be submitted to and approved in writing by the Local Planning Authority. Works shall then proceed in accordance with the approved drawings.

Reason: in the interests of preserving the character and appearance of the conservation area.

12. Before the dwellings hereby approved are occupied 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 should 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 should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure 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. Before the dwellings hereby approved are occupied, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. This shall include the retention of the hedge on the site's boundary with Old Forge Close as shown on the approved WDA Drawing No. 004 Rev D. These works shall be carried out as approved before occupation unless otherwise agreed in accordance with a programme submitted to the local planning authority.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

14. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional first floor windows or other openings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the dwellings at Plots 1 & 2.

Reason: To protect the privacy of the occupants of adjacent dwellings.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargements of the dwellinghouses hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of the occupants of the adjacent properties and the character of the area.

Informative Notes:

1. Biodiversity Net Gain

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

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

(b) the planning authority has approved the plan

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

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

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

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

2. 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.

3. 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.

4. INFORMATIVE NOTE: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to

the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

5. INFORMATIVE NOTE: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

6. The applicant/developer is advised that the Scotia Gas Networks asset map shows a Medium pressure gas main in Dorchester Rd outside the site & encroaching onto the site in the NE and to contact SGN to discuss this before any excavation or development works start. plantlocation@sgn.co.uk or 0800 912 1722 (SGN Safety Admin Team) quoting scheme reference P/FUL/2025/07220.

Application Number:	P/HOU/2026/00276
Webpage:	Planning application: P/HOU/2026/00276 - dorsetforyou.com
Site address:	17 Dudsbury Road West Parley BH22 8RA
Proposal:	Erect single and two storey extensions, loft conversion, dormers, Juliet balconies, roof lights.
Applicant name:	Mr Tony Brown
Case Officer:	Claire Hicks.
Ward Member(s):	Cllr Parry

1. Reason application is going to committee:

At the request of the Committee Chair.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable: Within settlement
Impact on the Character of the Area (including Special Character Areas)	Acceptable: Subject to conditions. The proposed development is judged to comply with the New Road Area Special Character Area development criteria.
Impact on Neighbouring Amenity	Acceptable: No harm to neighbouring amenity.
Impact on Flood Risk	Acceptable: Conditions will be added to ensure the finished floor levels are no lower than the existing, and for a surface water drainage strategy (as the footprint will be significantly increased) to be submitted to and approved by the Local Planning Authority.

4. Description of site

The site is to the east of Dudsbury Road within the New Road Area Special Character Area. The predominant built form within the vicinity of the site is detached houses and chalet bungalows.

17 Dudsbury Road is a two-storey residential dwelling with a hipped roof on a relatively level, rectangular site. The property and its neighbours are set back from the road within verdant plots. Trees on the site are the subject of Tree Protection Orders.

5. Description of development

The proposed development is for extensions to the front and rear and the creation of second floor accommodation within a revised cropped gable roof with dormers.

6. Background and relevant planning history

P/PAP/2025/00484 - 17 Dudsbury Road, West Parley, BH22 8RA - Extensions to existing residential house - Response Given on 15/09/2025.

The pre-application proposal suggested three options. Option 1 was similar to the submitted scheme but with a wider front gable extension, pitched roof dormers and pitched roof single storey extensions rather than flat. Option 2 also had a wider front gable but had no side extension, instead a detached garage was shown. Option 3 was closer to the current proposal.

P/HOU/2025/00029 - 17 Dudsbury Road, West Parley, BH22 8RA - Front, side and rear extensions, including 2 storey extensions, balconies, and solar panels – Refused on 14/03/2025.

Refusal Reason:

The proposed development fails to meet the development criteria regarding the New Road Area Special Character Area Supplementary Planning Document, particularly, as the proposed development does not reflect the rhythm of existing dwellings, and the proposed development adversely affects the character of the street scene, as the proposed development steps forward from the front elevation, resulting in an inconsistent building line. The proposed development would cause the space between the dwellings being reduced, which will result in a poorer spatial relationship. The greater bulk would be visible from the road and would therefore, be more obvious in the street scene. The proposed development would disrupt the street scene and would look out of place to the neighbouring properties. The alterations are out of scale and proportion with the original dwellings. The form of the dwelling would over-dominate the street scene. The proposed development would not be sympathetic in terms of its size, scale and design in relation to the host dwelling. The cumulative impact on the proposed extensions is overdevelopment. Also, insufficient information has been submitted regarding impact on trees. The proposed development would fail to comply with Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

03/91/0422/FUL - 17 Dudsbury Road, West Parley - Extension & Garage, As Amended By
Plans Rec'd 19 June 1991 – Granted on 05/07/1991.

7. List of relevant constraints

- Tree Preservation Order - TPO (EDDC/WP/6) - x2 Horse chestnut trees, x3 large-leaved lime trees, Beech tree; TPO (EDDC/WP/17) - Western red cedar – approved for removal under P/TRT/2024/05236; TPO (EDDC/WP/68) - Sweet chestnut tree
- Within Settlement Boundary; Ferndown
- New Road Special Character Area
- Environment Agency - Risk of Surface Water Flooding Extent 1 in 1000
- Groundwater – Susceptibility to flooding
- Wessex Water Treatment Works Catchment Other WRC catchments
- Bournemouth Water Consultation Area
- Southern Gas Network - Intermediate pressure gas pipeline 25m or less from Intermediate Pressure Pipelines (2 bar - 7 bar) - 7.7m.
- Wildlife Present: S41 – bat - 3.32m.
- Scheduled Monument: Parley Barrow, a bowl barrow on the corner of Ellesfield Drive and Druid's Close (List Entry: 1015792) - 125.3m and Mag's Barrow (List Entry: 1015794) - 307.89m.
- Radon: Class: 1.0 (low risk – protective measures unlikely to be required)

8. Consultations

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

1. Bournemouth Water Ltd (South West Water) (Received on 05/02/2026 and 18/02/2026)
Bournemouth Water has no comment.

2. Wessex Water (Received on 29/01/2026)

There are no known Wessex Water assets within the development site. Advice was provided about surface water management, foul drainage, and water supply.
An informative will be added.

3. SGN (Southern Gas Networks)

No comments received.

4. Bournemouth Airport Safeguarding

No comments received.

5. Dorset Council (DC) - Highways (Received on 16/04/2026)

As the proposal is to increase the existing living space, the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has NO OBJECTION.

6. DC - Trees (East & Purbeck) (Received on 05/02/2026)

The proposed scheme in tree terms is broadly acceptable;

- *site contains a number of protected trees which must not be affected by the build process.*
- *further detail required as to the provision for the protection of those trees.*
- *services of a qualified and suitably experienced Tree consultant should be sought to provide an Arboricultural impact assessment, method statement and Tree Protection Plan all in accordance with the current BS5837 recommendations.*

No Objection subject to a condition.

7. DC - Natural Environment Team (Received on 11/02/2026 and 30/03/2026)

The updated Preliminary Roost Appraisal (PRA) survey confirms that the conditions are the same as at the time of the initial PRA, in 2024 so the assessment within the original ecological report remains valid. It is necessary to secure the recommendations of this report by condition.

8. West Parley Parish Council

Councillors felt the development of the property will be overbearing and out of character for the road. There are concerns about the property overlooking neighbouring houses due to the 2nd floor conversion. There was also concern about the neighbouring property on White Walk being negatively impacted by the proposed development.

Representations Received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of Comments of Objections:

Concern that the proposed height for the second storey will overlook into the kitchen and garden of 4 Wight Walk from the large roof light and Juliet balcony.

9. Duties

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

10. Relevant Policies

Development Plan

In this case the development plan comprises the adopted Christchurch and East Dorset Local Plan 2014:

Adopted Christchurch and East Dorset Local Plan:

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

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

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers

at every level should seek to approve applications for sustainable development where possible.

- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Including: Determining Planning Applications

Supplementary Planning Documents/Guidance

- Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document
- Dorset Heathlands Interim Air Quality Strategy 2020-2025
- 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.
- East Dorset Special Character Area Supplementary Planning Document

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.

No harm to persons with protected characteristics have been identified other than the potential for greater disturbance during the construction phase for older people and those with a disability who are housebound.

13. Public Benefits

None identified.

14. Planning Assessment

14.1 The main considerations for this application are:

- Principle of development
- Impact on the character of the area (including Special Character Area)
- Impact on neighbouring amenity
- Impact on flood risk

These and other issues are considered below.

Principle of Development

14.2 The site is within the urban area where the principle of extensions to dwelling is acceptable in accordance with policy KS2 of the Local Plan, subject to normal material planning considerations.

Impact on the Character of the Area (including the Special Character Area)

14.3 Section 12 of the NPPF (2024) highlights the importance of good design which should contribute positively to making places better for people. Local Plan Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include layout, site coverage, architectural style, bulk, height, materials, landscaping and visual impact.

Development Criteria	Officer's Response
<i>1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.</i>	The proposed development would enlarge the existing dwelling but would not extend forward of the existing building line or alter the rhythm of existing dwellings. The proposed southern elevation would be sited approximately 0.7m from the southern boundary of the site, and 2.2m from the northern elevation of Number 19 Dudsbury Road. The proposed southern side extension is approx. 3.8m wide so will reduce the space between the properties, but the side extension is single storey so views of the tree canopies to the rear will be maintained. The development does not detract from the existing residential character of the wider area. The proposal adheres to this criterion and is acceptable in this respect.
<i>2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.</i>	No subdivision of gardens is proposed.
<i>3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.</i>	No amalgamation of plots is proposed.
<i>4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.</i>	The proposed development would maintain the existing set back of the property. The main increase in bulk would be at ground floor level which will have limited impact on the street scene due to the setback and vegetation screening. The roof form changes, including the introduction of a front gable, dormer and windows at roof level will be more visually prominent. Although the cropped gable roof will represent a departure from the prevailing hipped roof form of neighbouring properties, local property designs are not uniform, and the massing can be accommodated within the generous plot without

	harm to soft landscaping features or the character of the street scene. The proposal adheres to this criterion and is acceptable in this regard.
<i>5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.</i>	Neighbouring dwellings to the north and south are two storey with hipped (part flat) roofs. Dwellings within the Special Character Area are of substantial size. The proposed development will not increase the ridge height of the building, the scale and mass will remain proportionate to the size of the plot. The proposal would adhere to this criterion and is therefore considered acceptable in this respect.
<i>6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.</i>	The application form states that the proposed materials would match the existing materials. Proposed Condition 3 requires external materials (walls and roof) to be similar in colour and texture to the existing building. The existing external walls are red brick on the first floor with a render finish on the first floor. The existing roof is a slate roof.
<i>7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.</i>	The depth of the proposed development would be similar to adjacent dwellings, particularly Number 19 Dudsbury Road to the south. The proposed development would be compatible with neighbouring amenity as the separation distance from the proposed rear elevation to the rear boundary of the site (adjacent to Number 4 Wight Walk) would be approximately 27m, and that the angle of view to the dwelling at 4 Wight Walk would be oblique and views towards the house and garden from the proposed development would be filtered by the existing (protected) trees. The proposal adheres to this criterion and is considered to be acceptable in this regard.

8. <i>Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.</i>	Not applicable (loft conversion for the second storey).
9. <i>New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.</i>	The site plan shows that no detached garage/s and outbuildings are proposed.
10. <i>Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.</i>	Not applicable.
11. <i>Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.</i>	Not applicable.
12. <i>Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.</i>	Not applicable.
13. <i>A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.</i>	The application form states that no trees or hedges will need to be removed or pruned in order to carry out the proposed development. The proposal would adhere to this criterion and is therefore considered acceptable in this respect.

14. <i>The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.</i>	The Trees Officer was consulted, confirmed that the proposed scheme was broadly acceptable in relation to trees and had no objection, subject to a condition securing further tree protection details. No tree removal is proposed. Condition 4 will satisfy this criterion.
15. <i>Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.</i>	Not applicable.
16. <i>It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.</i>	No high walls, entrance pillars or gates are proposed and the site entrance would remain low key. The proposal would adhere to this criterion and is considered acceptable in this regard.

- 14.4 Viewed from the street scene the proposed extensions would be compatible with the existing dwelling and the use of matching materials will assist with visual cohesion.
- 14.5 Subject to conditions, the proposed development is judged to comply with the development criteria regarding the New Road Area Special Character Area Supplementary Planning Document, and meets Policy HE2 (Design of New Development) of the Local Plan, and NPPF (2024) Section 12 (Achieving Well Designed Places) in relation to its compatibility with the character of the area.

Impact on Neighbouring Amenity

- 14.6 A neighbour has raised concern that the second storey accommodation will overlook the kitchen and garden of 4 Wight Walk to the east (rear) due to the large roof lights and Juliet balcony.
- 14.7 The separation distance from the proposed rear elevation to the rear boundary of the site (adjacent to Number 4 Wight Walk) would be approximately 27m, the angle of view to the dwelling at 4 Wight Walk would be oblique and views towards the house and garden from the proposed development would be filtered by the existing (protected) trees. No

demonstrable harm from overlooking and loss of privacy from the proposed windows and roof lights has been identified.

- 14.8 A Juliet balcony is proposed on the second storey on the front elevation and on the rear elevation. The full length windows may increase the perception of overlooking but the Juliet balcony would not extend out from the front and rear elevation, so would not facilitate direct overlooking.
- 14.9 The second floor windows will introduce additional oblique overlooking to the gardens of adjacent neighbours, Numbers 15 and 19 Dudsbury Road but there is pre-existing overlooking at first floor level so no significant harm has been identified.
- 14.10 The proposed development would comply with the neighbouring amenity requirements of Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

Impact on Flood Risk

- 14.11 The site is within an area that is susceptible to high groundwater levels, but it is not within an area identified by the Environment Agency as being at risk of surface water flooding.
- 14.12 The submitted drawings do not include any subterranean elements and indicate that the existing finished floor levels will be maintained throughout the ground floor. The extensions to the house would not therefore be at any greater risk should groundwater flooding occur.
- 14.13 Condition 6 of the officer recommendation would ensure that the finished floor levels are no lower than the existing, and would secure a surface water drainage strategy to avoid increasing flood risk elsewhere in accordance with policy ME6. The surface water strategy is necessary because the footprint will be significantly increased and soakaways may not be effective if ground water levels are high as suggested by the Council's Strategic Flood Risk Assessment.

15. Environmental implications

Proposed condition 8 requires implementation and maintenance of the mitigation and enhancement measures as detailed in the Bat Survey Report and in the Preliminary Roost Appraisal Update Letter.

16. Summary of issues and the planning balance

For the above reasons and subject to conditions, the application is judged to accord with the Development Plan as a whole.

Written agreement to the pre-commencement condition(s) was received from the applicant on 23/04/2026.

17. Recommendation: Approve subject to the following conditions:

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

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

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

- Location Plan The Location Plan
- TB001-01 Block plan of the site
- TB001-05 Proposed Elevation Plan
- TB001-06 Proposed Floor Plan
- TB001-07 Proposed First Floor Plan
- TB001-08 Proposed Second Floor Plan

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

3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

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

4. Prior to the commencement of the development hereby approved (including demolition, material storage and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (as amended), including a scaled tree protection plan (TPP), an arboricultural impact assessment, and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The TPP and AMS shall include:

- a) Location and installation of services/utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA) of retained trees (as defined in BS 5837: 2012).
- c) Details of construction within or impacting the RPA of retained trees.
- d) A full specification for the installation of boundary treatment.
- e) A specification for protective fencing during demolition and construction phases and a scaled plan showing its alignment.
- f) A specification for scaffolding and ground protection within tree protection zones.
- g) A Scaled Tree Protection Plan (TPP) showing protection measures and identifying prohibited construction activities within RPAs.

- h) Details of site access, temporary parking, welfare facilities, loading/unloading and storage of equipment, materials, fuels and waste as well concrete mixing and prohibition of fires
- i) Arboricultural supervision and inspection by a suitably qualified arboriculturist
- j) Reporting procedure for inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

5. The finished floor levels of the extensions shall match those of the existing dwelling.

Reason: To reduce susceptibility to flooding.

6. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development. The works should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS)

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

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

Reason: To ensure risks from contamination are minimised.

8. The development hereby approved shall not be first brought into use unless and until the mitigation and enhancement measures as detailed in the Bat Survey Report, by Cherry Tree Ecology Ltd (dated 31 August 2024), and in the Preliminary Roost Appraisal Update Letter by Cherry Tree Ecology Ltd (dated 21 March 2026), have been completed in full. Thereafter the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of nature conservation.

Informative Notes:

1. 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.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

3. Please see the consultee comments online from Wessex Water regarding surface water management, foul drainage, and water supply.

4. Please note: There is a Southern Gas Network Intermediate pressure gas pipeline 25m or less from Intermediate Pressure Pipelines (2 bar - 7 bar) approximately 7.7m from the front boundary of the site.

5. Informative Note: Trees on or adjoining this site are protected by virtue of the Tree Preservation Orders (TPOs EDDC/WP/6, EDDC/WP/17, and EDDC/WP/68). Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.

6. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

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Application Number:	P/FUL/2026/02091
Webpage:	Planning application: P/FUL/2026/02091 - dorsetforyou.com
Site address:	The Old Malthouse High Street Langton Matravers Swanage BH19 3HB
Proposal:	Retain Unit 14 for use as dwellinghouse and/or commercial holiday let for short term lets
Applicant name:	Old Malthouse (Purbeck) Limited
Case Officer:	Emma Macdonald
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

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

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – subject to a condition restricting the unit's use to either a sole or principal residence or a short-term holiday let and not occupied as a second home. This will ensure that the proposal fully complies with Condition H14 and continues to contribute either to housing supply or the visitor economy.
Scale, design and impact on the character and appearance of the area and the Dorset National Landscape	Acceptable – the proposal would not result in any changes to the internal layout, or the external appearance of the permitted dwelling therefore complies with Policies E1 'Landscape' and E12 'Design' of the Local Plan.
Impact on heritage assets	Acceptable - the proposal would not result in harm to the character and appearance of the Conservation Area and complies with Policy E2 'Historic environment' of the Local Plan.
Amenity Impacts	Acceptable - The proposed use of the two-bed property as a dwelling or short-term holiday let would not result in any demonstrable harm to neighbouring amenity.

Issue	Conclusion
Highways and parking	Acceptable - the proposal would not result in a material increase in vehicle movements or parking pressure, nor would it give rise to any adverse impact on highway safety or the surrounding highway network.
Biodiversity	Acceptable – there is no net gain in the level of overnight accommodation.

4. Description of site

The application site forms part of a wider development of dwellings known as the Old Malthouse that lies to the east of Old Malthouse Lane in the village of Langton Matravers. Unit 14, the subject of this application, lies within the centre of the recently constructed cluster of houses. It is surrounded by dwellings and allocated parking to the south.

The site is located within the Langton Matravers settlement boundary and the Langton Matravers Conservation Area. In addition, the site is within the Dorset National Landscape, a designation which sweeps over the village. The site is also covered by a Tree Preservation Order.

The topography of the site slopes away from Old Malthouse Lane to the east and north, with Unit 14 being at a lower level than the road.

Outside of the Old Malthouse development, the character is largely residential, including historic (although unlisted) buildings and more recent redevelopment along Old Malthouse Lane. To the east, the site adjoins Langton Matravers Primary School and its playground

5. Description of development

Planning permission is sought to retain Unit 14 as a dwelling house or as a commercial holiday let/short term let. The proposals do not involve any operational development or physical change to the permitted building.

The planning statement that accompanied this application explains that the approved property is a dwelling house and can lawfully be occupied in that manner. The development at the Old Malthouse is in the process of being constructed. Officers understand that Unit 14, the subject of this application, has been constructed and finished internally with connection to utilities and gardens left to be completed. Other units on the site appear to be in differing stages of completion.

The statement to accompany this application explains that the housing market is slow and the properties are not selling due to economic issues outside of the applicant's control. Therefore, the applicant wishes to offer this property for sale on the basis that it can either be purchased as an owner-occupied property, be either retained by the applicant or sold as a rental property occupied as a person's main residence or be retained/sold as a holiday let for short term lets.

It is understood that the applicant can already sell or rent the property under the existing permission, subject to compliance with Condition 20 which requires the dwelling to be occupied by persons as their sole or principal residence. The current proposal would allow for short term commercial lets. The existing condition would not allow for short term holiday letting as the property would then not be the occupiers sole or principal residence.

The applicant wishes to obtain a new permission for the dwelling which would allow more flexible use of the property, to include commercial holiday lets. It is proposed that the property may be let or occupied fully as a main residence or occupied as such for part of the year with holiday lets for the remaining part of the year or be fully let as a holiday property.

6. Background and relevant planning history

The site itself has quite a complex history. The applications of most relevance are summarised as follows;

Application Number	Decision	Comments
PAP/2018/0110	16/01/2019	Proposed residential conversion and redevelopment
PAP/2019/0048	28/06/2019	Proposed residential conversion and redevelopment
6/2019/0604	Approved 01/10/2020 (Committee Decision)	Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping
P/VOC/2023/00413	Approved 22/06/2023 (Delegate Decision)	Variation of Condition 2 of approved P/A 6/2019/0604 (Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping) to make minor changes to approved plans in order to facilitate better and more efficient internal configuration, building regulation requirements and other functional reasons
P/VOC/2023/04930	Approved 21/12/2023 (Delegate Decision)	Variation of Conditions 1, 11, 14, 15, 16 and 17 of approved P/VOC/2023/00413 (Variation of Condition 2 of application)
P/VOC/2024/04675	Approved 29/11/2024	Variation of condition to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide

		detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans. Permission was the subject of a series of conditions. Condition 20 is particularly relevant to this application. 20. The dwellings hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request. Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan 2024 in the interests of the sustainability of local communities and meeting local housing need.
P/VOC/2024/0752 3	Refused 20/03/2025 Appeal dismissed 23/09/2025	Application to remove Condition 20 to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans Refused for the following reason; 1. The inclusion of Condition 20 on the decision of P/VOC/2024/04675 is judged to be reasonable and necessary to enable compliance with Policy H14: Second homes of the Purbeck Local Plan 2024 and having regard to paragraph 15 and Annexe A of Planning Practice Guidance 'Flexible options for planning permissions.' The removal of Condition 20 would enable occupation of the approved dwellings in the Dorset National Landscape as second homes to the detriment of the primary home supply and sustainability of the village of Langton Matravers, contrary to Policy H14: Second homes of the Purbeck Local Plan 2024.

7. List of constraints

Langton Matravers Conservation Area

Langton Matravers Settlement Area

Within the Dorset National Landscape (Former Area of Outstanding Natural Beauty)
TPO (PDC/TPO 332)

Mineral Strategy 2014 – Mineral Safeguarding Policy SG1 - Purbeck_Limestone with
Worbarrow Tout - Member: STAIR HOLE MEMBER;

Wessex Water Treatment Works Catchment Other WRC catchments

Right of Way: Footpath SE16/44; - Distance: 2.3m

Groundwater – Susceptibility to flooding

Dorset Heathlands - 5km Heathland Buffer

Ancient Woodland - Distance: 491.57m

Natural England - RAMSAR - Distance: 3166.38m

Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head
(UK0019863); - Distance: 1418.34m

Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); -
Distance: 1946.36m, Isle of Portland to Studland Cliffs (UK0019861); - Distance: 2887.38,
Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance:
3166.38m, Dorset Heaths (UK0019857); - Distance: 3354.55m

Site of Special Scientific Interest (SSSI) impact risk zone

Radon: Class: 2.0 1 - 3% - indicating a less than 3% probability of radon presence. This
classification reflects a low to intermediate level of constraint in relation to radon gas

8. Consultations

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

Consultees

1. Dorset National Landscape Team (comments received 06/05/26)

The Management Plan for Dorset National Landscape contains a policy that opposes a growth in second homes within the National Landscape. This can be found within our current Plan (<https://dorset-nl.org.uk/wp-content/uploads/2025/12/Dorset-National-Landscape-Management-Plan-2026-2031-FINAL.pdf>) as Policy C4c: "Discourage growth in second homes within the National Landscape"

We were also supportive of the inclusion of the principal residence restriction within the Purbeck Local Plan, this being 'Policy H14: Second homes'.

As the application does not itself propose physical changes to an approved dwelling, we do not have concerns about the landscape and visual impacts of this specific change of use. However, we encourage careful consideration of the conformity of the proposal with planning policy, given the contents of our Management Plan and the Local Plan.

2. Dorset Council (DC)- Highways (comments received 12/05/26)

The Highway Authority considers that the proposal with no changes to parking, does not present a material harm to the transport network or to highway safety and consequently has no objection.

3. DC - Dorset Waste Team

No objection

4. DC - Conservation Officers (comments received 28/04/26)

The proposed scheme has been assessed, in relation to perceived impacts on encompassing heritage assets, considered of special architectural/ historical significance, and their associated settings. On heritage grounds, we conclude that no harm is realised, and no objection is raised.

5. DC - Trees (East & Purbeck)

No trees affected by the proposed change of use and there is no objection on tree grounds.

6. Langton Matravers Parish Council (comments received 14/05/26)

Objection, for the following reasons;

- Loss of residential housing stock
- Conflict with settlement strategy
- Misapplication of Policy EE4 (Tourism)
- Material change of use and lack of control
- Impact on community sustainability
- Traffic generation and parking
- Precedent for similar proposals

7. South East Purbeck Ward (comments received 04/05/26)

Cllr Ben Wilson, object for the following reason;

To do anything other than reject this application outright would be to undermine the intention behind the Purbeck Local Plan Policy H14 that all Purbeck developments within the Dorset Local Landscape be sold as primary residences. We should not be building any medium-large scale developments within Purbeck for any purpose other than providing permanent residences. There is no requirement to build further holiday lets - demand is already met with existing properties and the repurposing of existing buildings. To accept this would represent a slippery slope and would be a decision against the interests of the local Langton Matravers and wider Purbeck community.

Representations received

No comments have been received.

9. Duties

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

EE4: Supporting vibrant and attractive tourism

H2: The housing land supply

H14: Second Homes

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Local Nature Recovery Strategy

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

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

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

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

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

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Other documents

The Town and Country Planning (Use Classes) Order 1987 (as amended)

Langton Matravers Conservation Area Appraisal

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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.

District Design Guide SPD

Managing and using traditional building details in Purbeck

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.

Officers are not aware of any specific considerations that were made to ensure people with disabilities or mobility impairments or pushing buggies were specifically accommodated when this proposal was originally permitted, or through the various variations. This proposal does not involve any operational development or physical change to the permitted building.

However, no specific harm to persons with protective characteristics has been identified.

13. Public Benefits

Economic benefits – visitors spending in the local economy

Limited employment – cleaning, management and maintenance services

14. Planning Assessment

- 14.1 By way of background, the application site originally consisted of buildings and land that formed the main complex of The Old Malthouse School, Langton Matravers, which closed in 2007.
- 14.2 Planning permission (ref 6/2019/0604) was granted for the redevelopment of the site including the demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping.
- 14.3 Since planning permission was granted a series of applications have been made to vary the conditions of the original permission.
- 14.4 P/VOC/2023/00413 was granted in June 2023 (delegated) to make minor, detailed changes to approved plans in order to facilitate better and more efficient internal configuration, building regulation requirements and other functional reasons. It was concluded that the amendments accorded with local and national planning policy.

14.5 P/VOC/2023/04930 was granted in December 2023 (delegated) for the variation of Conditions 1, 11, 14, 15, 16 and 17 of approved P/VOC/2023/00413. The application proposed minor changes to approved plans in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and indeed relative to the development as a whole. Officers considered that the changes to elevational treatments retained an appropriate quality of design and no harm would arise which would outweigh the benefits in relation to paragraphs 11 of the NPPF in the light of the lack of 5 year housing land supply in the Purbeck Area.

14.6 P/VOC/2024/04675 was granted in November 2024 for the variation of condition 1 to approved application P/VOC/2023/04930 to make minor material amendments to the approved elevation and floor plans. Reference in the officer's report was made to Policy H14 'Second Homes' of the newly adopted Purbeck Local Plan that supports new housing within the Dorset National Landscape only where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. The policy also applied to changes of use to residential. A condition was added to the decision to secure this restriction on the application site.

Condition 20. The dwellings hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan 2024 in the interests of the sustainability of local communities and meeting local housing need.

14.7 An Informative Note was added to the decision notice to provide further explanation;

6. Informative note: (Second homes condition explanation)

For the purposes of condition number 20 (Second Homes condition) the Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

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

14.8 P/VOC/2024/07523 was refused in March 2025. This application sought to remove Condition 20 to approved application P/VOC/2023/04930. The applicant applied for

removal of this condition arguing in their supporting statement that the additional condition is unreasonable when previous permissions could be carried out without the restriction.

- 14.9 The Officers report set out that Section 73 (2) (a) of the Town and County Planning Act 1990 permits local planning authorities to grant a new planning permission with conditions differing from those of the previously granted permission.
- 14.10 Application P/VOC/2024/04675 was assessed in accordance with national planning guidance and the adopted local plan at the time of determination. As such, it was necessary for officers to consider the implications of any new policies that applied. In this case, following the adoption of the Purbeck Local Plan 2024 on 18th July 2024, Policy H14 'Second Homes' applied to the S73 application. The relevant condition and informative note were included on the decision of P/VOC/2024/04675 to ensure that the application accorded with the new adopted Local Plan requirement. An appeal against the refusal was dismissed.
- 14.11 Officers considered that the retention of Condition 20 was both reasonable and necessary to ensure compliance with Policy H14 'Second Homes' of the adopted Local Plan. However, no consideration was given to the option of using the dwellings as holiday accommodation through this application.

Principle of development

- 14.12 The site benefits from permission for a two-bedroom dwellinghouse within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Use Class C3 is defined as:

'Use as a dwellinghouse (whether or not as a sole or main residence) by—

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is provided for residents; or

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).'

Whether the use of a dwellinghouse as a commercial holiday let falls within Use Class C3 or is a sui generis use (outside any of the Use Classes) depends upon the nature of that use. In certain circumstances the use of a dwelling as holiday lets can result in a significantly different character of occupation (for example, large-scale or intensive visitor use). In this case, as the property only has two bedrooms, it is likely that occupants will arrive as a household so whilst the nature of trips undertaken by holiday occupants may differ, officers do not consider that any change in character would arise between occupation as a primary residence and holiday accommodation.

- 14.13 However, Condition 20 of permission P/VOC/2024/04675 restricts occupation of the dwellings on this site to persons as their sole or principal residence. To a large extent this reflects Policy H14 of the Purbeck Local Plan, which seeks to prevent use of new housing as second homes in order to support the sustainability of local communities and meet local housing need.
- 14.14 Purbeck Local plan Policy H14 'Second Homes' (in full below) does not however apply to 'new homes which are commercially let for holiday makers'. The supporting text in the Local Plan explains that *'The Council does not consider holiday lets which are run as a business to be classed as a second home. Applications can be made specifically for new build holiday lets and where approved these homes would be restricted for holiday use through a planning condition and/or under terms of a planning obligation'*.

Policy H14: Second homes

New housing in the Dorset National Landscape will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy will also be applied to changes of use to residential. This policy will not apply to:

- a. new homes which are commercially let for holiday makers; or
- b. a single home that is proposed as a replacement for an existing home which is not subject to the principal residence restriction.

This policy also applies to new homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12. The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence. Where an applicant is seeking permission for a commercial holiday let, the Council will restrict the use through a planning condition attached to the planning permission or by a planning obligation.

Occupiers of such homes will be required to keep evidence that they are meeting the condition or obligation, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner. Proof of occupation as a holiday let will be by verifiable evidence which could include, but is not limited to, audited accounts, booking records, marketing activity, Council tax records and payment of business rates.

- 14.15 The current application is seeking planning permission for a flexible use of the dwelling as either a principal residence or short-term holiday let which can be controlled by condition, so it does not conflict with policy H14.
- 14.15 The Lytchett Matravers Neighbourhood Plan does not include policies restricting the use of dwellings for holiday letting. The site lies within the settlement boundary, where residential and compatible uses are supported in principle under Policy V1 of the Purbeck Local Plan.
- 14.16 Objections have been raised by the Ward Member and Parish Council, including concerns that the proposal would undermine the intention of Policy H14 and result in the loss of a permanent dwelling. These concerns are noted but the intention of the second homes policy is to avoid homes remaining unoccupied for long periods of the year which harms the viability of local services and facilities and the sustainability of communities for the residents who live there. As aforementioned, the policy is not applicable to 'a) new

homes which are commercially let for holiday makers' where higher occupation rates would reasonably be anticipated.

- 14.17 Policy C4c 'Limit forms of development within the greatest potential for harm' of the Dorset National Landscape Management Plan (2026-2031) seeks to discourage growth in second homes within the National Landscape. However, the plan also acknowledges the importance of tourism in supporting jobs and the local economy through spend.
- 14.18 The proposal would allow the property to be used as short-term holiday accommodation, which could result in the loss of one permanent dwelling. Given the current shortfall in the five-year housing land supply, this carries some weight. However, the scale of loss is very limited and, on balance, is not considered sufficient to justify refusal, particularly as the proposal would ensure that the dwelling could still be occupied as a principal residence should the market demand this type of accommodation.
- 14.19 Policy EE4 'Supporting vibrant and attractive tourism' supports tourism-related development where it is of an appropriate scale and delivers economic benefits, subject to environmental and amenity considerations. The proposal falls within the broad category of visitor accommodation and would contribute to the local economy through tourism.
- 14.20 Policy EE4 requires holiday accommodation to meet a number of other criteria which are summarised below;
- a) Acceptable impact on European protected nature conservation sites – *acceptable no net increase in overnight stays, see below.*
 - b) No harmful impacts upon local services and the capacity of roads and other infrastructure – *acceptable given the scale of the proposed development as detailed below.*
 - c) Scale of buildings and nature of development that would harm the character and value of any landscape and avoids adverse impacts on the amenity of neighbouring uses – *no change to the physical appearance, acceptable see details below*
 - d) Demonstrates benefits for the economy of Purbeck – *acceptable, through tourism.*
 - e) If located within the Dorset National Landscape would meet the requirements of national policy in addition to above – *acceptable, see sections below.*
- 14.21 The Parish Council has raised concerns over the impact of the proposal on community sustainability. As the proposal would remove the restriction on 1 out of 19 dwellings on the Old Malthouse Site, the scale of the proposal is limited, amounting to a very small proportion of the overall development, and would not undermine the primary function of the estate as a residential community. While it is acknowledged that concentrations of short-term lets can, in some circumstances, erode community cohesion and reduce the supply of permanent housing, it is judged that the provision of one holiday unit in this instance would not result in such impacts. Furthermore, the proposal has the potential to support the local economy through visitor expenditure, contributing to the vitality and viability of nearby services and facilities. On balance, it is therefore considered that using

the dwelling as a holiday let would not detract from the overall sustainability or social cohesion of the area, and remains consistent with the objectives of sustainable development

- 14.22 A condition restricting the unit's use to either a sole or principal residence or a short-term commercial holiday let is recommended. It is further recommended that the condition states that Unit 14 shall not be occupied as a second home. This will ensure that the proposal fully complies with Local Plan Policy H14 and continues to contribute either to housing supply or the visitor economy.
- 14.23 On this basis, the proposal is not considered to conflict with the development plan and is acceptable in principle.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape

- 14.24 The proposal does not seek any changes to the external appearance of the approved residential dwelling, nor is any material change to the character of the use anticipated as the dwelling only has two bedrooms so would be suitable for family groups. The impact on the character or appearance of the area would remain acceptable.
- 14.25 The Dorset National Landscape Team has highlighted the importance of resisting the growth of second homes within the Purbeck area, but as the application does not itself propose physical changes to an approved dwelling no concerns about the landscape and visual impacts of the change of use application have been raised by the National Landscape Team.
- 14.26 The proposal is considered to comply with Policies E1 'Landscape' and E12 'Design' of the Purbeck Local Plan 2024.

Impact on heritage assets

- 14.27 The application site is located within the Langton Matravers Conservation Area.
- 14.28 The Council's Conservation Officer has been consulted on the proposal but as no changes are proposed to the external design of the dwelling no harm to heritage assets has been identified and no objection is raised.
- 14.28 The proposal complies with Policy E2 'Historic environment' of the Purbeck Local Plan 2024.

Amenity Impacts

- 14.29 The proposed use of the property as a holiday let would remain within Use Class C3 (residential) and is not considered to result in any demonstrable harm to neighbouring amenity above the existing residential use. While activity levels by the occupants may be greater (depending on individual occupants) this could also apply to different permanent households.

Highway impacts and parking

- 14.30 The concerns raised by the Parish Council regarding potential increases in vehicle movements, parking demand and impacts on highway safety have been carefully considered.
- 14.31 Given the scale of the dwelling (2 bedroom) and its lawful use as a single residential unit, officers do not consider that the proposed flexible use for short-term holiday accommodation would materially increase the intensity of use in terms of vehicle movements or parking demand. A dwelling in full-time residential occupation can reasonably generate a comparable level of vehicle trips to a unit occupied as a holiday let, albeit with different patterns of arrival and departure.
- 14.32 The proposal does not involve any physical alterations to the site or changes to the existing parking provision, and there is no evidence to suggest that the level of parking available would be insufficient to meet the likely demand arising from the proposed use.
- 14.33 The Highway Authority has confirmed that it raises no objection to the proposed change of use, noting that there are no changes to parking provision and that the proposal would not result in a material harm to the transport network or to highway safety.
- 14.34 On this basis, officers are satisfied that the proposal would not result in a material increase in vehicle movements or parking pressure, nor would it give rise to any adverse impact on highway safety or the surrounding highway network and is therefore acceptable in this regard.

Biodiversity

- 14.35 *Impact on protective nature conservation sites* - There is no net gain in the level of overnight residential accommodation, and the proposed change of use is acceptable in accordance with policies E7 'Conservation of protected sites' and E8 'Dorset Heathlands' of the Purbeck Local Plan.
- 14.36 *Biodiversity net gain* – given the nature of this change of use application it is subject to the 'de minimis' exemption.

Other matters

- 14.37 The Parish Council has also raised concerns that approval of the current application could set a precedent leading to a wider loss of permanent housing within the parish.
- 14.38 Each planning application must be determined on its own merits, having regard to the specific circumstances of the case and the development plan as a whole. The current proposal relates to a single dwelling and has been assessed against relevant policies. As set out above, Policy H14 does not preclude the use of dwellings as commercial holiday accommodation, and Policy EE4 provides support in principle for tourism-related uses where appropriate. The proposal is further proposed to be controlled by a planning condition restricting the use of the property to either a sole or principal residence or as a

short-term commercial holiday let, thereby preventing its use as a second home in accordance with Policy H14.

- 14.39 Given the site-specific nature of this assessment and the limited scale of the proposal, it is not considered that granting permission in this instance would create an undesirable precedent or lead to a cumulative erosion of the permanent housing stock. Future proposals would be subject to their own assessment against the development plan and material considerations at that time.

15. Environmental implications

- 15.1 Given that the dwelling is already built there will be limited environmental implications.

Summary of issues and the planning balance

The proposal seeks a new planning permission for the dwelling to allow it to be used flexibly as either a principal residence or short-term commercial holiday let. While it is acknowledged that this could result in the loss of one unit of permanent housing, which carries some weight given the current housing land supply position, the scale of this impact is extremely limited and would not undermine the overall housing function or community cohesion of the area. The proposal does not conflict with Policy H14, as the restriction preventing the use of new dwellings in the National Landscape as second homes does not apply to commercially let holiday accommodation, and is supported in principle by Policy EE4, which allows for appropriate tourism development within settlement boundaries (as in this case) where impacts are acceptable.

The scheme would provide modest economic benefits through support for the local visitor economy. There are no changes to the building, and the proposal would preserve the character and appearance of the area and Conservation Area, with no harm identified to landscape or heritage assets. Furthermore, no adverse impacts have been identified in respect of neighbouring amenity, highway safety, or parking. On balance, the limited harm to housing supply is outweighed by the policy compliance and modest economic benefits, and the proposal is therefore considered acceptable subject to conditions restricting occupancy to either a principal residence or short-term holiday use.

As the proposal is for an alternative planning permission to that previously approved and the dwelling is yet to be occupied, planning conditions on permission P/VOC/2023/04930 relating to construction, surface water management, landscaping, the bin store provision remain relevant and necessary to ensure that the house is completed as part of the estate. The conditions relate to land within the control of the applicant, so the conditions remain reasonable. The requirements for obscure glazing of the bathroom windows and control over permitted development rights previously imposed by P/VOC/2023/04930 also remain applicable.

16. Recommendation

Grant subject to the following conditions:

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

002 Proposed Location & Block Plans

237-014 Proposed Ground Floor Plan

237-015 Proposed First Floor Plan

237-017 Proposed Elevations

237-016 Proposed Roof Plan

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

2. Unit 14 shall only be occupied by persons as their sole or principal residence or as a short term commercial holiday let and shall not be occupied as a second home. Verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved property is not used as a second home in accordance with policy H14 of the Purbeck Local Plan 2024 in the interests of the sustainability of local communities and meeting local housing need.

3. The development must be carried out in accordance with the Construction Environmental Management Plan (CEMP) by Whitelock & Company Ltd submitted on 30th June 2021 and confirmed as acceptable in accordance with the terms of Condition 4 of planning permission 6/2019/0604 on 8th October 2021.

Reason: To minimise the likely impact of the proposed development on the amenity of neighbouring properties.

4. The development must be carried out in accordance with the Construction Traffic Management Plan (CTMP) by Whitelock & Company Ltd as submitted on 30th June 2021 and confirmed as acceptable in accordance with the terms of Condition 5 of planning permission 6/2019/0604 on 29th September 2021.

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

5. The development must be carried out in accordance with the following surface water drainage scheme details confirmed as acceptable in accordance with the terms of Conditions 3 and 4 of planning permission 6/2019/0604 on 1st July 2021:
 - Surface Water Strategy and Maintenance Plan Ref: 19275 dated February 2021 (submitted 24th February 2021) as updated and resubmitted on 30th June 2021 to reference final plans and 'final design' in the footer.
 - Plan 17230-930/P2 – Surface Water Drainage Construction Details Final Design - submitted on 30th June 2021.

- Plan 17230-900/P4 – Surface Water Drainage Layout Final Design – submitted on 30th June 2021.
- Ground Investigation Factual and Interpretative Report Ref: Z0605 Issue 1.1 by AIS Ltd dated 04 November 2020 – submitted on 16th March 2021.

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

6. All works impacting on the retained trees during the demolition and development and all proposed tree planting must be carried out as specified in the approved Arboricultural Method Statement, reference 19172-AA-PB and the Tree Protection Plan, reference 19172-BT2, both dated 17/10/19.

Reason: To prevent trees on site being damaged during construction works.

7. The soft landscaping works for the plot detailed in approved Proposed Soft Landscape 18-1004-SLO1.sl P8 and agreed in accordance with condition 13 must be carried out prior to or during the first planting season (October to March) following the occupation of the dwelling. The planting scheme must be maintained in accordance with the agreed details.

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

8. Any trees or plants of the approved landscape scheme which within a period of five years from the completion of development die, are removed or become seriously damaged or diseased, must be replaced in the next planting season with others of similar size and species, unless the Council gives written permission to any variation.

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

9. The development must be carried out and maintained in accordance with the approved Biodiversity Mitigation and Enhancement Plan dated 9th September 2020 and agreed by Dorset Council on 17th September 2020 unless subsequent variation is agreed in writing with the Council.

Reason: To ensure the adequate protection of a species and its habitat protected by law that exists on the site.

10. The hard surfacing/paving, walls, fences and other external structures, detailed in the approved Proposed Hardscape Plan 18-1004-SLO1.h P8 that relevant to the application site must be carried out before the first occupation of the dwelling.

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

11. Before the dwelling is first occupied the access, geometric highway layout, parking and turning areas as shown on Proposed Site Location and Block Plan Drawing Number 002 must be constructed. Thereafter, the access and turning areas must be maintained, kept free from obstruction and available for the purposes specified.

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

12. Before the development is occupied or utilised the Bin Store shown on Bin Store & Car Port Floor Plan 18-10040CB.p P6 and Elevations 18-1004-CB.e P5 & 18-1004-BF.e1 P7 must be constructed and full bin capacity provided, unless otherwise agreed in writing by the Planning Authority. Thereafter, the Bin Store must be maintained, kept free from obstruction and made available for the purpose specified.

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

13. Before the new dwelling is brought into use, the bathroom and en-suite windows must be glazed with obscure glass to a minimum Industry Standard privacy level 3. Thereafter, the windows must be maintained in that condition.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property.

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

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

Informative Notes:

1. For the purposes of condition number 3, the Council defines a principal residence as a dwelling which is the occupier's sole or main residence, where they spend the majority of their time when not working away from home. This definition includes tenants renting a property as their only or main home.

A short-term commercial holiday let is defined as the use of the unit for temporary, commercial visitor accommodation, whereby occupation is transitory in nature and does not constitute a person's sole or main residence.

The unit shall not be occupied as a second home.

Evidence of compliance with this condition may be requested by the Local Planning Authority and, in the case of principal residence occupation, could include (but is not limited to) registration on the local electoral roll, registration with a local general practitioner, and utility usage patterns consistent with permanent occupation.

Proof of use as a holiday let shall be by verifiable evidence and may include (but is not limited to) booking records, letting agreements, marketing activity, audited accounts, council tax records, payment of business rates, and other documentation demonstrating the property is operated and occupied as short-term visitor

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