

Application Number:	P/FUL/2024/05148
Webpage:	Planning application: P/FUL/2024/05148 - dorsetforyou.com
Site address:	Lonnen Nurseries Lonnen Road Colehill Wimborne BH21 7AZ
Proposal:	Partially demolish the existing storage building and erect one dwelling with associated access and parking, including the temporary siting of a static caravan at the site (to be occupied by the applicant during the construction phase)
Applicant name:	Mr Scott and Mrs Verity Herrington
Case Officer:	Nikki Clayton
Ward Member(s):	Cllr Atwal and Cllr Todd

1. Reason application is going to committee:

The application is going to committee at the request of the Chair.

2. Summary of recommendation:

GRANT subject to a legal agreement and the conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable-The proposal has no conflict with NPPF Green Belt policy as it represents appropriate development in the Green Belt.
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.
Flood risk and drainage	Acceptable – no risk to the development from flooding
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.
Biodiversity	Acceptable, subject to conditions advised by NET.

Issue	Conclusion
Impact on Habitats Sites	Acceptable, subject to legal agreement to secure New Forest SAMM contribution.
Environmental Implications	Acceptable

4. Description of site

The application site lies beyond the Colehill settlement but within a loosely developed stretch of Lonnen Road adjoining the defined urban area which is within the South East Dorset Green Belt.

Land to the north of Lonnen Road is agricultural but the site lies to the south of Lonnen Road, between two storey, chalet style dwellings on spacious, verdant plots. The site, which is level and framed by trees, has a lawful use for storage and is occupied by a detached storage building, which is situated on the southwestern, rear part of the site and is served by an existing gated vehicular access from Lonnen Road.

The existing building has a brick exterior and comprises a two-storey central core with a roller door and a vaulted roof, with interconnected flat roof garages located either side of the main section.

5. Description of development

Planning permission is sought to partially demolish the existing storage building and erect one dwelling with associated access and parking at the land known as Lonnen Nurseries, Lonnen Road, Wimborne BH21 7AZ.

In addition, temporary permission is sought for the siting of a static caravan at the site, which will be occupied by the applicant and his partner during the construction phase of this self-build development.

6. Background and relevant planning history

03/81/0406/HST - Decision: GRA - Decision Date: 06/04/1981

Erect Extension

03/89/0959/FUL - Decision: REF - Decision Date: 01/09/1989

Change Of Use From Residential To Residential Care Home,

03/93/0085/FUL - Decision: GRA - Decision Date: 18/03/1993

Alterations & Formation Of Rooms In Roof

03/76/1628/HST - Decision: REF - Decision Date: 17/12/1976

ERECT AGRICULTURAL DWELLING

03/95/0014/FUL - Decision: REF - Decision Date: 24/02/1995

New Double Garage & Store,

3/20/1790/HOU - Decision: REF - Decision Date: 26/03/2021

Construction of Boundary Wall and Entrance Gates (Retrospective Application)

3/21/0736/HOU - Decision: GRA - Decision Date: 19/08/2021

Construction of new entrance gates and boundary wall (Retrospective application)

P/CLE/2022/06777 - Decision: GRA - Decision Date: 13/01/2023

Use of the land edged red and building shown hatched black on the attached plan for storage (use class B8) of personal items including vehicles with associated access by the landowners, at the address known as Lonnen Nurseries, Lonnen Road, Wimborne BH21 7AZ

P/PIP/2023/01397 - Decision: WITHDRAWN - Decision Date: 08/06/2023

Demolition of the existing storage building and the erection of one dwelling with associated access and parking

7. List of constraints

Within Greenbelt: Bournemouth Greenbelt;

Dorset Heathlands (5km buffer)

Bournemouth Water Consultation Area

Groundwater – Susceptibility to flooding affects the southern part of the site;

Ancient Woodland: PILFORD COPSE; Ancient & Semi-Natural Woodland - Distance: 434.19

Existing ecological network (Polygons) - Distance: 0

Higher Potential ecological network - Distance: 0

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 3549.98

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

8. Consultations

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

1. Bournemouth Water Ltd (South West Water)

No objection subject to safeguarding conditions.

2. Natural England

No objection subject to mitigation.

3. Dorset Council - Highways

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, subject to safeguarding condition and informative.

4. Dorset Council - Trees

No objection subject to safeguarding conditions.

5. Colehill Parish Council

Objection on the grounds of a) Green Belt and, b) flooding.

Representations received

There have been no comments received from third parties.

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

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS3: Green Belt

KS1: Transport and development

KS12: Parking provision

LN1: Size and types of new dwellings

LN2: Design, layout and density of new housing development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

HE3: Landscape quality

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME6: Flood management, mitigation and defence

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.

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.

Other material considerations

National Planning Practice Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

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

Housing land supply

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

Housing Delivery Test (HDT)

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

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

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

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

During the construction phase those who are housebound may be more affected by noise and disturbance but thereafter no disadvantage to those with protected characteristics are anticipated.

13. Financial 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	
None	
Non material considerations	
Community Infrastructure Levy	£26,921.58
Council Tax	£2546.09 (based on Band D)

14. Planning Assessment

Principle of development

- 14.1 The proposal is for one dwelling sited approximately 350m east of the settlement boundary for Colehill. The application site is outside the settlement boundary for Colehill and is not presented as an ‘Affordable Housing Exception Site’ under Core Strategy (CS) Policy LN4 but rather for a market dwelling.
- 14.2 CS Policy KS2 sets out the district’s settlement hierarchy stating that the location, scale and distribution of development should conform to the settlement hierarchy. The settlement hierarchy focuses the distribution of development across the area and sets out the general roles of individual settlements. Those settlements which provide the best access to services, facilities and employment are to provide the key focus for development, subject to constraints, such as floodplains, nature conservation etc. Policy KS2 identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. It identifies Colehill as a Suburban Centre that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
- 14.3 The application site is beyond the edge of the settlement served by a rural road. In terms of whether the site would be in a sustainable location, the NPPF accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and that this should be taken into account. The site is a relatively short distance from the settlement boundary. Colehill does not have a recognised centre, but local facilities are provided at the northern end of Middlehill Road and at Dales Drive near to Canford Bottom. Wimborne is

the nearest larger settlement and is well catered for in terms of community facilities, including the hospital, doctors' surgeries, day care centre, children's centre, library, community centres and the Tivoli Theatre. Colehill is more limited, but does currently have a small library, St Michael's Church Centre and a well used community hall. Wimborne and Colehill offer a full range of schools. Colehill is served by regular bus services.

- 14.4 The application does not strictly accord with policy KS2 which directs new development to settlements, but future occupants would be able to access services and facilities on a regular basis by sustainable means such as walking, cycling or public transport so the weight that can be given to this conflict is limited.

Whether Inappropriate Development in the Green Belt

- 14.5 The application site lies within the South East Dorset Green Belt where the Green Belt policies set out in the National Planning Policy Framework (NPPF) dated 2024 and the development plan, the Christchurch and East Dorset Local Plan Part 1 (Core Strategy) dated April 2014 apply.
- 14.6 The application site lies within the South East Dorset Green Belt and outside the Colehill settlement. The land referred to in this application sits in a loosely developed stretch of Lonnen Road which extends from the defined urban area.
- 14.7 Local Plan Policy KS3 requires that development should be contained by the Green Belt. The proposal to build in the Green Belt is contrary to this policy, albeit that it would not undermine the ability of the Green Belt to protect the separate physical identity of the individual settlements of Colehill and Wimborne given there would remain a green wedge and corridor of land between them.
- 14.8 National Green Belt policy is more detailed than policy KS3 and postdates the Local Plan so can be given greater weight. This confirms that new buildings in the Green Belt represent inappropriate development which is harmful to the Green Belt but provides exceptions, as set out at paragraphs 154 and 155 of the NPPF.
- 14.9 NPPF paragraph 154 e) allows '*limited infilling in villages*'. The term 'village' is not defined by the Framework. The settlement of Colehill is identified by policy KS2 as a 'Suburban Centre' rather than a village, but it is noted that an appeal inspector has granted infill development in Avon Castle, part of the settlement of St Leonards which falls under the same suburban centre category, so the location is not considered to be precluded from the benefiting from the NPPF exception at 154 e).
- 14.10 The Courts (Julian Wood v SSCLG and Gravesham Borough Council [2015] EWCA Civ 195) have found that the boundary of a village defined in a local plan is a relevant consideration but may not be determinative for the purposes of determining whether a site is located within a village for the purposes of applying paragraph 145 (e) of the NPPF; planning judgement must be used. The proposed site is located between houses forming a row of development along Lonnen Road which links up to the identified settlement so is

considered to form part of its rural fringes. The development will follow the loose building line of properties along Lonnen Road. The slither of land to the east, which is in the applicant's control but is outside of the application site, provides a tree lined boundary with no. 188 rather than a vacant plot between dwellings and same is true of the gap between 172 and 178 Lonnen Road to the west. Although properties are well spaced, they read as a row of properties extending from the urban area.

- 14.11 The terms 'limited' and 'infilling' are not defined in the NPPF and these are a question of fact and planning judgement for the planning decision-maker having regard, for example, to the nature and size of the development itself, the location of the application site and its relationship to other, existing development adjoining and adjacent to it.
- 14.12 The proposal is for one dwelling of moderate proportions which would fill the gap between neighbouring properties 178 and 188 Lonnen Road. The proposal would not represent piecemeal development but instead would be development that contributes to a line of existing properties. As explained above, it is judged that there is sufficient continuous built-up frontage between the site and the defined settlement that the proposal can represent limited infilling so would be an appropriate form of development in the Green Belt under NPPF paragraph 149 e) and, by definition, not harmful to the Green Belt.
- 14.13 The proposal will also involve the change of use of land. The 2023 lawful development certificate for the site confirms that the use of the land (the land edged red above) and the building shown on the above plan for storage (Use Class B8) of personal items including vehicles with associated vehicular access is lawful. Whilst storage to date has been limited, a certificate cannot impose any conditions, so the fall-back position is for a more significant impact. In this context the proposed use of the land as residential garden for one dwelling would not result in more harm to the Green Belt than the existing lawful use, subject to a condition removing permitted development rights for outbuildings (condition 12); this is considered reasonable since the property will already benefit from the existing building in storage use and further outbuildings would result in harm to Green Belt openness.
- 14.14 The application includes temporary use of a static caravan as residential accommodation by the applicant during the build. It is judged necessary to limit the use of the caravan to the construction period to avoid harm to the Green Belt from the creation of an additional residential unit (condition 11).
- 14.15 The proposal has no conflict with NPPF Green Belt policy as it represents appropriate development in the Green Belt. It is considered that exceptions 'e' of para 154 is met so the proposal is not inappropriate development in accordance with the NPPF.

Impact on the character and appearance of the area

- 14.16 Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include site coverage, architectural style, materials and visual impact. Policy HE3 requires that development should seek to protect and enhance landscape character.

- 14.17 Dwellings extend further eastwards beyond the settlement along Lonnen Road, although the extensive tree cover screens much of the housing from view from the surrounding countryside. The proposed dwelling would be sited in line with the loose existing building line. Its traditional chalet style appearance and the palette of materials to include render and cladding under slate tiles are considered to accord with existing built form in the locality so are acceptable. Further details of the materials shall be conditioned (no. 4). The proposed dwelling is not considered to result in any harm to the character and appearance of the area so accords with policy HE2.
- 14.18 The use of the site as a single dwelling is anticipated to result in betterment compared to the lawful storage use of site as improvements in terms of additional planting and the retention of important natural features will enhance the appearance of the site. Safeguarding conditions are proposed to ensure the retention of existing trees on site (condition 5) and a landscaping plan (condition 9) is requested to ensure adequate and appropriate provision of hard and soft landscaping to accord with policy HE3.

Impact on residential amenity

- 14.19 The proposed dwelling will be located centrally within a large plot heavily screened by mature trees and vegetation. It is not anticipated that the new dwelling would harm the amenity of the adjoining occupiers on Lonnen Road in terms of loss of light, outlook and privacy.
- 14.20 The lawful storage use has the potential to be more intensive than has been observed to date. In this context the use of the site for one dwelling is not anticipated to cause any unacceptable noise and general disturbance.
- 14.21 For the above reasons the proposal accords with the requirement of policy HE2 and that development should be compatible with neighbouring amenity.

Protected Habitats

- 14.22 The site is outside 400m but within 5 km of protected Dorset heathlands, a distance within which it has been shown residents have a harmful impact. It also lies within the recreation zone identified by Natural England for the New Forest protected habitat. Mitigation will be secured via the Community Infrastructure Levy in accordance with the Dorset Heathlands Planning Framework 2020-2025 to ensure that harm is avoided.
- 14.23 The site also lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. This can be secured by legal agreement.

- 14.24 Subject to the above mitigation measures being secured it has been possible to positively conclude a Conservation of Species and Habitats Regulations 2015 appropriate assessment and the proposal accords with policy ME2. A condition requiring that occupation of the temporary static caravan ceases upon occupation of the new dwelling is necessary to avoid the potential for two units of accommodation on the site (condition 11).

Biodiversity

- 14.25 Policy ME1 requires that habitats and species identified by the Council's Biodiversity Protocol should be safeguarded. The previous landowner of the site felled a number of mature trees which are mapped as Priority Habitat - Deciduous woodland. Since this application is exempt from BNG (the self-build exemption is relied upon and will be secured by legal agreement) the Council cannot secure mitigation for this loss through the normal channels. An approach has been agreed by both the applicant, the Council's Natural Environment Team and the tree team to secure the retention and management of an existing strip of woodland on site and replacement native planting by imposing a safeguarding condition. Based on para 6.5 of the EcIA it would appear that a condition for a woodland management plan to be submitted (in addition to compliance with the EcIA) would be the most appropriate method to secure the longer term protection (condition 8).

Flooding

- 14.26 Whilst the southern part of the site is within an area identified by the Council's Strategic Flood Risk assessment as being susceptible to ground water flooding this does not affect the area on which the proposed house is to be sited. In accordance with NPPF paragraph 174 there is no requirement for the sequential test. A condition (no. 3) will be imposed on any approval to secure a surface water management plan which takes account of the hydrology of the site which is large enough to provide opportunities for onsite attenuation; a pond features on the plan.

Environmental implications

- 14.27 The sustainability statement identifies that the proposed dwelling will be built to exceed insulation standards required by Building Regulations with triple glazing and a highly efficient heating system. A solar array with two battery packs to provide approximately 70% of the proposed electricity needs (factoring in charging an electric car) and a large rainwater harvesting system along with a pond and grey water recycling system will provide water supply needs

15. Summary of issues and the planning balance

Whilst the Council can demonstrate a 5 year housing land supply via the Annual Position Statement, there is a nationally recognised need for homes which in this case outweighs the limited conflict with policy KS2 that arises because the site lies beyond the settlement boundary. The proposed residential use of the site is judged to benefit from the limited village infilling Green Belt exception and offers the opportunity to secure landscape and biodiversity improvements compared to the lawful storage use. Subject to a legal agreement to ensure that the dwelling is a self-build in accordance with the Biodiversity Net Gain exemptions, the material considerations indicate that permission should be granted.

The pre-commencement conditions have been agreed with the applicant.

16. Recommendation

A) GRANT planning permission, 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 Director of Planning to ensure that

i) the development accords with the definition of a self-build dwelling so as to benefit from the BNG exemption, and

ii) New Forest SAMM mitigation is secured

and 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:

5978/2 A Location Plan

5978-2 Floor plans

SF33556-101 Floor plans and elevations

8183-1 Topographical Survey

Tree constraints plan (proposed)

01 M Proposed Site Plan

02 A Proposed Site Plan

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

3. 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 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.

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

Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

5. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by G Tree Consultancy ref: GH2453 revision 03 dated 11/02/2025 and Tree Protection Plan ref: GH2453 rev 03 dated 22/08/2024. This condition shall not be discharged until an arboricultural supervision and monitoring statement, the contents of which are to be confirmed at a PRE-COMMENCEMENT meeting between the Tree Officer, Arboricultural Consultant and Site Manager, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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

6. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature, rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024, and certified by the Dorset Council Natural Environment Team on 21 March 2025. The development hereby approved must not be first brought into use unless and until:
 - i) the recommendations detailed in section 4 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.

8. Prior to the first occupation of the dwelling hereby approved, a woodland management plan for the site which includes all areas of retained and proposed planting as shown on the plan at Appendix 1 of the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024 shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the establishment of new woodland (in the first available planting season after commencement) and ongoing management of the site for a minimum of 30 years.

Reason: Maintain and enhance existing biodiversity by protecting and managing important habitats

9. Prior to development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 01 rev M 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. The static caravan shown on the approved plans shall only be used for residential purposes by the applicant and their dependents during the construction of the approved development. The static caravan shall cease to be used for residential purposes upon first occupation of the approved dwelling and shall be removed from the site within 1 month of occupation.

Reason: In the interests of Green Belt openness and to control the number of residential units on the site to protect Dorset Heathlands habitat sites.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any subsequent re-enactment thereof, with or without amendments, no outbuildings shall be constructed under Class E without express permission.

Reason: To protect Green Belt openness and biodiversity

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.

2. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

3. 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.

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

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

B) **REFUSE** if within 9 months (or longer period as agreed by the Corporate Director for Planning) the legal agreement set out at (A) is not secured:

1. The site lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. No SAMM contribution has been secured so the proposal is contrary to policy set out in paragraphs 193 of the National Planning Policy Framework 2024.