

Application Number:	WD/D/20/002002
Webpage:	The planning application documents for WD/D/20/002002 are available here: LINK
Site address:	Manor Farm, Manor Farm Lane, Winterbourne Abbas, Dorchester, DT2 9LR
Proposal:	Erection of 32.no dwellings with parking, demolition works, provision of public open space, public off-road parking, bio-diversity provisions and off-site flood storage measures and modify existing vehicular access.
Applicant name:	Smith-Daniels
Case Officer:	James Lytton-Trevers
Ward Members:	Cllr. Tarr

1.0 Reason for committee determination:

The application is brought to committee in accordance with the scheme of delegation as there was initially support for the application from the Parish Council and the application is for major development and is being recommended for refusal.

2.0 Summary of Recommendation:

2.1 The application is recommended for refusal for the reasons set out at the end of this report.

3.0 Table of key planning issues

Issue	Conclusion
Principle	The principle of development is considered to comply with Policy SUS2 of the local plan subject to other considerations.
Character and appearance of the area and setting of heritage assets	The proposal would not significantly alter the character and appearance of this part of the village through its quantum and scale and would lead to less than substantial harm to heritage assets outweighed by public benefit. Furthermore, it would have an acceptable impact on landscape character and visual amenity in the Dorset National Landscape. It would comply with Policies ENV 1, ENV4 and ENV 10 of the Local Plan.

Flood risk	The proposal does not pass the sequential test and safe access and egress to the site cannot be achieved in a flood event contrary to Policy ENV5 of the Local Plan and paragraphs 174 and 181 of the NPPF. In the absence of a S106 agreement to secure the management and maintenance of the attenuation basin it cannot be concluded that the development would not result in surface water flooding. Hence it is contrary to Policy ENV5 of the Local Plan and paragraphs 170, 181 and 182 of the NPPF.
Amenity	The site can provide for adequate living conditions for the occupiers of the existing and proposed properties. The scheme therefore complies with Policy ENV16 of the local plan.
Highways matters	The means of access would be safe and comply with policy COM7 of the local plan.
CIL	The development proposal is CIL liable.
Affordable housing	In the absence of a S106 agreement to secure a policy compliant level of affordable housing the development is contrary to Policy HOUS1 of the local plan and paragraph 66 of the NPPF.
European Protected habitats and nutrient neutrality	The proposal would be able to comply with Policy ENV2 of the local plan.
Biodiversity	In the absence of a S106 agreement to secure the long-term management and maintenance of the large barn to be retained with the bat roost it can not be concluded that the development would have an acceptable impact on biodiversity and protected species. Hence the

	development is contrary to Policy ENV2 of the Local Plan and paragraphs 187 and 193 of the NPPF.
Play Area (LAP)	In the absence of a S106 agreement to secure the provision and maintenance of the local area of play (LAP) the development would be contrary to paragraphs 98 and 103 of the NPPF.

4.0 Description of Site

4.1 The site of Manor Farm is a complex of stone and flint farm buildings, a listed farmhouse and modern agricultural sheds which lie to the north of the A35 in the eastern half of the village. Five stone barns and a large gabled farmhouse are present within the site and which form a loose courtyard arrangement at the centre of the site. These buildings, some of which have been altered to accommodate modern farming practices, whilst unlisted, are clearly of historic value. A stone wall runs along the entire frontage.

4.2 The village and its surrounding landscape are located within the Dorset National Landscape (formerly known as an AONB) and a significant proportion of the western side of the site falls within the Winterbourne Abbas Conservation Area. 5No. trees on the southern boundary are protected by a Tree Preservation Order.

4.3 The farm is bounded to the west by residential development; to the north by open farmland on the rising chalk downland; to the east by a petrol station; and the south by the A35 and Winterbourne Valley Primary School (on the opposite side of the road).

4.4 There is a vehicular access to the site from the A35 and Manor Farm Lane.

5.0 Description of Development

5.1 The development comprises the erection of 32 dwellings. The application has been revised during the course of consideration, owing to concerns raised by some consultees and officers.

5.2 The original scheme sought the demolition of all but two historic barns. The revised scheme proposes the retention of two additional barns, to the immediate east and west of the farmhouse. Also, a structural inspection has been produced as evidence of the poor condition of the two barns proposed for demolition. The barns have not been in use for some time.

5.3 The site would be divided into three areas. In the western part of the site the new units are shown oriented towards the farmstead and in a more spacious and informal arrangement. Within the farmstead, in the central area, the development is shown to respect the loose-knit courtyard arrangement of the

complex, placing the new proposed buildings along the same building lines of the existing. The eastern part of the site remains broadly the same as in the previous proposal, with the new units and the associated parking distributed along a grid arrangement.

5.4 The dwellings would be in several terraces of three and two semi-detached pairs. Six houses would be 2 bedroom and twenty six would be 3 bedroom dwellings, of which eleven would be affordable dwellings (four 2 bedroom and nine 3 bedroom). The dwellings would be conventional in appearance with symmetrical window arrangement, pitched roof and materials varying from brick and flint banding to brickwork or render. A pair of semi-detached bungalows would be a partial conversion of a single storey barn. One large barn facing the road would be retained as a bat roost. One small barn on the road frontage would be retained for electric vehicle charging and cycle parking. One barn west of the farmhouse would be retained for ancillary use. One small barn east of the farmhouse would be retained for storage for some of the new dwellings. Two barns would be demolished.

5.5 Vehicular access would be at the same position as existing on the A35, with improvements, and additional pedestrian access would be available from the A35 and from Manor Farm Lane (which would be closed to vehicular traffic by a post and rail fence with pedestrian access only). A pedestrian footpath on the eastern edge would be retained. Access within the site would be from new roads branching out from the entrance and would also serve the existing farmhouse.

5.6 'School' parking would be provided at the front of the site with 7 spaces for cars. Parking for dwellings would be either assigned alongside the dwellings or unassigned in parking courts.

5.7 A play area would be provided on the eastern side of the site.

5.8 Eleven of the dwellings would be affordable. It is proposed to provide a tenure split of 70% affordable/ social rent and 30% intermediate.

6.0 Relevant Planning History

WD/D/18/002351 - Decision: RES - Decision Date: 08/11/2018
Pre-Application Consultation - Erection of 25 Dwellings comprising mixture of conversion of agricultural buildings and new dwellings.

Between 1974 and 2009 there have been a number of applications for agricultural works and buildings.

7.0 List of Constraints

Poole Harbour Catchment Area

Flood Zone 2

Footpaths

Dorset National Landscape

Contaminated Sites Buffer

Contaminated Sites

Section 106

Important Local Buildings

Surface water flooding

Tree Preservation Order

8.0 Consultations

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

8.1 Wessex Water – No reply.

8.2 Environment Agency – No objection conditional:

- development carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by GAP Ltd (Revision 5, dated 15th March 2022);
- a scheme for water efficiency;
- a Construction Environmental Management Plan.

8.3 National Highways – No objection conditional:

- the improvement of the access onto the A35 trunk road is completed in accordance with the preliminary design drawing 8130001.002 Revision B;
- a detailed design and maintenance schedule for the treatment of surface water drainage;
- maintenance and management of the surface water drainage design;
- a construction traffic management plan.

8.4 Natural England – No objection.

8.5 Historic England – Comment

- accept that barn H - Shelter shed and barn E - stables and hay grain store can be carefully taken down and the materials reused and the west wall of the Shelter Shed (barn 3) is to be retained within the converted building and would support this;
- accept that in the short term at least, given the presence of a colony of rare bats, the reuse of the long barn at the front of the site is challenging. Recommend that a maintenance plan for this building should be conditioned.

8.6 Dorset Police – Comment

- recommend that the security of the development meets the standards laid out in the Secured by Design Homes 2019 guide.

8.7 Senior Conservation Officer– No objection conditional:

- A method statement for the demolition of Buildings 3 and 5;
- Details of proposed structural repairs to retained buildings;

- Samples of materials;
- A sample panel;
- Details of rooflights;
- New boundary walls constructed from salvaged stone;
- the Bat Barn will be maintained;
- All new windows and external doors in timber;
- All new rainwater goods in cast metal.

8.8 Highways – No objection conditional:

- Construction of the private estate road.

8.9 Tree Officer – No objection

- Conditional of Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS) dated 27th July 2020 being implemented.

8.10 Environmental Health – Comment

- Due to the proximity of the A35 to the site, a condition is recommended for details of a noise assessment;
- Contamination may be present;
- A CEMP to control nuisance during building works.

8.11 Senior Archaeologist – Comment

- The applicant has now undertaken an archaeological assessment and an archaeological evaluation of the site, before the application is determined. The Senior Archaeologist has been re-consulted. An update will be provided to the committee.

8.12 S106 / CIL – Comment

- A s106 would be needed to secure affordable housing and BMP.

8.13 Dorset AONB – Comments

- Would not harm the wider landscape of the AONB.

8.14 Flood Risk Management – No objection subject to:

- a s106 to secure:
- A drainage easement is to be created over the area used for the attenuation basin;
- a detailed design for the attenuation basin and connecting surface water drainage works;
- a detailed plan for the maintenance & management of the attenuation basin;
- a drainage easement is to be created over the extents of the swale traversing proposed residences 1-6.
- conditions:
- for finished floor levels for residential properties to be 600mm above any adjacent flood level;
- a detailed surface water management scheme;
- maintenance & management of both the surface water sustainable drainage scheme and any receiving system.

8.15 Emergency planning – Comment

- Occupants should receive flood alerts and have an evacuation plan.

8.16 Housing Enabling Team – Comment

- The Local Plan requires 35% affordable housing on site which would provide 11.2 homes on this site. The Council will accept a financial contribution towards the provision of affordable housing when there is a shortfall on site.
- The split of the tenure / room type is 4x 2 bedroom terraces and 7x 3 bedroom terraces.
- This is a policy compliant development and the housing enabling team recognise that Sovereign Network Group are supporting the continued development of affordable housing in the area to assist in meeting local need.

8.17 Rights of Way Officer – No objection.

8.18 Senior Landscape Architect – Objection to original proposals, but did not comment on revised plan:

- the design and layout of the parking courtyards, and the proposed on and off site water management features would have an adverse landscape and visual impact on the landscape and scenic beauty of the AONB and an adverse impact on trees.

8.19 Urban Design – Objection to original proposals, but did not comment on revised plans:

- For the same reasons that conservation initially objected (which was an objection to demolition of all of the farm buildings).

8.20 Winterborne Abbas Parish Council – Originally support, but with concerns also raised.

- All roads must be constructed to a standard to be adopted;
- Storm water must have a flood alleviation scheme;
- Parking spaces must be provided;
- The bat-roost barn must be included in the proposal;
- Ground works appear to affect trees;
- Surface water flooding mitigation would need to be managed;
- The scheme fails the sequential test;
- Sewage overflows have occurred during extreme rainfall;
- A complex scheme which will need management;
- The attenuation basin would be close to residential property;
- The attenuation basin would be overwhelmed;
- Ongoing management of the attenuation basin questioned;
- The proposed play area is flood prone;
- Ongoing maintenance of the bat roost barn;
- Support affordable provision.

9.0 Representations

Would cause sewer to overflow;
 Increase ground water flooding;
 Additional use of narrow Manor Farm Lane by pedestrians;
 Flood risk;
 Monies should be allocated from the development to fund repairs to the church;
 Loss of informal parking in Manor Farm during church events;
 Would provide needed housing;
 Would provide jobs;
 Attenuation basin too near to properties and risk of flooding properties if it does not cope or is maintained and where would it drain to?;
 Ongoing maintenance of the attenuation basin questioned;
 Health & Safety issues around the attenuation basin such as risk of drowning, stagnated water attracting mosquitos.

Total – Objections	Total - No Objections	Total – Comments
1	1	14

Petitions Objecting	Petitions Supporting
0	0

10.0 Development Plan – Relevant Policies

West Dorset and Weymouth & Portland Local Plan:

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

- INT1 - Presumption in favour of Sustainable Development
- ENV1 - Landscape, seascape & sites of other geological interest
- ENV2 - Wildlife and habitats
- ENV4 - Heritage assets
- ENV5 - Flood risk
- ENV9 - Pollution and contaminated land
- ENV10 - The landscape and townscape setting.
- ENV11 - The pattern of streets and spaces
- ENV 12 - The design and positioning of buildings
- ENV15 - Efficient and appropriate use of land
- ENV 16 - Amenity
- SUS2 - Distribution of development
- HOUS1 - Affordable Housing
- HOUS3 - Open Market Housing Mix
- COM7 - Creating a safe & efficient transport network.
- COM9 - Parking provision

Other Material Considerations

Emerging draft 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 relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

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.

Emerging Neighbourhood Plans

None

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 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 efficient 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).

National Planning Practice Guidance

Supplementary Planning Document/Guidance

All of Dorset:

Dorset AONB Landscape Character Assessment

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

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.

Supplementary Planning Documents/Guidance For West Dorset Area:

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

11.0 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.

12.0 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 PSED.

Access: any arrangements made to ensure people with disabilities or mobility impairments have been accommodated. This would include level access to dwellings and accessible parking. There is level access to the church, school, public house, petrol station and shop. It is within easy reach of Dorchester by public transport.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Affordable housing	35%
Non-Material Considerations	
Council Tax.	Not known.

14.0 Climate Implications

14.1 The proposal would lead to additional CO2 emissions from construction of the dwellings and from the activities of future residents.

14.2 The construction phase would include the release of CO2 emissions from workers vehicles during the construction process. CO2 emission would be produced as a result of the production and transportation of the building materials and during the construction process.

14.3 The dwellings would require the provision of electric car charging under building regulations.

15.0 Planning Assessment

Principle

15.1 The site is situated within a Defined Development Boundary. The spatial strategy in Policy SUS2 has a three-tiered approach, advising that “*Development in rural areas*

will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement.”

15.2 The proposal would comply with policy SUS2 of the Local Plan that directs the provision of open market housing to sites located within a settlement boundary. This is subject to site specific matters considered below.

Character and appearance of the area and setting of heritage assets.

15.3 The character of Winterbourne Abbas is quite coherent with groups of stone and flint cottages often linked by walls along the chalk valley of the South Winterbourne which lies directly south of the road. The historic built form lies along the road, with farms set back behind barns and yards. In recent times, development along the road has increased in depth with housing, mostly in the west of the village.

Conservation Area

15.4 Much of the village is designated as a Conservation Area and a Conservation Area Appraisal was produced in 2007. All of the Manor Farm buildings (excepting for one large modern barn) and farmhouse are in the Conservation Area and these are noted as ‘Important Local Buildings’ and stated to be one of the most significant group of buildings within the settlement in the Conservation Area Appraisal. The site also affects the setting of the wider Conservation Area which extends westwards along the built-up part of the village on both sides of the road. The revised scheme proposes retention of three barns and a structural report has been provided to justify demolition of the remaining two.

15.5 While Historic England initially raised concern about the loss of these two historic barns, in view of the structural report, it is considered to be justified. The buildings which would be demolished are an open sided bayed building and a storage and milking building which lie across the centre of the site. A report (December 2020) and subsequent letter (15 April 2021) by Ellard Consulting Ltd have been provided, which follow an inspection of the buildings. Broadly, with regard to the storage and milking building the report identifies a number of potential structural defects and that ‘any work...is likely to result in the building having to be fully taken down to achieve a safe working environment for the structure to be rebuilt’ (report, p. 7). With regard to the open sided bayed building, the report concludes similarly that the West and South walls would require full rebuilding (p. 9). A conservation accredited engineer (letter, 30 June 2022) confirmed the conclusions of this report. With this information, it is accepted that the dismantling and rebuilding of these structures has been justified, though the loss of the farm buildings still results in a diminishment of the historic group’s contribution to the Conservation Area, leading to less than substantial harm.

15.6 The site would be divided into three areas. In the western part of the site the new units are shown oriented towards the farmstead and in a more spacious and informal arrangement. The houses (units 1-6) would be in

terraces of three, with traditional cottage detail and proportions constructed in flint with brick banding. This would have an informal farmstead character and retain more of the historic buildings and be more akin to the character and appearance of the Conservation Area. The proposed replacement buildings for the demolished open sided bayed and storage and milking buildings, Units 7-8 and 9-11 respectively, have been subject to design amendments. These proposed buildings would have the appearance of converted barns and would retain the scale and agricultural aesthetic of the existing buildings, with Units 9-11 utilising salvaged masonry to construct the flint and brick banding and brick dressings to openings. The front (East) of Units 7-8 would have timber cladding, which reflects the sense of infilling an open-sided structure. The rear would retain the existing masonry wall. The proposed design is considered to be acceptable and closely aligned to the existing building. This part of the scheme would have an acceptable appearance.

15.7 In the centre, near the farmstead, the development would respect the loose-knit courtyard arrangement of the complex, placing the new proposed houses (units 12-17) in an L shape of two terraces. These would be in the style of converted barns. The scheme now proposes the retention of the former stable and trap shed for the farmhouse and a store), situated to the West and East of the farmhouse respectively. This part of the scheme would have an acceptable appearance.

15.8 The eastern part of the site would have the new units in a grid arrangement. The layout is broadly unchanged from the original scheme and there has been a slight increase in the size of the building at the South end of this area, now showing 4 units (Plots 18- 21) which would be cottage style terraces in flint with brick banding. The scale of Units 28-32 at the North East corner of the site has been reduced. These would be 1 ½ storey houses in flint and brick. Units 22-27 would be traditional cottages style houses in brick and flint with brick banding. The more orthogonal layout of this part of the site forms an appropriate contrast with, and therefore a distinction from, the looser arrangement of the historic farm buildings, whilst also reflecting the current layout of the modern farm buildings. This part of the scheme would have an acceptable appearance.

15.9 Taking into account that the replacement of two of the farm buildings and the resulting change in character of an identified important building group, the proposals would result in less than substantial harm to the Conservation Area's significance.

Designated heritage assets

15.10 There are a number of designated heritage assets surrounding the site including a number of barrows. These are all monuments: Copyhold Trackway, Manor Farm Trackway, Pound Hill Field boundaries, and 13 round barrows. NPPF para. 212 requires that 'great weight' be given to the conservation of designated heritage assets and the more important the asset, the greater the weight should be. In addition, para. 213 requires that any level of harm to their significance should require 'clear and convincing justification'.

15.11 Following the revisions to the scheme, which included reducing the scale of the buildings at the NE corner of the site, the proposed development would not result in detrimental effects on the identified elements of these monuments' setting. For the above reason, the proposals would result in no harm to the monuments' significance.

Non designated heritage assets

15.12 There are a number of non-designated heritage assets within the site, namely the barns already described and the farmhouse. Though the replacements would be of broadly similar character, scale and footprint, the proposals comprise the demolition of two farm buildings which form part of the identified important local building group, though one of these has already been changed considerably. In addition, the construction of numerous housing units to the west and east sides of the farmyard would result in a change to the immediate and historical agricultural setting.

15.13 It is noted that the scheme does not propose any changes to the Bat Barn, meaning that the building is retained *in toto* as a bat roost, but does not have any clear vision for how it would be maintained. It is understood that Natural England have indicated that *any* form of partial use, even attended by full accommodation of the bat roosts, is not achievable. There is therefore concern that, when put together with the development and dismemberment of the farm in separate ownerships, there would be no mechanism of ensuring that the building remains in good condition, whether for its own sake as a non-designated heritage asset or as a bat roost. A s106 to address the retention and maintenance of the barn is therefore considered necessary to make the development acceptable in planning terms, it would directly related to the development; and fairly and reasonably related in scale and kind to the development. The three barns to be retained for storage, ancillary use and electric vehicle charging would have new purposes as a result of the development and new owners which would ensure their maintenance without a s106 being necessary.

Landscape setting

15.14 The layout, density, scale and appearance of the proposed dwellings would reflect the adjoining parts of the village. Given the location of the proposal in the valley where it would occupy the lower slopes it would follow the existing pattern of development in this part of the village. The development would be broken up into parts with different and distinct characters, some traditional rows of houses as distinct from the farm group. In view of these attributes, the proposal would not harm the landscape setting of this part of the Dorset National Landscape.

Summary conclusion

15.15 On balance, the proposals would result in less than substantial harm to the significance of the farmhouse and farm building group. The proposal would not significantly alter the character and appearance of this part of the village through its location and quantum. The scheme would have an acceptable appearance. The proposals would lead to less than substantial harm to a number of non-designated heritage assets. The proposals would result in less than substantial harm to the significance of a designated heritage asset, the Conservation Area, meaning that

para. 215 of the NPPF is engaged, requiring the harm to be weighed against the public benefits of the proposal (including, where appropriate, securing optimum viable use). However, this balance needs to take into account the need to give 'great weight' to the asset's conservation, irrespective of the level of harm.

15.16 In this case, the potential public benefits including the provision of 11 affordable dwellings, a play area, a school car park, a public footpath link, enhancement of a neglected site and reduction in surface water run off onto the A35 are considered to be relevant to the balanced judgement for impacts on non-designated heritage assets. The need for rebuilding the two farm buildings has been demonstrated on structural grounds.

15.17 In view of the above the public benefits of the proposal would outweigh the less than substantial harm to the non-designated heritage assets described above if a S106 agreement was completed to secure the benefits as necessary. For the same reasons officers consider that the less than substantial harm to the Conservation Area is outweighed by the public benefits of the scheme. However, at this point in time there is no completed S106 agreement and therefore the affordable housing, play area and surface water drainage would not be secured and therefore limited to no weight can be attached to them. As such it is considered that the very limited public benefits would not outweigh the less than substantial harm to the identified heritage assets and as such the development would not accord with Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan and paragraphs 212, 213, 215, 216 and 219 of the National Planning Policy Framework.

Flood risk.

15.18 Part of the site is within flood risk zones 2 and 3 (in particular the access, but not the proposed dwellings). Consideration is needed having regard to the following: the sequential test; and, access, egress and emergency planning. The national flood risk mapping released in March 2025 by the Environment Agency has been checked and there are no changes to flood risk, which had not been previously identified.

Sequential Test

15.19 In accordance with the National Planning Policy Framework (paragraph 174), development in flood risk areas should not be permitted if there are available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

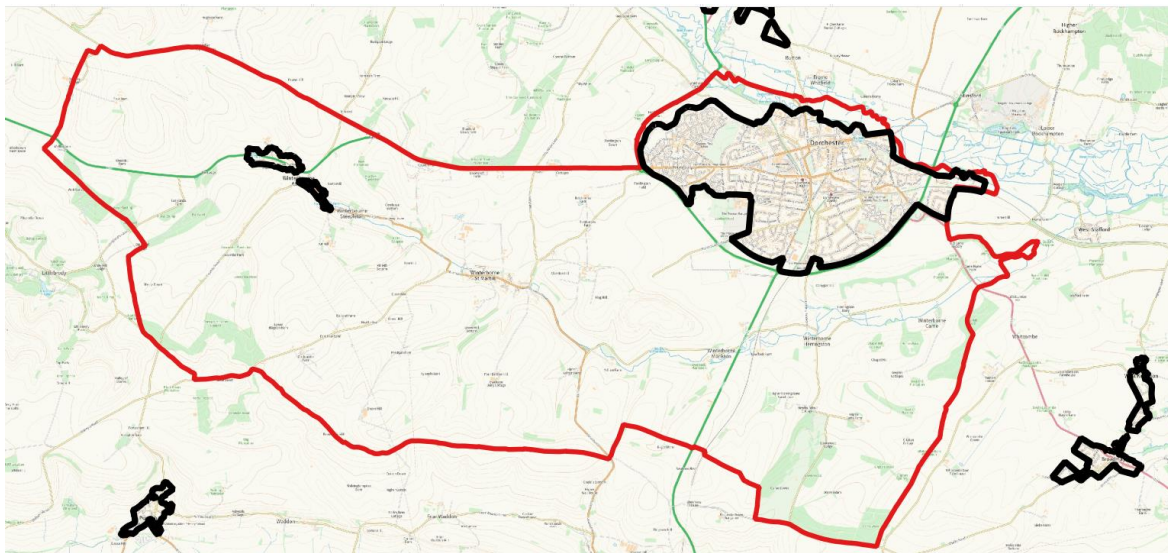
15.20 Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and shown to be at future flood risk or at risk from other sources of flooding.

15.21 Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

15.22 The applicant has provided a Flood Risk Assessment and a Sequential Test. It is necessary to consider whether the Sequential Test is passed taking into account the flood risk described below. This advice is made in context with paragraph 170 of the NPPF which states that *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)'*.

15.23 It is the responsibility of the applicant to present sufficient information to the Council to allow it to consider demonstration of the Sequential Test. The applicant has identified sites within the defined development boundary and sites previously presented for consideration as a part of the SHLAA 2018. These are all dismissed by the applicant because of availability, size or other reasons. Officers consider that it was incorrect for the applicant to dismiss locations because the alternative site is unavailable or too small to supply the level of housing sought as it is a requirement for sites to be included, including disaggregated sites. In addition, the search area provided by the applicant was small and the applicant could have looked further afield within the Dorset Council area. It should be noted that the Exception Test and flood risk mitigation is only applied *after* passing of the Sequential Test.

15.24 Officers identified the spatial area of search for alternative sites which are those with defined development boundaries, and alternative sites (these are derived from Strategic Housing Land Availability Assessment ([SHLAA](#)), Annual Position Statement ([APS](#)) and remaining allocations from the West Dorset, Weymouth & Portland Local Plan). This is shown on the plan below. Winterbourne Abbas is in the western part of it.



15.25 Below are two potential alternative sites identified by officers as part of the preparing of the data for the last Annual Position Statement (APS). Neither development has commenced.

Application P/FUL/2021/02623 FOUR PADDOCKS LAND SOUTH OF ST GEORGES ROAD DORCHESTER Granted on 7/5/2025 for 107 dwellings. Allocation DOR8 in the adopted local plan.

Application P/FUL/2025/05673 Maltings and Maltings Mews, Brewery Square, Dorchester Granted on 21/5/2025 Allocation DOR6 in the adopted local plan.

15.26 The remaining tasks for applying the sequential test are as follows:

To assess whether the alternatives from each of the sources of supply are 'Reasonably available sites' i.e.

- a. those in a suitable location for the type of development
- b. with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development
- c. potentially comprising a series of smaller sites and/or part of a larger site if these would be capable of accommodating the type of development
- d. the alternative sites need not be owned by the applicant to be considered reasonably available

to compare flood risks from all sources of flooding between the alternatives and the application site and then reach a view whether there are 'Reasonably available' alternatives.

15.27 Given there are a number of alternative sites, officers consider that the sequential test fails as there are other reasonably available sites at no risk of flooding.

Access, egress and emergency planning

15.28 In circumstances where Flood Warning and emergency response is fundamental to managing flood risk, the emergency planning and rescue implications of new development need addressing as follows:

- Whether or not the principle of relying on flood response planning (prior warning and evacuation or refuge) is acceptable given the potential flood risk (depths and hazard). If not then the application should be refused.
- Whether or not any proposed refuge will enable people to remain safe, taking into account, the resilience and recoverability of essential services during and after a flood, and the ability of buildings to remain structurally stable during a flood.

15.29 The Planning Practice Guidance on Flood Risk and Coastal Change states "Access considerations should include the voluntary and free movement of people during a design flood', as well as the potential for evacuation before a more extreme flood, considering the effects of climate change for the lifetime of the development. Access and escape routes need to be designed to be functional for changing circumstances over the lifetime of the development. Specifically:

- Access routes should allow occupants to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions will also normally be required in addition to the requirements of the [building regulations](#)."

15.30 Whilst the dwellings would provide refuge in the event of a flood, the access and some of the land within the site would be susceptible to flood risk and there would be no safe route to leave the site in the event of a flood. An alternative route avoiding a flooded access is not achievable. Any amount of flood water affecting the access should be avoided especially as it would have the potential to be fast flowing and of some depth. Page 31 of the applicant's modelling and mapping (June 24) shows the depths in the road in the 1 in 100year +Climate Change as generally, 100mm to 200mm, but could be up to 300mm in limited places.

Taking into account all relevant considerations, the proposed development cannot be considered safe without additional provision of safe access and egress, and planning permission should not therefore be granted.

Surface water flooding

15.31 The site is susceptible to surface water flooding (1 in 30 years). The means of alleviating this have changed over the life of the application. Surface water flooding also triggers the need for a sequential test. As stated above the development does not pass the sequential test. Notwithstanding that the applicant has provided means of alleviating surface water flooding.

15.32 The applicant has submitted an updated flood modelling report: Technical report – Proposed Flood Risk Mitigation, by Weetwood, ref 5909, Rev 1.1 dated 10/06/24. The report has been updated to include a formal swale on the site layout plan at the far west of the gardens of proposed units 1-6. The swale would act as a formal exceedance flow route in the event there is a significant blockage of the twin culvert pipes from the proposed attenuation basin.

15.33 The proposed location of the attenuation basin would be in the northeast corner of the site. It would comprise a shallow, round shaped feature. The proposed attenuation basin would be required to be built before construction of any dwellings.

15.34 Concern has been raised by residents living near to the proposed attenuation basin, which would be upslope of their properties, whether it could increase risk of flooding to their properties during heavy rain, as well as stagnant water and danger to persons entering it.

15.35 The attenuation basin is essentially a 'hole' in the ground. It is not elevated above normal ground level. There are no levee banks. However, it is likely to have a higher elevation than properties downslope. The emergency overflow/spillway from the basin would direct water to the proposed development and along a dedicated emergency overflow channel. The channel would be within a drainage easement and not within property boundaries forming part of the communal areas and managed by a management company. However, the normal route for water from the basin would be via twin pipes at the base of the basin. These would traverse the site and then discharge in the southeast corner of the site. The pipes first discharge to an open channel. The open channel then discharges to the existing channel/ditch. The existing channel/ditch discharges to the existing pipe/culvert, and then to the watercourse on the other side of the road. The basin would drain to empty sometime after rainfall runoff ceases. The basin is not a soakaway and would be lined with an

impermeable layer to prevent ingress of groundwater. The basin would provide sufficient storage for the 1 in 100 year rainfall event + 45% uplift for climate change, and still provide a 300mm safety margin to the spillway of the basin. Maintenance and management of the basin would be provided by a private management company nominated and paid for by the developer by a s106. The applicant's Flood Risk Assessment, which is underpinned by hydraulic modelling, has demonstrated that existing properties are not at greater risk of flooding due to the development. The modelling supplied by the applicant actually shows a very slight reduction in flood risk to downstream properties.

15.36 Floor levels of the dwellings would need to be 600mm higher than surrounding flood levels to reduce the risk of flooding from external sources. The floor levels are set as per table 5 in the Weetwoods report and all of the properties are outside of the flood risk area.

15.37 In conclusion while surface water flooding could be mitigated (secured by a s106 agreement), fluvial flood risk cannot. It has not been demonstrated that the development could not be accommodated on an alternative site at lower risk of flooding and the proposal fails the sequential test. There would also be no safe access and egress route to the site in the event of a flood. Therefore, part of the proposal would be located in flood risk zones 2 and 3 and would potentially lead to risk to life and property contrary to West Dorset, Weymouth & Portland Local Plan policy ENV5 and paragraphs 170, 174 and 181 of the National Planning Policy Framework.

15.38 Furthermore whilst the maintenance and management of the basin could be secured and controlled via a S106 agreement, there is no such agreement in place at this time. In the absence of a s106 to secure maintenance and management of an attenuation basin, the proposal could lead to surface water flooding potentially bringing risk to life and property contrary to West Dorset, Weymouth & Portland Local Plan policy ENV5 and paragraphs 170, 181 and 182 of the National Planning Policy Framework.

Amenity

15.39 The dwellings would have adequate living accommodation, amenity space and parking. There would be adequate privacy, outlook and light to each of the dwellings. The relationship with existing dwellings on or near the site would be acceptable. The design and layout of units 7 and 8 would retain a courtyard appearance to the layout, such that there are courtyard gardens provided for units 7 and 8. There is a window in the gable end at ground floor level of unit 21 which would directly face the play area and therefore be potentially overlooked. However, this would be a secondary window which would serve the living space of unit 21. It could be obscurely glazed, but defensible planting is proposed so that persons would be unable to directly approach the window. There is a benefit to this window as it provides passive surveillance to the play area. It is proposed that the boundary treatment to the rear of units 18 -21 would be close boarded fencing. The arrangement has been altered to include low level planting at the junction of the footpaths to improve visibility at the corners of the footpath. The Biodiversity Mitigation Plan indicates that a number of

units would be proposed to have tinted windows. The proposed level of tinting would be 20%. This level of tinting would not impact on the amenity of future occupants. It would be subject to a planning condition.

15.40 The attenuation basin would be 2m deep. The side slopes of the attenuation basin are shown to be 1:3. It would be fenced for safety. The approach is consistent with standards detailed in the CIRIA SuDS manual and usual industry practice to prevent danger to persons. Details of this would be secured by condition.

15.41 The proposal would comply with policy ENV16 of the Local Plan.

Highway matters

15.42 Highways England provided an initial response which identified a number of areas of concern, particularly in relation to the access and drainage arrangements.

15.43 A suitable preliminary scheme for the improvements to the existing access onto the A35 has been provided which would be implemented and available for use prior to occupation of the development. The applicant would also be required to enter into a suitable legal agreement with National Highways as the scheme would involve works within the highway boundary that is land not within the applicant's control, but in the control of National Highways.

15.44 An updated Flood Risk Assessment has been provided with an attenuation tank in addition to the attenuation basin to ensure there would be no flood risk to the carriageway. Its detailed design and location on the applicant's land would need to be requested and secured by condition.

15.45 The internal estate roads would need to comply with national guidance such as Manual for Streets and Inclusive Mobility and be built in a good and workmanlike manner to current British Standards.

15.46 There would be safety benefits for pedestrians using Manor Farm Lane as it would not be used by vehicular traffic to the scheme as it would remain closed off by a post and rail fence. There would also be a dedicated pedestrian access through the site avoiding the A35 and roads within the site.

15.47 Whilst the provision of the school parking could be secured by a s106 agreement it could be difficult to ensure it was only used by those dropping off/picking up from or visiting the school. It could be used by residents, visitors to those living at the site, people using the play area etc. The applicant suggests that the use of the parking area could be controlled via a parking management plan which would then be monitored by Sovereign Housing/a management company.

15.48 Electric vehicle charging in the retained barn would be secured by condition.

15.49 The use of Manor Farm for informal parking during church events could not be secured by this scheme as it was only on an informal basis in the past. However, there would be 'school' parking provided which could be available for this use.

15.50 The scheme would have sufficient room to provide adequate parking for the proposed dwellings in line with the adopted standards in the Bournemouth, Poole & Dorset Residential Car Parking Study.

15.51 The means of access would be safe in highway safety terms (albeit not in respect of flood risk, but that is a separate consideration) and would comply with policy COM7 of the Local Plan.

Community infrastructure Levy

15.52 The development proposal is CIL liable.

Affordable Housing

15.53 Policy HOUS1 in the Local Plan seeks affordable housing contributions on all new residential development. For the former West Dorset district, the requirement is for all new dwellings to make a 35% contribution towards affordable housing due to significant unmet need.

15.54 As the proposal exceeds 10 dwellings, an on-site provision would be needed of 11 dwellings and an off-site contribution for the remaining 0.2 of a dwelling. This would need to be secured through a s106 Agreement. It is proposed to provide a tenure split of 70% affordable/ social rent and 30% intermediate. The applicant agrees to the 0.2 portion of a unit being provided by a financial contribution secured within a s106 agreement. It is understood that there is a contract in place for the entirety of the scheme (32 dwellings) to be delivered as affordable housing. Other than those units required under the local plan policy this (the delivery of the project as affordable housing units) would be outside of the planning process to allow Sovereign Housing to securing grant funding to aid the delivery of the development.

15.55 The proposal could comply with policy HOUS1 of the Local Plan subject to a s106 agreement to secure it. However, at this time there is no S106 agreement in place to secure the affordable house and therefore in the absence of such an agreement the development would be contrary to Policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraph 66 of the National Planning Policy Framework.

Poole Harbour Nutrient Neutrality Catchment Area

15.56 Increased wastewater from new development, including new residential developments, has the potential to increase levels of nitrogen within Poole Harbour. The proposed development has the potential to result in adverse impacts on water quality via enrichment, given the addition of dwellings on site. In order to avoid an adverse effect upon the integrity of the Poole Harbour SPA and Ramsar from water quality impacts, the proposed development must provide mitigation. While Natural England have confirmed that phosphate neutrality would no longer be required, nitrates remain an issue and the applicant has prepared a nutrient budget to calculate the cost to offset it. An Appropriate Assessment has been undertaken by Dorset Council and reviewed by Natural England. The mitigation would need to be secured separately and a suitable condition would secure it. The intended approach

to nutrient mitigation is to purchase of site nutrient credits and a condition would secure this.

15.57 The proposal would be able to comply with policy ENV2 of the Local Plan subject to the condition.

Other matters

15.58 Concerns that sewage can be forced out of the mains sewer by surface water flooding would not be exacerbated by the scheme with the measures detailed above to mitigate against this occurring. Surface water would not be able to enter the foul sewer as a result of the mitigation works offered where surface water would be managed by an attenuation basin.

15.59 To protect trees, a condition would secure the implementation of the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) dated 27th July 2020.

15.60 Potential existing land contamination would be able to be addressed through planning conditions.

15.61 A programme of archaeological work has been carried out. The trench evaluation constituted a thorough examination of the site, with trenches positioned to provide a spatial sample of the site. A simple sequence of topsoil and subsoil (up to 0.7m deep) above natural subsoil has been confirmed, and the total removal of this material within each trench has revealed limited evidence for archaeological features and deposits. The remains of a dew pond in Trench 2 and a pond or dew pond in Trench 3 relate to postmedieval activity within the site. No other archaeological deposits, features or dating evidence indicative of archaeological activity was found.

15.62 An Ecological Impact Assessment and Biodiversity Plan would need to be secured by condition and s106. In particular this would include a bat mitigation and compensation strategy on account of the bat roost in the large retained barn. Other biodiversity enhancements would also be secured. A Construction Environmental Management Plan (CEMP) would be secured by condition and as part of the ongoing mitigation measures, a Landscape & Ecology Management Plan (LEMP) would need to be secured by condition. The application was not subject to Biodiversity Net Gain because it was submitted in August 2020 well before the date it became required in February 2024.

15.63 To date a S106 agreement has not been completed and therefore there is no certainty over the management and maintenance of the bat roost in the large retained barn (bat barn). The wider site would be developed and split into different ownership creating uncertainty over the future of the barn and its use as a bat roost. As such in the absence of a S106 agreement it is considered that the proposal would lead to harm to biodiversity and protected species contrary to West Dorset, Weymouth & Portland Local Plan policy ENV2 and paragraphs 187 and 193 of the National Planning Policy Framework.

15.64 The existing footpath through the site would be unaffected and the new link for school parking would be desirable.

15.65 The play area for public use near the front of the site would need to be secured by s106. The proposal would be to deliver the play area as a Local Area of Play (LAP). The proposed site plan shows the extent of the proposed LAP. This sits outside of the root protection area (shown in green on plan PL03 rev:I) and the swale. The Westwood Technical Note of 10/6/2024 Final V1.1 indicates that the ground levels in the south east area of the site where the play area is proposed are to be lowered. The updated plan PL03 rev:I shows the extent of the Root Protection Areas of trees. The proposed swale would connect to the existing drainage ditch outside of the Root Protection areas. Alterations to the ground levels would not occur within the Root Protection Areas (levels are shown on the plans). Safety barriers are proposed around the play area (i.e. to stop children straying and to keep dogs out). The safety barriers would be provided/ confirmed as part of the final design of the LAP. The design/ layout of the LAP would be agreed by condition and s106 obligation would be required in respect of its provision and maintenance. However currently there is no completed S106 agreement and in the absence of such a legal agreement the development is considered to be contrary to paragraphs 98 and 103 of the National Planning Policy Framework.

15.66 There would be some monies from CIL, but it would be unlikely to be allocated from the development to fund repairs to the church.

Planning balance

15.67 The proposals would result in less than substantial harm to non-designated heritage assets, some historic farm buildings, meaning that para. 216 of the NPPF is engaged, requiring a balanced judgement taking into account the significance of the affected asset and the scale of harm or loss. In this case, the potential public benefits including 11 affordable dwellings, a play area, a school car park, a public footpath link, enhancement of a neglected site and reduction in surface water run off onto the A35 are considered to be relevant to the balanced judgement for impacts on non-designated heritage assets. The need for rebuilding the two farm buildings has been clearly demonstrated on structural grounds.

15.68 In view of the above the public benefits of the proposal could outweigh the less than substantial harm to the non-designated heritage assets described above if a S106 agreement was completed to secure the benefits as necessary. For the same reasons officers consider that the less than substantial harm to the Conservation Area could be outweighed by the public benefits of the scheme. However, at this point in time there is no completed S106 agreement and therefore the affordable housing, play area and surface water drainage would not be secured and therefore limited to no weight can be attached to them and as such it is considered that the very limited public benefits would not outweigh the less than substantial harm to the identified heritage assets.

15.69 The applicant makes the following case in support of the development:

- 32 Affordable houses provided in conjunction with Sovereign Housing;

- 'School' Parking spaces to be provided and upgraded, pedestrian protection barriers.
- A secure children's play area;
- The designation of the stone barn to house the small colony of grey long-eared bats;
- Surface water attenuation which would assist in managing the current overland flows;
- Removal of unsightly agricultural buildings;
- The creation of pedestrian walkway linking two ends of the village (through the site) removing the need to walk alongside the busy A35.

15.70 It is acknowledged that these would result in a number of benefits. A number of the benefits would need to be secured by a s106 agreement and currently there is no s106 agreement in place to secure biodiversity mitigation/maintenance of the bat barn, maintenance and management of an attenuation basin, provision of affordable housing and a Local Area of Play and its maintenance. The absence of a S106 agreement to secure these matters leads to a number of reasons for refusal in themselves. However, even if a S106 agreement had been in place to secure those matters, the benefits do not outweigh the identified flood risk which is prevalent at the site with no safe access and egress in the event of a flood and where sequentially there are preferable sites available which are not at risk of flooding to deliver this amount of housing. Furthermore, in the absence of a S106 agreement to ensure the long-term management and maintenance of the attenuation basin the development could result in a risk to property and life from surface water flooding. Hence the proposals are contrary to West Dorset, Weymouth & Portland Local Plan Policy ENV5 and paragraphs 170, 174, 181 and 182 of the National Planning Policy Framework.

16.0 Conclusion

16.1 Whilst the site is within the defined development boundary and there would potentially be a number of public benefits arising from the development, it would be necessary to secure some of those public benefits by a S106 agreement and no such agreement is currently in place. It is considered that in the absence of a S106 agreement the less than substantial harm to the significance of heritage assets which has been identified, would not be outweighed by public benefits. Furthermore, the absence of a S106 agreement would result in harm to biodiversity and protected species, surface water flood risk, lack of provision of affordable housing and lack of provision and maintenance of play facilities. Furthermore, it has not been demonstrated that the development could not be accommodated on an alternative reasonably available site at lower risk of flooding and as such the proposal fails the sequential test. The proposal would be located, in part, within flood risk zones 2 and 3 and there would be no safe access and egress route to and from the site in the event of a flood. Hence the development is contrary to the development plan and National Planning Policy Framework as identified in this report.

17.0 Recommendation

17.1 Refuse planning permission for the following reasons:

1. It has not been demonstrated that the development could not be accommodated on an alternative site at lower risk of flooding and the proposal fails the sequential test. Therefore, part of the proposal would be located in flood risk zones 2 and 3 and would potentially lead to risk to life and property through the lack of safe access and egress contrary to West Dorset, Weymouth & Portland Local Plan policy ENV5 and paragraph 174 of the National Planning Policy Framework.
2. In the absence of a s106 to secure biodiversity mitigation and the maintenance of the bat barn, the proposal would lead to harm to biodiversity and protected species contrary to West Dorset, Weymouth & Portland Local Plan policy ENV2 and paragraphs 187 and 193 of the National Planning Policy Framework.
3. In the absence of a s106 to secure maintenance and management of an attenuation basin, the proposal would lead to surface water flooding potentially bringing risk to life and property contrary to West Dorset, Weymouth & Portland Local Plan policy ENV5 and paragraphs 170, 181 and 182 of the National Planning Policy Framework.
4. In the absence of a s106 to secure the provision of affordable housing, the proposal would be contrary to West Dorset, Weymouth & Portland Local Plan policy HOUS1 and paragraph 66 of the National Planning Policy Framework.
5. In the absence of a s106 to secure a Local Area of Play and its maintenance, the proposal would be contrary to paragraphs 98 and 103 of the National Planning Policy Framework.
6. Whilst public benefits arising from the development have been identified, these are not secured by a S106 agreement and as such can be given very limited to no weight when weighing the identified less than substantial harm to the significance of designated heritage assets against the public benefits of the proposed development and when considering the harm to non-designated heritage assets. As such it is considered that the identified harm in the form of the replacement of two of the farm buildings and the resulting change in character of an identified important building group would result in less than substantial harm to the Conservation Area's significance which would not be outweighed by public benefits. Furthermore, with no S106 agreement to secure the long term maintenance of the large retained barn (bat barn) there would be no mechanism to secure that the building is maintained in a good state as a non-designated heritage asset within the development site and as such the development would be likely to result in less than substantial harm to this non-designated heritage asset. As such the development is contrary to Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan and paragraphs 212, 213, 215, 216 and 219 of the National Planning Policy Framework.

Informatives:

1. The plans that were considered by the Council in making this decision are:

PL01 C Location plan
 PL03 I Proposed site plan
 PL03 F Proposed site plan
 PL03 E Proposed site plan - (Amended)
 PL09 Proposed floor plans Units 1-11
 PL09 B Proposed floor plans Units 1-11
 PL10 B Proposed floor plans Units 12-21
 PL10 Proposed floor plans Units 12-21
 PL12 Proposed elevations Units 1-5
 PL12 D Proposed elevations Units 1-6
 PL11 C Proposed floor plans units 22-32
 PL13 D Proposed elevations units 7-11
 PL14 D Proposed elevations Units 12-17
 PL14 Proposed elevations Units 12-18
 PL15 Proposed elevations & bin stores units 19-21
 PL15 D Proposed elevations & bin stores units 18-21
 PL16 D Proposed elevations units 22-27
 PL16 Proposed elevations units 22-27
 PL17 D Proposed elevations units 28-32
 PL_20_ Proposed site sections
 002 B Visibility Splays & Access Design - 813.0001.
 903 P2 Existing and Proposed Levels - 20169-903 P2 (Amended)
 900 P9 Surface Water Drainage Strategy - 20169-900 P09
 813.0001.002 B Junction arrangement

2. 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 was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

-The applicant and council have worked together to minimise the reasons for refusal.