

Application Number:	P/FUL/2021/05709		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	The Long House, Land at Salisbury Road Pimperne DT11 8XF		
Proposal:	Erection of 6 No. dwellings, form new vehicular access and parking		
Applicant name:	R Moulding & Co Ltd		
Case Officer:	Jennie Roberts		
Ward Member(s):	Cllr Jespersen		
Publicity expiry date:	5 September 2024	Officer site visit date:	30 March 2022 04 December 2024
Decision due date:	8 November 2024	Ext(s) of time:	8 November 2024
No of Site Notices:	1		
SN displayed reasoning:	To publicise application		

1.0 The application is referred to Committee at the request of the Area Chair and Vice Chair of the Northern Planning Committee.

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in section 16 of this report

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The site is within a sustainable location, within the settlement boundary of Pimperne, as defined in both the Neighbourhood Plan and the Local Plan
- The proposal is acceptable in its design and general visual impact
- There is not considered to be any significant harm to neighbouring residential amenity

- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	The site is within the defined settlement boundary, in a sustainable location, where the principle of the development is acceptable.
Scale, design, impact on visual amenity	The proposed scale and design of the development would have an acceptable impact upon the character and appearance of the surrounding area.
Impact on National Landscape	The proposal would conserve the natural beauty of the National Landscape and would not impact negatively upon the dark skies of the International Dark Skies Reserve.
Impact on the living conditions of the occupants and neighbouring properties	The proposal respects the residential amenity of neighbouring properties and provides an acceptable level of amenity for occupiers of the new dwellings.
Flood risk and drainage	The site is at low risk of flooding and a conceptual and viable surface water drainage scheme has been proposed.
Highway impacts, safety, access and parking	The proposal is acceptable in relation to highway safety and parking.
Biodiversity	The proposal is acceptable in relation to biodiversity.

5.0 Description of Site

The site is located at the southern end of Pimperne, and is sandwiched between Yarde Farm Close and Yarde Lane, which are accessed from the eastern side of the A354. The site is within the settlement boundary for Pimperne, as defined in both the North Dorset Local Plan and the Pimperne Neighbourhood Plan. It lies outside of any conservation area and is within the Cranborne Chase & West Wiltshire National Landscape (formerly AONB).

The prevailing character of residential development within this area is of semi-detached and terraced dwellings (1.5 and 2 storey buildings) set within plots of varying sizes but generally set back from the road at varying distances and orientations.

To the west of the site is a terrace of three houses (formerly a single detached dwelling). The development site extends to 0.13 hectares and formerly formed part of

the substantial gardens of these terraced properties. The northernmost of the three houses is Yarde Farm House, which is accessed via Yarde Farm Close; this property has largely rendered walls. The other two properties are Yarde Farm Cottage and The Long House, which are constructed largely of brick, with brick/flint front elevations, and elements of render to the south. All three properties have slate roofs.

The site borders open fields to the east, whilst industrial buildings are located on the opposite side of Yarde Lane, to the south. There is residential development to the immediate north of the site in Yarde Farm Close, in the form of a terrace of seven modern houses, which are set back from the public highway and away from the building line of Yarde Farm House. The site boundaries are marked by a mix of hedgerows and fences.

6.0 Description of Development

Outline planning permission was previously granted in 2020 (2/2020/0995/OUT) for the erection of five houses on the site, with access wholly derived from Yarde Farm Close, to the north. The permission has now expired.

This current application originally proposed the erection of seven dwellings: one detached, 1.5-storey chalet-style dwelling and two terraces of three, three-storey townhouses, with dormer windows on the front elevations and rooflights on the rear. The proposed terraced properties were considered by the case officer to be out of character for the surrounding area and would have resulted in overdevelopment of the site. Furthermore, the windows in the roofs could have resulted in unacceptable harm to the dark night skies of the National Landscape. As such, the applicant amended the application.

This application now seeks full planning permission for six houses – 3no. with three-bedrooms and 3no. with two-bedrooms. The northernmost property remains as a detached 1.5-storey, chalet-style dwelling which is orientated with its front facing toward the A354; its access would derive from Yarde Farm Close. The remaining five properties (a pair of semi-detached, and a terrace of three, two-storey dwellings) would face and be accessed from Yarde Lane to the south.

The two-storey dwellings would be constructed of locally sourced brick to match existing buildings, with some flint detailing, under plain clay tile roofs. Solar panels would be located on the front (southern) roof slopes. The detached dwelling would be constructed of locally sourced brick walls under a slate roof.

Each of the six dwellings would have its own private rear garden with external access and at least two parking spaces. Two parking spaces each are also provided for Yarde Farm House and Yarde Farm Cottage (accessed off Yarde Farm Close to the north). The Long House would continue to have access and parking off Yarde Lane to the south. All new parking spaces would be constructed using Grasscrete or similar.

A number of trees and hedges would be removed and transplanted elsewhere in the site to make way for the new access to the south. Additional planting of suitable trees and hedges would take place both within the site and along the remaining boundaries, as laid out in the submitted landscape plan.

A bin collection area would be provided in the southwest corner of the site and cycle stores would be located in each of the rear gardens.

7.0 Relevant Planning History

2/2018/0335/OUT Decision: GRA Decision Date: 22/05/2018

Develop land by the erection of up to 5 No. dwellings, form vehicular access and parking. (Outline application to determine access).

2/2020/0995/OUT Decision: GRA Decision Date: 19/10/2020

Develop land by the erection of up to 5 No. dwellings, form vehicular access and parking. (Outline application to determine access).

8.0 List of Constraints

Settlement Boundary (inside)

Areas Susceptible to Groundwater Flooding

National Landscape (AONB): Cranborne Chase & West Wiltshire Downs (statutory protection Local Planning Authorities to seek further the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty- National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

SSSI impact risk zone

9.0 Consultations

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

Consultees

1. Natural England

No comments received

2. Cranborne Chase & West Wiltshire Downs National Landscape

Objection received 22/02/2022 & 02/11/2022

- The proposal is for open market housing, when there is a need for affordable housing in this area; furthermore, a maximum of 5 houses should be considered as the site is within the National Landscape
- The layout does not create a positive, village-scale environment
- The dwellings would be out of character with the locality and the scheme has 'echoes of urban style cramming'
- Rooflights would have a significant capacity to contribute to night pollution of this International Dark Sky Reserve
- No solar panels on the detached dwelling
- Concern about the removal of screening hedging from the site
- Storage of bins and recycling has not been identified
- The proposal does not accord with the neighbourhood plan
- The amendments made do not change the NL's position
- If minded to approve, a detailed soft landscape scheme should be provided, any roof lights should be fitted with dusk-activated blinds/louvres and external lighting should be explicitly approved by the LPA

3. Wessex Water

No objection; information/advice provided for applicants re: drainage and water supply

4. Highways

No objection, subject to conditions

5. Trees

No objection

6. Building Control North Team

No comments received

7. Environmental Services – Protection

No objection, subject to conditions

8. Dorset Waste Team

No comments received

9. Local Lead Flood Authority (LLFA)

No objection, subject to conditions

10. Hill Forts and Upper Tarrants Ward Member

No comments received

11. Pimperne Parish Council

Objection received 11/02/2022 & 15/10/2022

- Overdevelopment of site
- Imposing development that is out of keeping with the surroundings and neighbouring properties
- Poor layout
- Access off Yarde Lane rather than Yarde Farm
- Adjacent to industrial estate
- Contrary to the neighbourhood plan
- No EV charging points and insufficient solar panels
- The amendments do not change the parish council's position

Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0

10.0 Duties

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

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB). The duty to further the purpose of the National landscape would be met through the development avoiding harm, and as the design changes, with the removal of the various roof openings, would ensure that the dark skies designation is safeguarded. The proposal would use locally distinctive design and materials and ecological and landscaping enhancements through the proposed soft landscaping scheme.

11.0 Relevant Policies

Development Plan

Adopted North Dorset Local Plan:

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

Policy 1	-	Presumption in Favour of Sustainable Development
Policy 2	-	Core Spatial Strategy
Policy 3	-	Climate Change
Policy 4	-	The Natural Environment
Policy 6	-	Housing Distribution
Policy 7	-	Delivering Homes
Policy 23	-	Parking
Policy 24	-	Design
Policy 25	-	Amenity

Pimperne Neighbourhood Plan as modified, 'Made' 2022

Policy LC	-	Landscape Character
Policy MHN	-	Meeting Housing needs
Policy SB	-	Settlement Boundary

Material Considerations

Emerging Dorset Council Local Plan:

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 Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

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

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan 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 any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

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

be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

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

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Supplementary Planning Document/Guidance

Cranborne Chase National Landscape Management Plan 2019 – 2024

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

12.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

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

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

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. Officers have not identified any specific impacts on persons with protected characteristics.

14.0 Financial benefits

The proposed development will bring about modest financial benefits for Dorset Council and the local community in the form of construction jobs generated by the proposal and locally expenditure by the developer. Occupiers of the development will also contribute to Council Tax, which will benefit the public purse.

15.0 Environmental Implications

The Council is moving forward with a Climate and Ecological Emergency Action Plan and the proposal demonstrates sustainable design and construction techniques. The fabric of the buildings will be designed to be thermally efficient, incorporating solar/PV panels on the south elevation of five of the properties. Water consumption will be minimised in line with UK building regulations.

16.0 Planning Assessment

Principle of Development

The site is located in a sustainable location, within the defined settlement boundary of Pimperne, as set out in the North Dorset Local Plan (LP). The Pimperne Neighbourhood Plan (NP) has been reviewed and made in November 2022. It sets out that the Parish Council wanted to exclude the area east of the A354 entirely from the settlement boundary. However, the Examiner’s view was that the settlement boundary should remain largely as before, and so the application site continues to be within the settlement boundary as defined within the NP. The Parish Council state that the development is contrary to the NP in terms of the location. However, there is no explanation as to why this would be, in view of the Inspector’s decision, and the current status of the NP and the defined settlement boundary. As such, the principle of new residential development in this location is considered to be acceptable, in accordance with Policy SB of the NP and Policy 2 (Core Spatial Strategy) of the LP.

Scale, design, impact on visual amenity

As described in section 6, above, the application originally proposed seven dwellings, including two terraces of three, three-storey dwellings. As the prevailing character of the area is generally of two-storey properties, these were considered to be out of character. Additionally, it was felt that seven dwellings would constitute overdevelopment of the site. As such, the proposed development was reduced to six, more-appropriately scaled, dwellings. These include a terrace of three, two-storey, two-bed dwellings, and a pair of two-storey, three-bedroom dwellings in the southern portion of the site, which would face and be accessed from Yarde Lane. A further,

detached, three-bedroom, chalet-style dwelling would be located in the northern part of the site, and would be accessed from Yarde Farm Close to the north. Each dwelling would have its own private rear garden with external rear access and at least two parking spaces. The two-storey dwellings would be constructed of brick to match buildings in the surrounding area, with some flint detailing, under plain clay tile roofs. Solar panels would be located on the front (southern) roof slopes. The detached dwelling would be constructed of brick walls under a slate roof.

Whilst a number of trees and hedges would be removed to facilitate the new access onto Yarde Lane, where possible, these would be transplanted elsewhere within the site. Additional planting of suitable trees and hedges would be carried out in the site and along the remaining boundaries. Details of all planting are shown in the submitted landscape plan, which the Council's Tree and Landscape officer considers to be acceptable.

It is considered that the scale, design and layout of the proposed development would be in keeping with surrounding development and would have an acceptable impact upon the visual amenity of the surrounding area. As such, the proposed development is in accordance with Policy 24 of the LP.

Impact on National Landscape

The site is within the Cranborne Chase National Landscape (AONB), which is also an International Dark Sky Reserve (IDSR). As already set out, the application originally sought the erection of seven dwellings, six of which would have been three-storey in height, with dormer windows and rooflights. This would have been at odds with the prevailing character of surrounding development, and the rooflights and dormer windows could have impacted negatively upon the dark skies of the IDSR through light pollution. The revised scheme sees these elements removed, and the scale and density of the proposal reduced. It is recommended that a condition requiring details of any external lighting to be submitted to and approved by the Local Planning Authority (LPA) is attached, should planning permission be granted. This would give the LPA control over the type and brightness of such lighting, to ensure it did not have a negative impact upon the dark skies.

It is considered that the proposed development would conserve the natural beauty of the National Landscape and would not impact negatively upon the dark skies of the IDSR. As such, the proposed development is in accordance with Policy 4 of the LP.

Impact on the living conditions of the occupants and neighbouring properties

Having regard to their location, bulk, scale, mass and fenestration, it is considered that the proposed dwellings would have an acceptable impact upon the residential amenity of neighbouring properties; they would not unacceptably overlook, overshadow or be overbearing upon their neighbours. In terms of the new dwellings themselves, it is considered that they would provide an acceptable level of residential amenity for future occupants; they have reasonably sized private gardens, each with external rear

access, and would not be unacceptably overlooked by neighbouring properties. The parish council considers that the residential amenity of the proposed dwellings would be negatively affected by the presence of an employment site on the opposite side of Yarde Lane. The site houses several large warehouse buildings, and is occupied by K J Pike & Sons, who repair and refurbish trolleys. From reviewing the planning history, the site has a mixed storage use (B8) and a light industry (formerly B1) use, which comprises uses which can be carried out in a residential area without detriment to its amenity. As such, it is considered that the proposed development is in accordance with Policy 25 of the LP.

Flood risk and drainage

The site is located within Flood Zone 1, and the Council's Strategic Flood Risk Assessment (SFRA) reveals no surface water flood risk to the site. It does, however, indicate that the site is within an area that is susceptible to groundwater flooding. The applicants submitted a flood risk assessment (FRA) that concluded that the risk of significant groundwater flooding is low. The Local Lead Flood Authority (LLFA) concurs with this assessment. As such, the requirement for the sequential test is not triggered.

The LLFA required the applicants to demonstrate that a viable and deliverable surface water management strategy could be achieved on the site. Due to high levels of groundwater, infiltration was ruled out as method by which to discharge surface water from the development. Following several discussions and the provision of updated documents and strategies, it is now proposed that surface water will be discharged to the Pimperne Stream. The Environment Agency has indicated that there should not be any outright objection to this, and the LLFA is satisfied that the necessary detail to substantiate the applicant's proposed surface water strategy has been submitted. As such, the LLFA raises no objection to the application, subject to conditions. It is therefore considered that the proposal is acceptable in relation to flood risk, in accordance with Policy 3 of the LP.

Highway impacts, safety, access and parking

The Highway Authority raises no objection to the proposed development, subject to conditions to secure the turning/manoeuvring and parking arrangements, along with the proposed cycle storage, as set out on the proposed site plan. As such, it is considered that the proposed development has an acceptable impact upon highway safety, in accordance with Policies 23 and 24 of the LP.

Biodiversity

A biodiversity plan was submitted and approved by the Council's Natural Environment Team (NET). In the event of approval, a condition to secure the biodiversity protection and mitigation measures is recommended. It is considered that the proposed development has an acceptable impact upon biodiversity, in accordance with Policy 4 of the LP.

17.0 Conclusion

The site is within the defined settlement boundary for Pimperne, and the proposal is for an appropriately designed and laid out scheme. The proposal would accord with the development plan taken as a whole, and there are no material considerations indicating the decision should be taken otherwise than in accordance with the development plan. Consequently, the application is recommended for approval, subject to conditions.

18.0 Recommendation

Grant planning permission, 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:
 - 21033.100 A Location Plan
 - 21033.101 A Block Plan
 - 21033.103 F Proposed Site Plan
 - 21033.104 D Proposed Plots A-E
 - 21033.105 B Proposed Plot F
 - 21033.106 Existing & Proposed Site Sections
 - 21033.107 Proposed Fence Details
 - 21033.108 B Proposed Cycle Store
 - 21033.109 D Proposed Landscape Plan

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

3. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

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

4. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning

authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

5. Prior to occupation of the development, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

Reason: To ensure that the future residents of the proposed development understand the actions required to remain safe during a flooding event.

6. 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse 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 amenity and the character of the area.

9. 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 alteration(s) to the roofs of the dwellinghouses hereby approved, permitted by Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 109C 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.

11. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 103 (as amended) must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

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

Reason: To ensure risks from contamination are minimised.

13. Having regard to the close vicinity of existing residential dwellings to this site, demolition and construction works shall not take place outside of the following hours:

Monday – Friday: 0700 – 1900

Saturday: 0800 – 1300

Reason: In the interests of residential amenity

14. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 29/04/2024, must be strictly adhered to during the carrying out of the development.

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

i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.

ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into

use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan 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.

15. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), before the development hereby approved is first occupied or brought into use the following windows shall be permanently glazed with obscured glass of a minimum obscurity of level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these window(s) shall be retained as such thereafter:

Plot A: First floor: bathroom window on the rear/north elevation & en-suite window on the front/south elevation; Ground floor: WC window on the front/south elevation

Plots B & C: First floor: bathroom window on the rear/north elevation; Ground floor: WC window on the front/south elevation

Plot D: First floor: bathroom and en-suite windows on the side/west elevation; Ground floor: WC window on the front/south elevation

Plot E: First floor: bathroom and en-suite windows on the side/east elevation; Ground floor: WC window on the front/south elevation

Plot F: First floor: bathroom and en-suite windows on the rear (east) elevation; Ground floor: WC window on the front (west) elevation

Reason: To protect amenity and privacy.

16. No external lighting shall be installed unless details of the lighting scheme first have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: In the interests of the dark night skies of the International Dark Sky Reserve and to avoid nuisance to adjoining properties.

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

Reason: In the interests of visual amenity.

Informative Notes:

1. The applicant is advised of the information/advice provided by Wessex Water in its response dated 17/02/2022, a copy of which is available on the Council's website
2. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 13.
3. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
4. A Flood Risk Activity Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk.
5. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the attenuation features are in line with their design requirements.
6. National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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

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

In this case:

 - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
7. The applicant is advised that with regard to condition 15 above, any external lighting should comply with the Cranborne and West Wiltshire Downs Position Statement Number 1 on Light Pollution, and the paper by Bob Mizon - 'Lighting: types, qualities and impacts'.

8. Biodiversity Net Gain

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

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

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

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

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

- The permission which has been granted is for development which is exempt being:

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

- i) the application for planning permission was made before 2 April 2024;

Read more about Biodiversity Net Gain at

<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

9. 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