

Application Number:	P/FUL/2024/04192
Webpage:	Planning application: P/FUL/2024/04192 - dorsetforyou.com
Site address:	113 Wimborne Road Corfe Mullen BH21 3DU
Proposal:	Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.
Applicant name:	Bayview Developments (South) Ltd
Case Officer:	Nikki Clayton
Ward Member(s):	Cllr Florek and Cllr Sowry-House

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- The site is within the settlement boundary of Corfe Mullen and adjacent to, but not within the Green Belt. The development is therefore acceptable in principle provided that it accords with other policy considerations.
Scale, design, impact on character and appearance	Acceptable-the proposal would relate satisfactorily to the character and appearance of the area.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable-no loss of residential amenity to the occupiers of the nearby residential properties in terms of loss of light, outlook or amenity.
Highway impacts, safety, access and parking	Acceptable- subject to conditions advised by National Highways
Impact on trees	Acceptable- subject to conditions advised by the tree officer.
Flood risk and drainage	Acceptable – no risk to the development from flooding
Biodiversity	Acceptable – biodiversity enhancements to be secured by condition

4. Description of site

- 4.1 The application site measures approximately 0.37ha in area and is located within essentially a backland location, behind the existing pattern of development which fronts Wimborne Road comprising the odd numbered properties 115-127 Wimborne Road.
- 4.2 The site sits within the Lamb's Green sub-area at the northern end of Corfe Mullen and the existing dwelling dates from around the inter war period between the late 1930s to the early 1940s. The rest of the development fronting Wimborne Road dates from a similar period. The southern boundary of the application site formerly adjoined the bank associated with the Somerset and Dorset Railway Line and has maintained an access drive along its northern edge to Wimborne Road as reflected within the Aerial Photograph dating from 1947.
- 4.3 The access drive serving the property remains in the same location and provides a direct point of access serving the site from Wimborne Road. The existing access drive is a single vehicle in width and approximately 50m in length.
- 4.4 The access drive is the highest point on the site. Land levels drop gently (approximately 6m over 85m) so that northern part of the site is lower. Levels also drop very gently from west to east but the 1m difference is barely discernible. The site offers views over the valley to the west.
- 4.5 The existing dwellinghouse on site comprises a two storey, 4-bedroom detached dwelling, set towards the south-east corner of its site, which has over the years been extended and altered substantially. The most recent alterations comprising a single storey garage and workshops to the eastern side of the property and a single storey conservatory to its western projection.
- 4.6 The Council is aware that prior to the submission of the application the site was cleared; existing shrubbery and trees were removed.
- 4.7 The access drive is bounded on one side by a section of poorly maintained verge, which presents to Corfe Halt Close. The opposite boundary comprises a timber fence and hedging associated with 115 Wimborne Road.
- 4.8 To the north of the site there are two storey, semi-detached properties in Candy's Close with modest rear gardens. To the east, chalet style and two storey properties facing Wimborne Road have long rear gardens. Land to the west is farmland within the Green Belt. To the south is denser, two storey development in Corfe Halt Close.

5. Description of development

- 5.1 It is proposed to construct four additional dwellinghouses on the current plot of 113 Wimborne Road, and to make alterations to the existing detached dwelling, removing the conservatory and single storey structures, and to erect a new garage outbuilding.
- 5.2 The four, two storey dwellinghouses are arranged along the western side of the site but set back from the property boundary to accommodate a buffer corridor to facilitate the planting of a new native boundary hedge. The proposed finished floor levels follow the land levels such that the northern property has a FFL 2.6m lower than the southernmost proposed dwelling.

6. Background and relevant planning history

P/PAP/2023/00778 - Decision: Response Given- Decision Date: 29/02/2024

Erection of Four Detached Dwellinghouses and Alterations to the Existing Detached Dwellinghouse.

Officers advised that the principle of development was likely to be acceptable but encouraged the applicant to consider providing 3 bedroom properties to meet need identified by the SHMA, careful consideration of materials and landscaping. Comments were provided on the internal layout, the need to provide space for replanting and details of surface water management.

7. List of constraints

Within Settlement Boundary; Corfe Mullen

Within Dorset Heathlands 5km Heathland Buffer

Adjacent to Bournemouth Greenbelt;

Risk of Surface Water Flooding Extent 1 in 1000 – *Parts of the site is at low flood risk.*

Higher Potential ecological network

Groundwater Source Protection Zone

Minerals and Waste Safeguarding Areas - ID: 3221; 5405; 3221; 5405; 3221; 5405;

Minerals and Waste - Sand and Gravel

8. Consultations

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

Consultees

8.1 Wessex Water

Wessex water will supply the proposed 4 dwellings via a connection to the 4" public water main at Wimborne Road. Subject to application Wessex Water will accept the foul flows only from the proposed 4 dwellings via a connection to the 150mm public foul sewer. Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. We note that your application and drainage strategy state that surface water from the proposed 4 dwellings is to be drained through an impermeably wrapped attenuation tank and discharged via connection to our 450mm public surface water sewer at a rate of 3l/s. We will accept this proposal however we would expect to see an attempt at lowering the discharge rate to 2l/s as 3l/s is still high for only 4 dwellings.

The consultation response made reference to potential issues of odour impacts 'from the adjacent Compton Bassett Treatment Works' but it has since been confirmed that this was in error.

8.2 Natural England

No objection subject to mitigation being secured.

8.3 Dorset Wildlife Trust

No comments received.

8.4 Bournemouth Water Ltd (South West Water)

Confirmed that they have no comments.

8.5 Dorset Council - BNG Natural Environment Team

No objection raised following amended scheme.

8.6 Dorset Council - Highways

19 parking spaces will be provided in the new and existing development; this is sufficient and in line with Dorset Council's parking standards guidelines.

The traffic impact associated with the five dwellings would be minimal and would not be severe in terms of the NPPF paragraphs 115 and 116.

The access track is deemed acceptable in its design and as a shared surface due to the low level of activity expected.

No objection subject to conditions.

8.7 Dorset Council - Dorset Waste Team

No comments received.

8.8 DC - Flood Risk Management

No objection subject to safeguarding condition. (Condition 10)

8.9 DC - Trees (East & Purbeck)

Recommendations provided- larger canopied native trees should be included in the scheme with trees planted in a more naturalised manner.

Safeguarding conditions will be required to protect the retained trees and secure appropriate management of new planting. (condition 6 and 9?)

8.10 DC - Building Control East Team

No comments received.

8.11 Corfe Mullen Town Council

The Parish Council objects on the grounds of harm arising in relation to:

- a) design, layout and density- scale and bulk incompatible, will compromise the tranquillity of the area adjacent to Green Belt, verge is important.
- b) impact on landscape- fails to protect natural features which were destroyed prior to the application, no measures to mitigate noise impacts of traffic for neighbours
- c) highway safety- driveway too narrow- 3.4m between kerbs
- d) parking- if garages not used for parking then insufficient spaces
- e) size and type of dwellings- latest strategic housing market assessment seeks 2-3 bedroom dwellings
- f) biodiversity and geodiversity- concerned about harm, bats in the area, maintenance of wildlife corridor needs to be secured

- g) heathlands- SANG should be provided
- h) sustainable development standards- lack of commitment to renewable technologies and sustainable development
- i) flooding- in an area at risk of flooding

8.12 Corfe Mullen Ward Member- Councillor Sowry-House

Comments that he has some concerns with the application. No further details given.

Representations received

Total - objections	Total - No objections	Total - comments
23	0	2

Summary of comments of objections:

The objections have been received on the grounds of:-

- Highway safety
- Insufficient parking
- Lack of neighbour consultation by the applicant
- Site clearance
- Environmental and ecological concerns
- Design and scale of development
- Landscape impact
- Flooding and drainage
- Biodiversity

Summary of other comments:

- Concern about lack of visitor parking space and capacity of the access road
- Pressure on local infrastructure
- Construction traffic should be accommodated on the site

9. Duties

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

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS11: Transport and development
KS12: Parking provision
LN1: Size and types of new dwellings
LN2: Design, layout and density of new housing development
HE1: Valuing and conserving our historic environment
HE2: Design of new development
HE3: Landscape quality
ME1: Safeguarding biodiversity and geodiversity
ME2: Dorset heathlands
ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

The Dorset Council Local Plan

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

Emerging neighbourhood plans

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

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure

developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 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

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

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

East Dorset Affordable and Special Needs Housing and the Provision of Small Dwellings SPD
Housing land supply

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

Housing Delivery Test (HDT)

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

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

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

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

During the construction phase neighbours who are housebound due to protected characteristics are likely to be more affected by noise and disturbance but thereafter no harm to protected characteristics is anticipated.

13. Planning Assessment

Principle of development

- 13.1 The site is within the settlement boundary of Corfe Mullen and adjacent to, but not within the Green Belt. The development is therefore acceptable in principle provided that it accords with other policy considerations.
- 13.2 Policy LN1 seeks to ensure that the site and type of new dwellings reflects local housing needs identified in the Strategic Housing Market Assessment (SHMA). In East Dorset the main identified need is for 2- and 3-bedroom houses with a lower requirement for larger homes. The Town Council has raised concern that the scheme departs from the SHMA as it will provide one 3 bedroom dwelling and three 4 bedroom dwellings, but given the limited housing numbers involved, modest weight is given to this policy departure which would be insufficient grounds for a refusal.

Impact on the character of the area (including trees)

- 13.3 Policy LN2 states that it is important to ensure that new housing respects the character of an area, whilst ensuring that the best use is made of the land to deliver the quantity of homes required. Policy HE2 requires that development is compatible with its surroundings in relation to 11 criteria including layout, site coverage, architectural style, scale, landscaping and visual impact. Policy HE3 seeks to protect the landscape character of the area, requiring proposals to take into account (inter alia) the character of the settlement and natural features such as trees and hedgerows.

- 13.4 The site is approximately 0.38ha. The proposed density of 13 dwellings per hectare is very low but will be similar to the neighbouring properties on Wimborne Road which contribute to a low density character and, when taking account of the site constraints due to its back-land location, the proposal accords with the aims of policy LN2.
- 13.5 The site lies within the urban area, but the Dorset Council Landscape character assessment map shows the 'Rolling wooded pasture landscape type' dissecting through the site, highlighting a transition from urban to rural. The overall management objective for the Rolling Wooded Pasture Landscape Type is to conserve its "diverse intimate wooded pastoral character" with key features noted as the woodland blocks, dense hedgerows and the presence of scattered trees.
- 13.6 An Arboricultural Impact Assessment has been prepared detailing the remaining trees on and adjacent to the site. All the on-site trees are proposed for removal, which is in addition to the numerous mature trees that were felled on site in September 2023 following the sale of this land.
- 13.7 The felled trees consisted predominately of Oak and Ash with a coniferous hedge on the western boundary. None of the trees were protected by a Tree Preservation Order and therefore consent was not required prior to their removal. Nevertheless, the tree removal has had a significant impact on the skyline and character of the site. Aerial photographs and Google Street View images obtained from Wimborne Road (dated June 2023) demonstrate the contribution that the large, canopied trees would have had in the public realm. The trees would also have contributed to views attained from the public right of way (PROW) to the west of the site.
- 13.8 The Town Council and objectors have raised concerns that the proposed development fails to protect natural features that were destroyed prior to the submission of the application. Whilst the remaining trees are not considered to pose a significant constraint to development, the contribution that the site previously made to the character of the area has been relevant to developing the layout and landscaping of the current proposal, to secure mitigation for the mature tree stock that was pre-emptively felled.
- 13.9 The site is currently occupied by a large two-storey dwelling. It is proposed to construct an additional four houses on the site with the existing property retained with modifications and the access also retained. The scale of the development will limit opportunities for replacement planting and the initial Landscape Planting Plans were judged inadequate, but during the planning process the application has been revised to expand the area available for planting at the southern end of the site, providing opportunities for larger canopy tree species. Subject to conditions, the latest planting plans will secure replacement planting along the western and southern boundaries as mitigation for lost trees and to provide future public amenity which can be safeguarded through the imposition of a new Tree Preservation Order on site.
- 13.10 The site is not readily evident as it lies behind existing properties on Wimborne Road and is partially seen from the hammerhead in Corfe Halt Close although the vegetation alongside the access track makes an important contribution to the streetscene. Wider views of the site can be seen from Candys Lane and the Public Right of Way (which runs through the bottom of the field adjacent to the site from Candys Way to Wayground Road). The proposed dwellings, each approximately 8m high, will be on stepped land levels down the hillside and will only be glimpsed in views from Wimborne Road.

- 13.11 Concerns about the scale and bulk of the proposed dwellings were raised by the Town Council and objectors. The site is surrounded by a variety of residential property forms. The dwellings on Wimborne Road are set in large/long plots set back from the road whereas the houses within Candys Close are smaller two storey attached with modest gardens. Corfe Halt Close comprises detached properties, again at a higher density.
- 13.12 There is no obvious local architectural style or palette of materials, but the proposed traditional design, similar to the existing property, utilising buff facing brick and light-coloured render with clay tiled roofs is considered to be appropriate on this site adjacent to open countryside. Windows will have decorative features, and there will be chimneys and first floor dormer windows to reduce the scale of the buildings.
- 13.13 The houses are positioned towards the front of their plots, with small front gardens and larger private back gardens. The front gardens are to be demarcated by low walls with piers and railings, and offer modest areas for greenery, including small trees, as well as providing parking spaces. Whilst concerns were raised by the Town Council regarding the impact of this development on the Green Belt and tranquillity, the site lies outside the designated Green Belt, so Green Belt openness is not a planning constraint. The proposal will intensify the existing residential use but tranquillity is not a key characteristic of the area. Close-board fencing is proposed to demarcate the rear gardens for security, beyond which will lie a landscaping buffer strip in which hedge and tree planting will soften the visual impact providing an appropriate transition between the urban and rural areas.
- 13.14 Measures have been proposed to ensure trees on neighbouring land are protected with protective fencing, this will be secured by conditioning the appropriate Arboricultural Method Statement and Tree Protection Plan (no. 6).
- 13.15 Overall, the proposal is judged to be compatible with its surroundings and will secure sufficient replacement planting to accord with the aims of design policy HE2 and landscape quality policy HE3.

Impact on amenity

- 13.16 The site layout has considered the existing residential properties on Wimborne Road, Candys Close and Corfe Halt Close. The closest of the proposed properties facing east towards the rear boundary is approx. 17m from the boundary. The northern-most unit faces south and has a garage approximately 2m from the eastern boundary with no. 127 Wimborne Road, but that property has a c.40m deep rear garden. Given the site topography and orientation of the proposed properties it is not considered that there would be any significant loss of residential amenity to the occupiers of Wimborne Road dwellings in terms of loss of light, outlook or privacy.
- 13.17 To the north, only 8m separates the northern elevation of the northern-most proposed dwelling from the boundary with dwellings in Candy's Close that have modest gardens approximately 7m deep. With property separation distances of approx. 14-17m, the outlook for residents of Candy's Close will change and there will be some overshadowing in winter months from the 8m high dwelling. It has also been necessary to consider the context as land levels rise slightly on site. Amended plans have replaced the proposed rear gable of plot 4 with a hipped roof form, reducing the impact of bulk to an acceptable degree and given previous shading from trees and the limited width of the proposed property (12m) the relationship is not judged demonstrably harmful by reason of overbearing impact or shading.

- 13.18 Whilst a boundary hedge is proposed to supplement the close-board fencing, this cannot be relied upon to provide effective boundary screening so, in order to avoid harmful inter-looking, amended plans have been received removing the two first floor bedroom windows that faced north. Both bedrooms are now served by windows facing west so the amenity of future residents will be preserved. The northern part of the garden serving unit 4 will be subject to overlooking from properties in Candy's Close but the amenity space is large enough to provide areas of privacy for future residents.
- 13.19 Within the site there will be mutual oblique overlooking of gardens, but the properties have been designed to provide appropriate living and outdoor amenity space.
- 13.20 The proposal is judged to be compatible with its surroundings in relation to neighbouring amenity as required by design policy HE2.

Highways

- 13.21 The application complies with the requirement of policy KS11 that development shall be in accessible locations. This policy also requires that development is designed to provide safe layouts and access onto the existing transport network and safe movement of development related trips on the immediate network.
- 13.22 The application site is currently served with a direct access from Wimborne Road to the eastern corner of the site boundary. The access, which is 3.7-3.9m wide, currently serves the existing dwellinghouse and features a deep apron crossover arrangement with the public footway onto Wimborne Road, consistent with the arrangement of other properties along the western side of Wimborne Road. Pre-existing visibility splays to the north and south of the access are on highway land.
- 13.23 The existing access will be re-surfaced as part of the development to ensure it provides an appropriate means of access for all vehicles. The narrowing of the access west of 113 Wimborne Road and the installation of a raised table on the straight section will encourage slow vehicle speeds on entry and exit. Good visibility is provided for vehicles leaving the site who can wait at the wider part of the access south of the existing dwelling for any incoming vehicles.
- 13.24 Within the site an extended driveway will be installed, providing access to each of the new dwellings and their parking spaces. Elements of the new driveway are at least 5m wide and it is designed with sufficient manoeuvring space for delivery and servicing vehicles along with emergency services to all properties. The requirements of policy KS11 are met.

Unit	Bedrooms	Parking Spaces	Garage Parking Spaces
113 Wimborne Road	4	2 unmarked	2
Unit 1	4	2	2
Unit 2	3	1	1
Unit 3	4	2	2
Unit 4	4	2	2
Other	n/a	1 unallocated for visitors	n/a
Total		10	9

- 13.25 The development incorporates a mix of garage parking and private parking spaces for each dwelling. Concerns have been raised by the Town Council and objectors that the parking provision is too reliant upon garaging and is inadequate which will lead to additional parking on local streets, harming highway visibility. The Council's highway team are satisfied that the parking provision is sufficient and in accordance with Dorset Council's parking standard guidelines as required by policy KS12. Conditions (no. 9 and 14) can secure the access and parking provision, preventing future conversion of the garaging without express planning permission.

Flooding

- 13.26 Policy ME6 requires proposals to be appropriately located and for applications to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Concerns about flooding were raised by the Town Council and objectors. The application site is located within Flood Zone 1 and the Environment Agency's mapping shows no surface water flood risk.
- 13.27 Following detailed Ground Conditions Assessment work undertaken on site it has been demonstrated that the ground conditions do not support drainage by infiltration. This is the most sustainable option having regard for the drainage hierarchy set out within the Planning Practice Guidance (PPG) but given that this is not achievable it has been necessary to consider other options within the hierarchy. In this case, the most sustainable option available to the Applicant comprises discharging surface water run off to an attenuation tank and ultimately to the local Surface Water Sewer.
- 13.28 Submitted as part of the application documentation is a Drainage Report and Drainage Strategy, prepared by CGS Civils, which confirms the proposed strategy and the relevant calculations which support it. As a result of the topographical levels, a pumping station has been incorporated to enable discharge from the attenuation tank to the Surface Water Sewer.
- 13.29 The Applicant has appropriately engaged with the Statutory Undertaker Wessex Water (WW) in order to agree to the connection of the site to the Surface Water Sewer and the rate of discharge. The proposed drainage strategy is therefore acceptable and deliverable.
- 13.30 With respect to Foul Water Drainage, the Applicant will be forming new connections to the existing public foul sewer, which has also been agreed in principle with WW. Condition 4 will require the submission of final details for agreement prior to commencement and condition 10 will secure maintenance details.
- 13.31 The initial consultation received from WW also referred to potential odour and fly nuisance to the future occupiers of the proposed dwellings from the sewage treatment works. Environmental Health have searched the nearby postcode areas and have not found a record of any complaints regarding odour or flies relating to the Sewage Treatment Works, Lake Gates, Corfe Mullen. Following this advice from Environmental Health, officers reconsulted WW and it was confirmed that there was some confusion in their initial response and that whilst the proposals are partly within the Corfe Mullen Water Recycling Centre odour zone, the Odour Scientist has confirmed there are no objections.

Biodiversity

- 13.32 Policy ME1 requires applicants to demonstrate that adverse impacts are avoided for sites, habitats and species set out in the Dorset Biodiversity Protocol. Concerns about biodiversity were raised by the Town Council and objectors. In this case the Council's Natural

Environment Team have approved the proposed Biodiversity Mitigation Plan and Officers are therefore satisfied that the impact of the development on any protected species can be adequately mitigated. Mitigation includes hedgerow and tree planting, hedgehog holes in fencing, swift boxes, bee bricks and bat boxes. Subject to a condition (no. 8) requiring the implementation of the mitigation plan, the proposed development is acceptable in this regard.

Biodiversity Net Gain

- 13.33 During the course of the application a new metric has been received which recognises the biodiversity status of the site as at 30 January 2020, before the site was cleared of vegetation. Although the proposal is anticipated to increase hedgerow units on site, there will be a need to rely upon off site units or statutory biodiversity credits in order to meet the 10% net gain requirement. An informative note will draw the applicant's attention to the statutory pre-commencement condition and condition 3 will secure maintenance and management of on-site planting.

Dorset Heathlands

- 13.34 As the site lies within 5km of internationally protected Dorset Heathland, an Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF.
- 13.35 Although concerns about the Dorset Heathlands were raised by the Town Council and objectors, the appropriate assessment concludes that a contribution towards mitigation set out in Dorset Heathland's Planning Framework Supplementary Planning Document (SPD) can be secured via the Community Infrastructure Levy which will ensure that there is no unmitigated harm generated by the proposals to interests of nature importance to accord with policy ME2.

Benefits

- 13.36 The proposals would provide a number of non material financial benefits as summarised in the table below:

What	Amount / value
Material considerations	
None	
Non material considerations	
CIL	£168,366.51
Council tax	£10,611.80

Environmental implications

- 13.37 The Town Council has raised concerns that the proposal lacks commitment to sustainable technologies. The sustainability statement identifies that the proposed dwellings will follow the national fabric-first approach to maximise energy efficiency and reduce energy demands. At this stage no particular low carbon technologies have been identified but their installation may be incorporated where appropriate and feasible.

14. Summary of issues and the planning balance

Whilst the Council can currently demonstrate a five year housing land supply via our Annual Position Statement, it is recognised that the significant increase in the national housing target weighs in favour of approval of proposals for new dwellings. In this case, the site is located within a designated settlement, the proposal would relate appropriately to the character and appearance of the area, and no significant harm has been identified that would weigh against the benefits associated with the creation of four additional dwellings. Approval is therefore recommended.

15. Recommendation

Grant subject to the following conditions:

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

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

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

PL01 Location Plan

PL07 Unit 3 Floor Plans & Elevations

PL08 Unit 4 Floor Plans & Elevations

PL09 Proposed Site Sections

PL02 C Block Plan

PL05 A Unit 1 Proposed Plans and Elevations

PL06 A Unit 2 Proposed Plans and Elevations

449 - 2 - R9 Planting Plan

449 - 1 - R10 Landscape Plan

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

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

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

4. 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.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

5. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - i the parking of vehicles of site operatives and visitors
 - ii loading and unloading of plant and materials
 - iii storage of plant and materials used in constructing the development
 - iv 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. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, tree protection in accordance with details set out in appendix B of the Arboricultural Impact Assessment dated 12 July 2024 and Tree Protection Plan RNapc/533/TPP/1 shall be installed. These protection measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to off-site trees

7. 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.

8. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecology & Biodiversity Net Gain Assessment, by ABR Ecology, dated 3 March 2025, and certified by the Dorset Council Natural Environment Team on 26 March 2025.

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

- i) the recommendations detailed in section 5 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

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

9. No dwelling shall be occupied until the landscaping shown on plan 449-1-R10 Landscape plan has been installed and the planting shown on 449-2-R9 Planting Plan has taken place. Any plants found damaged, dead or dying within the first 5 years shall be replaced and thereafter the scheme shall be retained.

Reason: In the interests of the character of the area

10. No dwelling shall be occupied until the access, parking, garaging and turning areas shown on the approved plans have been provided. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety.

11. No dwelling shall be occupied until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

12. Prior to first occupation of unit 4 hereby approved, the first floor windows (including the rooflight) on the rear elevation shall be obscure glazed to a minimum industry standard privacy level 3 or equivalent and fixed closed up to a height of 1.7 metres above the floor level of the rooms served with any opening parts more than 1.7 metres above the floor of the room in which the windows are installed; and these windows shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, no additional windows shall be installed on the northern elevation of unit 4 above ground floor level.

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, there shall be no gates erected at the site entrance within 10m of the highway.

Reason: In the interests of highway safety and visual amenity.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, the garaging hereby approved shall not be used as living accommodation.

Reason: To secure garaging in the interests of occupier amenity and highway safety as there are limited parking options in the vicinity.

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. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:
 - habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)

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

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

4. To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises. Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that **Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006** can be fully complied with.
5. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-fordevelopers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.