

Application Number:	P/FUL/2024/01993
Webpage:	Planning application: P/FUL/2024/01993 - dorsetforyou.com
Site address:	High Lea Farm Witchampton Lane Witchampton Dorset BH21 5AA
Proposal:	Demolish remaining agricultural buildings and change the use and conversion of 3 No. Existing Agricultural Buildings to 5 No. Dwellings (Class C3) with associated parking and erect 2 no. car ports.
Applicant name:	Gaunts Estate
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Chakawhata

- Reason application is going to committee:** At the request of the Committee Chair.
- Summary of recommendation:** GRANT subject to conditions as set out at the end of this report.
- Key planning issues**

Issue	Conclusion
Principle of Development	Acceptable in principle– Although contrary to local policy KS2, the scheme accords with NPPF paragraph 84 c) for isolated homes.
Impact on the Area of Outstanding Natural Beauty, Design, Character and Heritage	Acceptable – the proposal accords with local policies HE2 in terms of design and HE3 in terms of the National Landscape (AONB). No harm to the National Landscape and acceptable in terms of design and character in this rural location, subject to conditions.
Impact upon Amenity	Acceptable – the proposal accords with local policy HE2 in terms of neighbouring amenity.
Trees and Landscape	Acceptable – the proposal accords with local policy HE3 and NPPF policies subject to conditions.
Highways and Parking	Acceptable – the proposal accords with local policies KS11 and KS12, subject to conditions and informative notes.

Issue	Conclusion
Flood Risk	Acceptable – the proposal accords with local policy ME6, subject to condition.
Foul Drainage	Acceptable, subject to a condition which secures details of a package treatment plant condition.
Scheduled Monument	Acceptable - the scheme is acceptable in terms of policy HE1 and section 16 of the NPPF.
Biodiversity	Acceptable – the scheme accords with local policy ME1, subject to a biodiversity condition.
Biodiversity Net Gain (BNG)	Acceptable – subject to a Biodiversity Gain Plan, to be addressed prior to commencement of works.
Impacts upon Dorset Heaths	Acceptable – Natural England concurs with the Council's Appropriate Assessment, subject to mitigation which can be secured by CIL.

4. Description of site

The application site is in a rural location outside of the settlement boundary and within the Cranborne Chase National Landscape, but is close to existing residential development which comprises of two storey semi-detached properties.

The site lies to the east of Witchampton, to the west of Hinton Martell, and is located to the west of the B3078 road.

There are three existing agricultural buildings within the site which has an irregular shape. The access to the site is from the B3078 road to the east. There are also other buildings beyond the site including barns and houses.

The submitted Proposed Site Plan indicates that the land levels to the rear (west) of the site are approximately 3 metres lower than the front (east) of the site. The site boundaries to the rear include an abundance of vegetation as a buffer to nearby fields.

The existing buildings which are proposed to be converted are set back from the road and are viewed behind existing residential and other development. The use of the access to the proposed development would be shared with the occupants of Queens Close, Kings Close and High Lea Farm Cottages.

5. Description of development

This planning application proposes the following development on the site:

- Change the use and convert two existing agricultural buildings to 5 no. new 4 bedroom dwellings; building A will be converted to three dwellings and building B to two dwellings each with their own front and rear garden and a shared parking area.
- Erect 2 no. carports (to serve the new dwellings) with pitched roofs.

- Demolish 1 no. agricultural building to facilitate works.

6. Background and relevant planning history

Application No.	Description	Decision	Date
P/PAP/2022/00494	Convert 3 Existing Agricultural Buildings to 5 C3 Dwellinghouses including demolition	Response Given	17/11/2022
3/19/1698/FUL (High Lea Farm)	Change of use of existing buildings to class B1(a) office use and associated parking	Granted	14/11/2019
3/13/0781/FUL (High Lea)	The construction of an anaerobic digester with associated foundation, feedstock storage & digestate storage lagoon	Granted	12/12/2013
3/12/0567/FUL (High Lea)	Repair, alterations and extensions to existing farm buildings including raising roofs of farm shop building and existing classroom	Granted	27/11/2012
3/12/0072/COU (High Lea Farm)	Change of use of ground floor classroom to butchers shop, first floor classroom to estate office for a temporary period of 3 years. - retrospective	Granted	26/03/2012
3/08/0690/COU (High Lea Farm)	Conversion and alteration of three redundant farm buildings to offices/craft workshops/craft retail/ classrooms/dormitory accommodation/conference room/ farm shop with cafe and create second floor in granary to provide self contained two bedroom flat	Refused	06/08/2008
03/99/0182/FUL (High Lea Farm)	Proposed shower/wc block, conversion of store to shower/wc & porch & renewal of temp permission to use classrooms as dormitories and stationing of wc block	Granted	18/05/1999
03/98/0725/FUL (High Lea)	3 touring caravans in adj. paddock to be used as meditation/ study spaces (retrospective)	Refused	12/02/1999
03/98/0594/ADV (High Lea)	Non illuminated advert sign (plywood name plate retrospective)	Granted	24/08/1998
03/97/0390/FUL (High Lea Farm)	Extension to existing grain barn	Granted	16/07/1997
03/93/0695/FUL (High Lea)	Change of use from classrooms to dormitories	Granted	24/02/1994
03/88/1416/FUL (High Lea Farm)	Erect farm stores / workshops, school, art, crafts & gymnasium	Granted	04/11/1988
03/83/1607 (High Lea Farm)	Classroom, toilets and changing room	Granted	08/06/1984

03/82/0774 (High Lea Farm)	Change of use to school	Granted	25/06/1982
03/79/2289 (High Lea Farm)	Erection of agricultural dwelling	Granted	13/12/1979
03/79/0779 (High Lea Farmstead)	Erect pole barn implement shed	Granted	13/06/1979

7. List of constraints

- Within the Cranborne Chase & West Wiltshire Downs – National Landscape (formerly known as AONB)
- With Dorset Heathlands 5km Buffer
- Adjacent to, but not within the Green Belt
- Natural England Designation - RAMSAR: Dorset Heathlands (UK11021) *located approximately 4628.38m from the application site*
- Scheduled Monument: Round barrow NW of High Lea Farm (List Entry: 1004552) – *located approximately 338.26m to the north-west of the application site*
- Bournemouth Water Consultation Area
- Environment Agency (EA) - Groundwater – Susceptibility to flooding
- Radon: Class 1: Less than 1%

8. Consultations

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

Consultees

1. Natural England

- Natural England concurs with the Council's Appropriate Assessment, subject to mitigation which can be secured by CIL.

2. Historic England

- Suggest that advice is sought from the Council's specialist conservation and archaeological advisers.

3. National Landscape (AONB) Team

- No pre-app advice with AONB team and no contact made with AONB by agent/applicant.
- Existing buildings are clearly agricultural. Site/buildings cannot fall under 'previously developed land.' No Statement of Case/Design & Access Statement submitted.
- Location remote from existing settlements. Proposal isolated development, so unsustainable. Development lies within open countryside of a National Landscape (sensitive area), so contrary to NPPF policies 180 & 182. (Now 187 & 189).

- Proposal is for 5 dwellings, each 4+ bedroom. Not affordable housing, so not suitable.
- No clear mechanism for sewage disposal, which could impact National Landscape.
- Scheme should comply with International Dark Sky criteria. LPA should ensure that schemes consider reducing light pollution (and not just minimising). Despite PAP advice from LPA, both buildings have a significant no. of roof lights which would harm National Landscape & contribute to light pollution. Roof lights should be modified or designed out. Exterior lighting must comply with the criteria for Environmental Lighting Zone E0. Section 85 of the CRoW Act 2000 is relevant, in relation to proposal and light pollution.
- It is noted that a contribution is to be made to mitigate recreational impacts on Dorset Heaths. However, there should be a similar contribution to compensate impacts on National Landscape (not just recreational). If approval is recommended, then the issues raised by the National Landscape team should be addressed and agreed.

4. Dorset Council Highways

- Following receipt of a Transport Note, the scheme demonstrates that existing access has recommended visibility splays, and demonstrates that refuse, delivery & fire vehicles and enter and exit site safely in a forward gear.
- Proposed parking provision is sufficient and in line with Dorset Council's parking standards. 10 of these spaces will be within the proposed car ports.
- Trip generation information has been reviewed, and the increase is not thought to be severe in terms of NPPF policies 115 – 116. Previous agricultural use generated 4 regular two-way HGV movements per day, and the residential development would be predominantly cars – therefore removing the HGV movements. Therefore, this is a betterment to the existing situation in terms of highway safety.
- Although Transport Note states that there have been no recorded collisions in the vicinity of the site, Dorset Council's Collision Explorer shows that there has been one slight collision and one serious collision. They were both down to driver error and not associated with the access to the proposed development site. It is likely that they weren't showing on the system at the time the report was written.
- It is reasonable to expect that all drivers would drive with due care and attention to the conditions that surround them, taking into consideration the most vulnerable road users.
- To sum up, the Highway Authority considers that the submitted Transport Note is satisfactory and robust and that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to NPPF paras 115 - 116.
- Therefore, 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 the following conditions and informative notes:
 - Turning/manoeuvring and parking construction (condition)
 - Visibility splays as shown (condition)
 - Car Ports construction (condition)

- Dorset Council Waste Services - residential (informative note)
- Electric vehicle charging points (informative note)

5. Dorset Council Trees (East & Purbeck)

- The trees on site have been correctly identified by RNapc & reflected in the submitted AIA & tree protection plan.
- In tree terms the scheme is acceptable, subject to a pre-commencement condition which secures tree protection and requires a pre-commencement meeting.

6. Dorset Council Environmental Health - Protection

- No comment.

7. Dorset Council Building Control

- Fire service access provisions to be carefully considered. Other Building Control issues to be assessed at time of application.

8. Dorset Council Natural Environment Team

- The Biodiversity Plan and Ecological Impact Assessment are currently being reviewed under the Dorset Biodiversity Appraisal Protocol however NET currently have not approved these documents.

Subsequently to these comments, a certificate has been granted

9. Dorset Council Natural Environment Team (BNG)

- We have no comment on the Biodiversity Metric submitted in support of the application.
- The application proposes creation of 0.43 units on-site with a 0.59 unit deficit remaining, meaning that less than 50% of the proposed route to achieve 10% BNG is achieved on-site so it is not significant.

10. Dorset Council Conservation

- High Lea Farm is a former farm complex located in an elevated position between Witchampton & Hinton Martell. A number of redundant farm buildings have already been converted to residential, educational and commercial use. There are no identified heritage assets recorded on site. Not enough detail to determine if former owl barn (outside of the application site) is of sufficient interest to be considered of local interest as a non-designated heritage asset. Site is located in a historic landscape area and is in the National Landscape.
- Whilst no objection to the principle of converting existing agricultural outbuildings on site to residential use, changes are suggested to the design of the residential dwellings in this setting. Conservation concerns can be overcome with changes to design and materials.

11. Dorset Council Archaeology

- The Dorset Historic Environment Record (DHER) records an archaeological excavation of a prehistoric barrow cemetery at Higher Lea Farm. The work was undertaken by Bournemouth University around 20 years ago. The record in the DHER indicates this

work took place at the farm itself, but the excavation was in an open field – I believe around 200m west of the farm complex.

- Because of this, and also because I consider it likely that the area of the proposed development would have been disturbed to a large extent by previous development here, I do not consider archaeological impact to be a constraint to take into account when determining this application.

12. Hinton Parish Council

Objection.

- Overdevelopment/not in keeping with few existing houses. Bit piecemeal as whole site needs to be undertaken as one redesign. Isolated spot. 5 x 4 bed houses - can land really support these?
- Increases traffic egress onto B3087. Traffic hot spot. Would be made worse with construction traffic. 20 car parking spaces excessive for 5 houses.
- Dark skies issues. Not referred to Natural Landscapes.
- No details on contingencies for bats and owls.
- No details provided on heat pumps, solar panels or electric charging points.
- Neighbours not informed. No Planning Notice displayed.
- Site is in a rural application, and proposal does not contain any social rented housing.

13. Stour And Allen Vale Ward Member

- No comments received.

Representations received

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

Summary of comments received:

Two third party representations have been made (Comments) both by the same person at the same address (summarised below):

- There are neighbours adjacent to the application site boundaries, as per the site plan
- Carports unnecessary / out of keeping with character
- Concerns raised over the submitted Transport Note (by Paul Basham Associates) that it is inaccurate, and doesn't include recent significant accidents

- Access road to site currently unsuitable for increased traffic movements. Concerns over highways safety and access/egress. Little information provided. Poor visibility and concern over speed limit of B road.
- Unclear why 20 parking spaces needed for 5 houses
- Concern over how common areas on the site will be managed, following construction.
- Existing foul drainage pipe that runs across part of site from near to 1-2 High Lea Cottages. Concerns that proposed development would negatively affect existing foul drainage for neighbouring occupants.
- A relatively new fibre optic cable cabinet is in the garden of Building B, but not shown on site plan.

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.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty)

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

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

KS1	Presumption in favour of sustainable development
KS2	Settlement Hierarchy
KS11	Transport and Development
KS12	Parking Provision
HE2	Design of new development
HE3	Landscape Quality
ME1	Safeguarding biodiversity and geodiversity
ME2	Protection of the Dorset Heathlands
ME5	Sources of Renewable Energy
ME6	Flood Management, Mitigation and Defence

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

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

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

The Dorset Council Local Plan

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

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

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

- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

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

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

Other material considerations

National Planning Practice Guidance

Including 'Determining a planning application'

Supplementary Planning Document/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.
- Cranborne Chase AONB Management Plan 2019-2024
- Cranborne Chase AONB Landscape Character Assessment

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 neighbours who are housebound due to protected characteristics are likely to be more affected by noise and disturbance but thereafter no harm to persons with protected characteristics is anticipated.

13. Planning Assessment

Background:

- 13.1. This planning application has been submitted, following pre-application advice being provided to the application under pre-application ref: P/PAP/2022/00494 on 17 November 2022. The pre-application proposal sought advice for the following proposal: '

'Convert 3 Existing Agricultural Buildings to 5 C3 Dwellinghouses including demolition'

- 13.2. The application under consideration ref: P/FUL/2024/01993 at High Lea Farm seeks permission for the following proposal:

‘Demolish remaining agricultural buildings and change the use and conversion of 3 No. Existing Agricultural Buildings to 5 No. Dwellings (Class C3) with associated parking and erect 2 no. car ports.’

- 13.3. The proposal has similar volume to the pre-application proposed scheme, but changes have been made in response to officer comments which were set out in the pre-application officer response letter of 17/11/2022. Amended plans have been received during the course of the application to overcome concerns raised, including changes to the proposed external elevations (received 27/05/2025).
- 13.4. The proposed scheme under consideration has the following differences, when compared against the pre-application scheme:

Building A:

- More external amenity space inc. between north elevation and north boundary.
- Fewer openings in front eastern elevation: The 12 no. roof lights on east front elevation proposed in the pre-application have been omitted, and replaced with 3 no. dormers.
- Differences to the windows in the southern side elevation.
- Changes to the ground floor openings in ground floor of the rear west elevation.
- 4 no. sun tunnels have replaced the previously proposed roof lights in the rear west elevation, serving ground floor rooms. (Amended plans 27/05/2025).

Building B:

- More external amenity space inc. between north elevation and north boundary.
- 4 no. roof lights in south front elevation replaced with 4 no. dormer windows.
- Changes to the ground floor openings in ground floor of front south elevation.
- Smaller balcony/terrace area on rear north elevation, with screening and high level brise soleil to openings (as per amended plans 27/05/2025).

Carports:

- Similar proportions to the pre-application proposed carports.

Farm Building to south of existing Building B:

- As per the pre-application scheme, the farm building (located to the south of existing Building B) is proposed to be demolished to facilitate the car parking and driveway space to the front of the new proposed dwellings.

External Amenity Spaces for occupants of proposed new dwellings:

- As noted above, the external amenity space for the occupants of the proposed new dwellings has increased, and the separation distances between the dwellings and the site boundaries has increased.
- This is due to the current proposal providing a larger area to the north of buildings A & B to accommodate this amenity space.

External Amenity Spaces for occupants of proposed new dwellings:

- Additional hedging is now proposed to site boundaries, including the north and east boundaries which are adjacent to the access and boundaries to existing residential properties (near to the site).

Principle of Development

- 13.5. Hinton Parish Council's objection raises concerns that the site is in an isolated location and would be overdevelopment, questioning whether the land can support 5 no. houses (each with 4 bedrooms).
- 13.6. In a later objection, Hinton Parish Council raised concerns that the proposal on this rural site does not contain any proposed social rented housing. The National Landscape Team have raised a similar concern that the scheme is not for affordable housing and have highlighted that the scheme is not previously developed land.
- 13.7. The proposal is for new market housing and there is no requirement for these new dwellings to be rented for social housing under the current Local Plan.
- 13.8. The proposal site is agricultural land which is located outside the settlement boundaries of Witchampton and Hinton Martell (which are identified as villages in the Local Plan under policy KS2). Local Policy KS2 sets out that 'all other settlements' that are not listed in the table are identified as 'Hamlets' where "*developments would not be allowed unless it was functionally required to be in the rural area.*" Therefore, the proposal is contrary to local planning policy KS2. However, the adopted Local Plan is silent about the conversion of rural buildings to dwellinghouses.
- 13.9. Paragraph 84 of the National Planning Policy Framework (NPPF) is relevant:

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

- c) the development would re-use redundant or disused buildings and enhance its immediate setting;**
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

- 13.10. The NPPF therefore identifies exceptions to the requirement to avoid development of isolated homes in the countryside, and only one of the exceptions would need to be met for a proposal to accord with paragraph 84.
- 13.11. The application site comprises part of High Lea Farm. The buildings which are proposed to be converted are agricultural buildings which are set away from the B3078 road by a minimum distance of approximately 57 metres and are well screened from the highway. In this case the proposal is for the re-use and conversion of buildings which is encouraged by paragraph 161 of the NPPF (in section 14), and the removal of one of the structures together with new landscaping would, with appropriate boundary treatment, parking areas and hard surfacing, on balance, enhance the immediate setting of the redundant farm buildings, in accordance with paragraph 84 c) of the NPPF, justifying the otherwise unsustainable location (as per policy KS2), subject to compliance with other local and national planning policies.
- 13.12. The proposed addition of 5 no. new family dwellings (and removal of one of the existing agricultural buildings) is anticipated to enhance the vitality of this rural community, from the addition of new households and increased social contact, but as the site lies outside of any village this benefit would hold limited weight in the planning balance.
- 13.13. On the basis of the above assessment, the proposal development can achieve enhancement of the immediate setting by the removal of a building, use of appropriate materials and securing appropriate landscaping. Whilst the proposal is contrary to local policy KS2, paragraph 84 c) of the National Planning Policy Framework allows such development in principle.
- 13.14. Therefore, the proposed development is acceptable in principle, subject to all other material considerations.

Impact on the National Landscape, Design, Character and Heritage

- 13.15. The application site lies in a rural location within the Cranborne Chase National Landscape (formerly known as the AONB). Within the National Landscape there is a statutory requirement to seek to further the purposes of conserving and enhancing the natural beauty. Local planning policy HE3 is relevant, as are the policies of the AONB Management Plan and paragraphs 189 and 190 of the NPPF.

- 13.16. The visual impacts of the development are anticipated to be limited due to the position within the existing cluster of buildings west of the Cranborne Road. The land levels appear to be generally flat, but decrease towards the west/north-west of the site. From Cranborne Road the buildings will be glimpsed up the existing access in the context of existing estate dwellings (1 and 2 High Lea Farm Cottages and Kings Close and Queens Close), while from the highway to the south the site is screened by trees and High Lea Farmhouse.
- 13.17. The National Landscape Team have raised concerns that no contact has been made by the applicant/agent (to the National Landscape Team) regarding the proposals, that light pollution should be minimised (by the amendment or removal of rooflights), that the development should comply with International Dark Sky criteria, and that section 85 of the CRow Act 2000 is relevant, in relation to proposal and light pollution. It was advised that any exterior lighting should comply with the criteria for Environmental Lighting Zone E0.
- 13.18. The existing steel framed buildings have a utilitarian appearance, constructed of blockwork walls with metal cladding and corrugated roofing. The proposed conversion will introduce timber cladding with metal roofing. The timber will soften the appearance whilst maintaining the agricultural aesthetic. Building A which will be converted to three dwellings has a modest roof height of approximately 5.7m; each dwelling will include a bedroom and ensuite at first floor level with the remainder of the accommodation at ground level. Building B is higher at approx. 6.8m so can accommodate more accommodation at first floor level, although it remains within the roof.
- 13.19. Changes have been made from the pre-application scheme, including the removal of proposed roof lights which have been replaced with dormer windows on the front east elevation of Building A and the front north elevation of Building B to seek to avoid light spill above the horizontal plane. Changes have also been made during the application under consideration to overcome concerns raised by consultees; the proposed balcony areas on the rear north elevation of Building B now include brise soleil and screening. Also, the initially proposed 4 no. roof lights within the roof of the rear west elevation of Building A have been changed to 4 no. sun tunnels. These changes combined improve the proposed scheme, overcome officers' original concerns, and secure an appropriate impact upon the National Landscape in relation to maintaining dark skies. An informative note is still considered appropriate to bring the applicant or developer's attention to the National Landscape guidance and encourage the use of curtains/blinds during hours of darkness and a condition will control external lighting (condition 16).
- 13.20. The proposed dwellings are to be served by parking spaces beneath car ports. Third party representations have raised concerns that the proposed carports are unnecessary and are out of keeping with the character of the area. The car ports are intended to reduce the visual impact of vehicle parking in the National Landscape. In line with pre-application advice the proposed carports are single storey and have a traditional pitched roof design which are considered acceptable in the context of the former farmstead.
- 13.21. Dorset Council's Conservation Officer has confirmed that there are no identified heritage assets recorded on the site. Although the Conservation Officer notes that the former Owl

Barn could be of local interest, this building is outside of the application site and would not be negatively impacted by the proposed development. No conservation objections were received but input on the design was provided.

- 13.22. The planning application under consideration has omitted close board fencing from the site boundaries, and the majority of site boundaries are to be screened by hedging as advised at the pre-application stage. Given the sensitivity of the site officers consider it necessary and reasonable to require further details of boundary treatments which will be secured by condition (no.9) and to remove the right to erect fences or other boundary demarcation in front of the dwellings (no. 17) as this could urbanise the appearance.
- 13.23. It is recognised that the proposed conversion will change the nature of movements within the site which to date have been agricultural. With regards to traffic movements, the Council's Highways Officer notes the previous agricultural use generated four regular two-way HGV movements per day, and sets out that the proposed residential development would be served predominantly by cars therefore removing the HGV movements, which is deemed as a betterment to the existing situation. Although the nature of the traffic entering and exiting the proposed residential development would be predominately residential traffic, the traffic exits straight onto a B road, so it is not anticipated that there would be demonstrable harm to the rural character of the area from the five dwellings given that the access is existing and already used by dwellings.
- 13.24. The proposed development is considered to be acceptable in principle in terms of policy HE3 subject to conditions and informative notes, as the works are for conversions of the existing buildings, and there is no proposed increase in height or massing of these buildings, and the new car ports can be accommodated following the removal of a third agricultural building which is to be demolished.
- 13.25. It is considered appropriate in this case to impose conditions requiring further details of soft landscaping and hard landscaping, to include details of means of enclosure, which can be secured by condition. In addition, conditions restricting permitted development rights for extensions and rooflights are also considered necessary in order to protect the character of the National Landscape and the rural area (conditions 14 and 15)
- 13.26. Officers consider that overall, the proposed conversion of the buildings would conserve and enhance the natural beauty of the National Landscape by bringing the buildings back into use, upgrading existing building materials and providing new soft landscaping on the site. Therefore, subject to conditions including a boundary treatments condition, restrictions on permitted development rights and external lighting, the proposed scheme accords with local policies HE2 in terms of design and character, local policy HE3 in terms of the National Landscape, and policies within the NPPF.

Impact upon Amenity

- 13.27. The proposed dwellings are to be created from the conversion of 2 existing agricultural buildings and the demolition of 1 agricultural building, and the new dwellings are set far within the site away from the highway.

13.28. Third party representations have noted that there are residential neighbours near to the application site, as shown on the submitted site plans. Concerns were also raised over how common areas will be managed, following construction.

13.29. The Council's Environmental Health Officer was consulted on the application but had no comments to make on the proposal. As the buildings were in former agricultural use an unexpected contamination condition can reasonably be imposed to protect future occupiers.

Separation Distances <i>(All measurements are approximate, in metres)</i>	
Distance from dwellings (Building A) to west elevation of 2 Kings Close	54.5 m
Distance from dwellings (Building B) to west elevation of 2 Kings Close:	25 m
Distance from dwellings (Building A) to west elevation of 2 High Lea Farm Cottages	68 m
Distance from dwellings (Building B) to west elevation of 2 High Lea Farm Cottages	35 m
Distance from single storey carports to west elevation of 2 Kings Close	18 m / 47m
Distance from single storey carports to west elevation of 2 High Lea Cottages	31.5 m / 51.5 m

13.30. The distances within the table above demonstrate that the new dwellings are sufficiently distance from the existing two storey dwellings at Queens Close, Kings Close and High Lea Farm Cottages, and these distances would therefore not result in harm to neighbouring amenity in terms of overlooking, privacy. Any impacts would be further mitigated by the boundary hedge screening on the north-east and north site boundaries (within the site).

13.31. Furthermore, the proposed massing and volume of the converted buildings (Buildings A and B) are generally similar to the existing massing, although it is noted that the dormer windows will result in a minimal increase in the overall volume.

13.32. The conversion of these existing buildings would result in a general improvement to the appearance of the site and its setting, and would not result in a harmful impact upon neighbouring amenity of nearby occupants.

13.33. Therefore, officers consider that the proposed development accords with local policy HE2 in terms of neighbouring amenity.

Trees and Landscape

13.34. The Council's Tree Officer was consulted on the planning application and considers that subject to a pre-commencement condition, the scheme is acceptable in tree terms. Such a condition would secure tree protection on the site and ensure that a pre-commencement meeting takes place before works start, which the Tree Officer will attend.

13.35. Therefore, subject to condition, the proposed development accords with local policy HE3 and with the policies in the NPPF.

Highways and Parking

- 13.36. Hinton Parish Council's objection raises concerns over the proposal resulting in increased traffic egress onto the B3087 road, that the road is traffic hotspot and would be made worse with construction traffic, and that the 20 proposed parking spaces (to serve the 5 houses) is excessive.
- 13.37. Third party representations received (comments) raised concerns over the contents of the submitted Transport Note and set out that the document is inaccurate, and that it doesn't include recent significant accidents. Third party comments also raise concerns that the access road to the site is currently unsuitable for any increased traffic movements, that there would be highways safety issues, that little information has been provided, that there would be poor visibility. A third party also noted that it was unclear why 20 parking spaces are proposed to serve the houses on the site.
- 13.38. Following receipt of further information which included a reduction to the number of proposed parking spaces from 20 to 15 spaces, the Council's Highways Officer was consulted and considers that the submitted Transport Note is satisfactory, robust and that the residential cumulative impact of the development cannot be thought to be "severe" when assessing against NPPF paragraphs 115 – 116.
- 13.39. In summary, the Highways Officer 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 conditions to secure the access and parking areas and informative notes.
- 13.40. Therefore, subject to conditions (no. 11 and 12), the proposal accords with local policies KS11 and KS12, and the policies within the National Planning Policy Framework.

Flood Risk

- 13.41. The application site is susceptible to groundwater emergence flooding, so in order for the Council to determine whether the proposed conceptual drainage scheme is acceptable, such a scheme needs to clearly demonstrate that the proposal is viable and deliverable for the lifetime of the development and that it will not result in a worsening of flooding to elsewhere.
- 13.42. The drainage scheme put forward by the applicant proposes a soakaway which is located outside the red line site boundary, but within the blue line site boundary so is within the applicant's ownership.
- 13.43. However, further information was requested that demonstrates that the scheme is viable and deliverable for the lifetime of the residential development.
- 13.44. The revised surface water drainage scheme information submitted includes run-off rates which are shown to be an improvement to the existing run off rates, updated groundwater monitoring data, and an ACO drain has now been included which mitigates flood risk to the properties. The additional information also includes further comments by the drainage consultant.

- 13.45. Subject to a condition to secure the proposed surface water drainage scheme, the proposed development is not anticipated to result in worsening of flooding on the site, or to elsewhere.
- 13.46. Therefore, subject to a surface water drainage condition (no. 6), the proposed development accords with local policy ME6.

Foul Drainage

- 13.47. The National Landscape Team have raised concerns that the scheme has no clear mechanism for the disposal of sewage and note that this could negatively impact on the National Landscape.
- 13.48. Third party comments received have noted that the existing foul drainage pipe runs across part of site from near to 1-2 High Lea Cottages and have raised concerns that development would negatively affect existing foul drainage for neighbouring occupants. However, the application is supported by a Foul Drainage Assessment Technical Note and a completed Foul Drainage Assessment Form.
- 13.49. The Technical Note sets out that the application proposes a new Package Treatment Plant (PTP), and that it will discharge to an ordinary water course (existing drainage ditch) which itself runs to the watercourse.
- 13.50. The new PTP is proposed to be located a minimum distance of 7m from all dwellings, and it will be accessed by a vehicle in order for it to be emptied without the need to access internally through any buildings.
- 13.51. The submitted Technical Note states that the proposal will meet the rules for small sewerage discharge. The submitted completed Foul Drainage Assessment Form confirms that the water supply will be received from the public mains supply,
- 13.52. Officers therefore consider that the proposed PTP should be secured by condition, to ensure that it is appropriately sited and installed & maintained in accordance with the manufacturer's guidance.
- 13.53. Subject to a PTP condition (no. 4), the scheme is considered acceptable in terms of how the development will deal with foul drainage.

Scheduled Monument

- 13.54. Historic England have commented that they are not offering advice on the proposed scheme, but suggest that specialist advisers are consulted.
- 13.55. The Council's Conservation Officer sets out that a number of redundant farm buildings in the area have already been converted to other uses, that there are no identified designated heritage assets on the site, and that there are no objections to the principle of converting the existing agricultural buildings to residential dwellings within the long term agricultural setting.

- 13.56. The Council's Archaeologist was consulted and advised that archaeology is not a constraint that requires consideration for this application.
- 13.57. Given that the application site is located approximately 338.6 metres from the nearest scheduled monument (Round barrow NW of High Lea Farm - List Entry: 1004552), as the site is screened by changes in land levels and an abundance of vegetation, and as the converted buildings are of the same height as the existing agricultural buildings on the site, officers consider that there would be no harmful impact upon the schedule monument or its setting.
- 13.58. Therefore, the scheme is acceptable in terms of policy HE1 and section 16 of the NPPF.

Biodiversity

- 13.59. Hinton Parish Council's objection raises concerns that the proposed scheme does not include details on contingencies for bats and owls.
- 13.60. An Ecological Appraisal and a Biodiversity Certificate of Approval (confirming that NET agree to the Ecological Appraisal report) support the application and the proposed mitigation includes a requirement for sensitive lighting (so that bats are not negatively affected), the installation of a barn owl box, hedgehog gaps in new fencing, 5 no. bat bricks, and 5 no. bird boxes/bricks.
- 13.61. Natural England noted that the biodiversity mitigation should be secured by condition.
- 13.62. Subject to a biodiversity condition (no. 7), the proposed development accords with the Dorset Biodiversity Protocol and with local planning policy ME1.

Biodiversity Net Gain (BNG)

- 13.63. The application is liable to provide 10% net gain. The details submitted with the application confirm the proposed creation of 0.43 units on-site. This leaves a deficit of 0.59 units which will need to be provided off-site.
- 13.64. A BNG informative note will be included on any approval to highlight the requirement for BNG to be addressed prior to commencement of development.

Impacts upon Dorset Heaths

- 13.65. Natural England concur with the Council's Appropriate Assessment (AA) subject to mitigation to prevent harm to Dorset Heathlands which can be secured by CIL in accordance with the Dorset Heathlands Planning Framework 2020-2025. As such, a CIL informative note has been added.

Environmental implications

- 13.66. The application is accompanied by a Sustainability Assessment report which sets out that the design makes sustainable use of existing redundant buildings, that existing structural elements will be re-used, that openings will provide natural light, and the external walls will provide a strong thermal envelope to ensure heat efficiency for future occupiers. The report also highlights the provision of bicycle storage on the site, that surface water management

is proposed, and that low carbon technologies may be considered in the future, where appropriate and feasible.

- 13.67. Hinton Parish Council raised concerns that no details have been provided on heat pumps, solar panels or electric charging points. An informative note has been added to encourage the applicant on sustainable features that could be introduced to the properties.

Other Matters

Site Notices:

- 13.68. Hinton Parish Council raised concerns that neighbours were not informed of the application and that no notice was displayed. However, the Site Notices were displayed on the site in 5 locations a week after the first comments were received from the Parish Council. Neighbours and other third parties were provided a further 21 days to provide responses on the planning application.

Lack of Contact between National Landscape Team and Agent/Applicant:

- 13.69. It is noted that the National Landscape Team state that no contact has been made with the team from the agent or applicant. Although encouraged, there is no policy requirement for the agent or applicant to contact the National Landscape Team prior to submitting a planning application.

Fibre Optic Cable Cabinet:

- 13.70. A third party comment received notes that a relatively new fibre optic cable cabinet is in the garden of Building B, but it is not shown on site plan. The applicants have since confirmed the position which is close to the eastern boundary and does not affect the acceptability of the scheme.

Building Regulations:

- 13.71. The Council's Building Control team have noted that fire service accesses should be carefully considered. The access is over 6m wide at its narrowest point and there is a generous onsite turning area, but an informative note will be added to draw attention to Building Control requirements that are beyond the scope of planning.

14. Summary of issues and the planning balance

Dorset Council can currently demonstrate a 5 year housing land supply but it is recognised that the significant increase in the national housing targets requires that additional weight is given to the benefits of proposals for new dwellings. Although the site is in an unsustainable location, it is found to benefit from the exception at NPPF paragraph 84 c) as the development would re-use redundant or disused buildings and enhance their immediate setting. The proposal would conserve and enhance the natural beauty of the Cranborne Chase National Landscape and no other material considerations have been identified that would warrant refusal of the scheme so, subject to conditions, the proposal is recommended for approval.

15. Recommendation

Grant subject to the following conditions:

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

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

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

011 Proposed Site Location and Block Plan
012 A Proposed Site Plan
013 A Proposed Ground Floor Plan - Building A
014 A Proposed First Floor Plan - Building A
015 B Proposed Roof Plan - Building A
016 A Proposed Front (East) Elevation - Building A
017 A Proposed Side (South) Elevation - Building A
018 A Proposed Side (North) Elevation - Building A
019 B Proposed Rear (West) Elevation - Building A
020 A Proposed Section AA
021 Proposed Ground Floor Plan - Building B
022 B Proposed First Floor Plan - Building B
023 B Proposed Roof Plan - Building B
024 Proposed Front (South) Elevation - Building B
025 Proposed Side (East) Elevation - Building B
026 Proposed Side (West) Elevation - Building B
027 B Proposed Rear (North) Elevation - Building B
030 Proposed Car Port Plans (Ground Floor & Roof)
031 Proposed Car Port Elevations (Front & Rear)
032 Proposed Car Port Elevations (Sides & Section)
035 A Proposed Site Section AA

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

3. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted RNapc Arboricultural Impact Assessment ref: 374/AIA/1 (dated 07.12.2022) and the Tree Protection document at appendix B ref: RNapc/374/TPP/1 shall be implemented, and at least 5 working days notice shall be given to the Local Planning Authority that it has been installed. Note: Your attention is drawn to the requirement for a pre-commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

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

4. Notwithstanding the details provided on the submitted Foul Drainage Assessment Form and the Foul Drainage Assessment Technical Note, prior to commencement of the hereby approved development, details of the foul drainage scheme for the site, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall subsequently be implemented prior to the completion of the development.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

5. 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.

6. The surface water drainage scheme shall be implemented as detailed within the following approved surface water drainage documents, before the development is completed. Thereafter, the approved surface water drainage scheme shall be maintained.
416.065658.00001_PDL_01 revision P02 Surface Water Drainage Layout (dated 02/05/2025).
Operation and Maintenance, as per section 4.7 of the Surface Water Drainage Strategy document (revision 01) produced by SLR Consulting (dated 27.06.2024).

Reason: To prevent the increased risk of flooding and to protect water quality.

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Ecological Appraisal by Adam Jessop of Ecosupport (dated 24/06/2024) and certified by the Dorset Council Natural Environment Team on 25/06/2025/
The development hereby approved must not be first brought into use unless and until:
i) the recommendations detailed in sections 6.0 (Mitigation/Enhancements) 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. Notwithstanding the submitted Proposed Site Plan (ref: 012 A), prior to the occupation of the development hereby approved, a detailed soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The scheme shall include a ground rehabilitation scheme to ensure the areas to be planted are prepared adequately to support new planting.

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.

9. Notwithstanding the submitted Proposed Site Plan (ref: 012 A), prior to the occupation of the development hereby approved, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the means of enclosure and hard surfacing materials. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

10. The car ports shown on the Proposed Site Plan drawing ref: 012 A must be constructed prior to the occupation of the development hereby approved. Thereafter, they must be maintained and available for the purpose of parking motor vehicles. They should not be converted to use as garages by the provision of doors and/or walled enclosures.

Reason: To ensure that satisfactory on-site parking is provided in a form that allows a vehicle to freely turn within the site curtilage.

11. Before the development hereby approved is occupied, the turning/manoeuvring and parking shown on the Proposed Site Plan drawing ref: 012 A 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.

12. Before the development hereby approved is occupied, the visibility splay areas as shown on the Visibility Splays drawing ref: 087.0027-0001 P01 (at Appendix B within the Transport Note ref: 0870027/TN/1 by Paul Basham Associates) must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted under Class A and Class C of Schedule 2, Part 1 of the 2015 Order, shall be constructed without permission.

Reason: To control the amount of glazing in the interests of the dark night skies character of the Cranborne Chase National Landscape.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no extensions to the dwellings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed, within the site.

Reason: In the interests of visual amenity.

16. No external lighting shall be installed unless details are first submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and thereafter maintained in accordance with the approved details.

Reason: To protect the dark night skies that are characteristic of the Cranborne Chase National Landscape.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no fencing or other means of boundary enclosure permitted by Part 2 Class A shall be erected or constructed forward of the principal elevations of the dwellings unless it is a replacement for enclosure within the approved landscaping scheme.

Reason: To conserve the natural beauty of the Cranborne Chase National Landscape

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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

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

In this case:

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

2. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to

have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

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

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

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

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

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

3. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.
4. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
5. Fire service access provisions to be carefully considered. Other Building Control issues to be assessed at time of a Building Regulations application.
6. 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.
7. The applicant is advised that the Council encourages the use of sustainable features that could be introduced to the properties.
8. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and->

[litter/documents/guidance-fordevelopers-a4-booklet-may-2020.pdf](#)). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.

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