

Application Number:	P/FUL/2022/06238
Webpage:	Planning application: P/FUL/2022/06238 - dorsetforyou.com
Site address:	Arne Cottage Dorchester Road Wool Wareham BH20 6EJ
Proposal:	Erect two new dwellings to the rear of the existing building
Applicant name:	Miss M Streams
Case Officer:	Nikki Clayton
Ward Member(s):	Cllr Beddow and Cllr Baker

1. Reason application is going to committee:

The application is before the planning committee at the request of the Eastern Area Planning Committee Chairman.

2. Summary of recommendation:

Grant subject to conditions as set out at the end of this report and the completion of a legal agreement to secure the affordable housing contribution, or, if no agreement is completed then refuse for failure to comply with affordable housing policy H11.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable-the application site is within the settlement of Wool and in accordance with Local Plan policy V1.
Scale, design, impact on character and appearance	Acceptable - The proposal is considered to accord with Local Plan Policies HE2 and HE3.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable- the proposal is in accordance with Local Plan Policy HE2 and NPPF paragraph 135 which require development to be compatible with its surroundings including avoiding adverse impacts on neighbouring amenity.
Affordable Housing	Acceptable- The application is subject to a S106 agreement for the commuted sums in accordance with Local Plan policy H11.
Flood risk and drainage	Acceptable- The application was supported by satisfactory site specific data to demonstrate no groundwater risk; the proposal does not conflict with local policy ME6.

Issue	Conclusion
Economic benefits	The proposal will add an additional dwelling to the housing land supply with small associated economic and social benefits.
Highway impacts, safety, access and parking	Acceptable- The Highway Authority has advised that the proposal does not present a material harm to the transport network or to highway safety subject to safeguarding conditions being imposed.
Impact on trees	Acceptable-The Council's Tree Team are satisfied that subject to safeguarding conditions the proposal will safeguard trees which are important to the visual amenities of the area.
Biodiversity	Acceptable- The Council's Natural Environment Team have approved the proposed Biodiversity Mitigation Plan and Officers are satisfied that the impact of the development on any protected species can be adequately mitigated by condition. The Appropriate Assessment concluded that the proposed development will not result in an adverse effect upon the integrity of a European Site.

4. Description of site

Arne Cottage is a dwelling on a large, relatively flat plot to the east of Dorchester Road (A352) within the settlement of Wool.

The detached property reads as a bungalow but has rooms in the roof served by dormers. It is set back from Dorchester Road behind a mature boundary hedgerow that abuts the footpath. Nearby dwellings to the south and east are predominantly bungalows, although there are also chalet properties in the vicinity.

The area has a residential character but to the south-west there is a small row of single storey shops with rear parking, and to the north-east is a two storey terrace with shops at ground floor level and first floor flats above served by rear balconies/accesses.

Heras fencing has been erected on the land to the rear of Arne Cottage to separate it from the existing dwelling. This is currently un-developed. There is a single tree in the southeast corner.

5. Background and relevant planning history

6/1982/0020 - Decision: GRA - Decision Date: 15/03/1982

O/A - Redevelop site by erection of 3 dwellings, form access drive.

6/1983/0883 - Decision: GRA - Decision Date: 03/02/1984

Erect bungalow and garage, modify existing vehicular access. RESERVED MATTERS

6/1984/0345 - Decision: GRA - Decision Date: 12/06/1984

Erect two bungalows with garages, form new vehicular access. RESERVED MATTERS

6/1994/0564 - Decision: GRA - Decision Date: 03/10/1994

Erect a bungalow and garage to replace existing dwelling and garage.

6/2006/0684 - Decision: GRA - Decision Date: 21/09/2006

Demolish conservatory and erect extension to extend lounge at rear; erect extension at side to form attached garage.

6/2008/0593 - Decision: REF - Decision Date: 09/02/2009

Erect new roof and convert roofspace into living accommodation.

6/2009/0569 - Decision: GRA - Decision Date: 16/11/2009

Roof alterations and enlargement to form first floor accommodation.

6/2013/0288 - Decision: GRA - Decision Date: 08/07/2013

Erect ground floor front and rear extensions; Extend roof and insert dormer window and roof lights to facilitate loft conversion.

6/2017/0478 - Decision: GRA - Decision Date: 26/10/2017

Erect front and rear extensions, roof alterations and additions, formation of a new first floor.

6/2020/0100 - Decision: GRA - Decision Date: 26/03/2020

Non material amendment to pp 6/2017/0478 (Erect front and rear extensions, roof alterations and additions, formation of a new first floor) to remove chimney, insert roof light instead of dormer window remove window on North elevation and reposition window in West elevation

P/PAP/2022/00546 - Decision-Advice given - Decision Date: 05/10/2022

Erect 3 new dwellings to the rear of Arne Cottage - to include associated parking and refuse collection

The applicant sought pre-application advice before submitting this planning application. The advice given was that the proposals appeared to be acceptable in principle, but more detail was required in respect of an amended site layout to address density concerns, and definitive dwelling layouts and elevations to fully assess impacts on neighbouring amenity. The applicant was also advised that they will also need to ensure that groundwater flood risk is fully modelled and demonstrate that the sequential test can be met if required.

6. List of constraints

Tree Preservation Order - TPO (PDC/TPO 234) - mature Beech Tree, situated in the South-eastern corner of the site

Within Dorset Heathlands - 5km Heathland Buffer

Within Poole Harbour Nutrient Catchment Areas

Risk of Surface Water Flooding Extent 1 in 1000– a very small area on the eastern boundary of the site and on Dorchester Road

Areas Susceptible to Groundwater Flooding; Clearwater; $\geq 50\%$ $< 75\%$; - Distance: 0

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 2721.91

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

7. Consultations

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

Consultees

Natural England

No objection subject to securing mitigation.

Dorset Council - Natural Environment Team

No objection subject to safeguarding condition.

Dorset Council - Highways

No objection subject to a condition to ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

Dorset Council - Dorset Waste Team

Request bins are presented at the end of the driveway/curbside on Dorchester Road.

Dorset Council - Trees (East & Purbeck)

The tree officer reviewed the revised arboricultural report and is satisfied with the amendments made. No objection subject to conditions to safeguard trees which are important to the visual amenities of the area.

Wool Parish Council

Objection:

- Drainage
- The access onto Dorchester Road.
- The density of development
- The access and turning points for emergency vehicles and bin collection.
- The amount of infill development and the effect it will have on the parish's infrastructure

West Purbeck Ward Members

No comments received.

Representations received

Total – objections	Total - No objections	Total - comments
8	0	0

Summary of comments of objections:

8 letters received on the grounds of

- a) size and scale
- b) loss of privacy
- c) overdevelopment of the site
- d) loss of light
- e) impact on trees
- f) drainage and surface water
- g) traffic and highway safety; and
- h) health and safety from construction.

8.

9. Duties

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

10. Relevant policies

Development plan

In this case development plans for the area comprise the adopted Purbeck Local Plan and the Wool Neighbourhood plan:

Local Plan Adopted Purbeck Local Plan:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Made Neighbourhood Plans

Wool Neighbourhood Plan (made April 2025) including:

Wool 1- Design principles for New Development in Wool Parish

Wool 2- New Residential Development Form

Wool 4 – Environmental Performance of Buildings

Wool 15- Biodiversity Net Gain Opportunities for Wool Parish

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 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- 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

Heathlands plan

All of Dorset:

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.

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

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

Housing Delivery Test (HDT)

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

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

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

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

Other than during the construction phase when those who are housebound could be more affected by noise and disturbance, no harm to persons with protected characteristics has been identified.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Affordable housing	£52,000
Non material considerations	
CIL Contributions	£12,040.79

What	Amount / value
Council tax	Band D: £2564.71

14. Planning Assessment

Principle

- 13.1 The site is located within the settlement of Wool. The Local Plan identifies Wool as a Key Service Village. These are the villages with the highest level of services and population, outside the towns.
- 13.2 The Parish Council has objected to the development as they note that the settlement has been designate for around 1000 additional houses in the Local Plan and any infill development in additional. They are concerned about the impact on the parish's infrastructure.
- 13.3 Local Plan Policy V1 identifies that high quality small scale development on unallocated sites within the boundaries of settlements will be supported provided that the scale of development is proportionate to the size and character of the existing settlement, the development does not harm the character and value of any landscape, the proposal would contribute to a mix of different housing types and would not have a negative impact on protected habitat sites.
- 13.4 Policy E12 requires, amongst other things, that development should support efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and place.
- 13.5 In this policy context and given that the proposal is for only two additional units, officers are unaware of any significant strain on infrastructure that would justify refusal of much needed housing in this sustainable location.

Impact on the character and appearance of the area

- 13.6 Policy WOOL 1- Design Principles for New Development of the Neighbourhood Plan requires that development should have regard to the priorities to protect and enhance the identified character areas. The site lies within the 'Mixed Residential' character area where the relevant requirement is to: *'Ensure that proposals for infilling or redevelopment of existing plots at greater densities do not harm the suburban character.'*
- 13.7 Policy WOOL 2- New Residential Development Form of the Wool Parish Neighbourhood Plan states proposals for new residential development in Wool Parish should demonstrate positive approaches to deliver good residential amenity. In setting the density, layout and massing of new developments, proposals should demonstrate how they respond to the following principles:
- The height of new development should not be overbearing in relation to neighbouring land uses, should not result in significant harm to the character of the surroundings and should aim to create a design which respects the character of the area.
 - Where appropriate, new development should respond sensitively to changes in topography to reduce the potential for impacts on residential amenity resulting from overbearing

development. c) Private front gardens should be provided where appropriate and where they are compatible with the character of the surrounding area. Street patterns should be legible and designed to provide rear garden space where overlooking is minimised.

- iii. Where properties would have no rear-access, bin storage facilities should be provided at the front.
- iv. Car parking provision should reflect the car parking strategy as agreed by the Local Planning Authority.

- 13.8 Concerns have also been raised by the Parish Council that the proposal represents an unacceptable increase in density, but other than the impact on infrastructure they have not identified harm arising.
- 13.9 The site is a generous, 0.09ha plot located within the settlement of Wool. Other plots in the vicinity are significantly smaller. The proposal will achieve a housing density of approximately 22 dwellings per hectare (dph) which remains low density but is judged appropriate to maintain the suburban character of the area. The site is of sufficient size to accommodate two dwellings, making more efficient use of land without the site becoming cramped and overdeveloped avoiding harm to the character of the settlement of Wool.
- 13.10 Given the range of properties immediately adjacent to the site including bungalows, chalet bungalows (including Arne Cottage) and the flats above the shops, it is considered that the introduction of two detached chalet bungalows to the rear of the site would not harm the character and appearance of the area.
- 13.11 The proposed access drive and turning areas will be the most readily visible part of the development from Dorchester Road. Vegetation on the site has been removed but the front boundary hedge continues to contribute to the character of the area and it will be necessary to condition that full details of both hard and soft landscaping are submitted to ensure these are appropriate (condition 6). It is recommended that a range of materials are used to break up the extent of hard surfacing and parking spaces. Details should also include a suitable defensible barrier between the access driveway and the side elevation of the parent bungalow.
- 13.12 Policy WOOL 1 of the Wool Parish of the Neighbourhood Plan also states that new buildings and property boundaries should use good quality and durable materials, emphasising the importance of using high-quality materials to ensure the longevity and aesthetic appeal of new developments.
- 13.13 Details of the proposed materials (red brick, render, concrete tiles and white uPVC windows and doors) have been included in this planning application, and they are considered acceptable as they relate appropriately to the surrounding area.
- 13.14 Subject to conditions it is judged that the proposal will accord with the design policy E12 and policies WOOL 1 and WOOL 2 of the Wool Parish of the Neighbourhood Plan requirements to positively integrate with its surroundings.

Impact on residential amenity

- 13.15 Local Plan policy E12 requires that development should avoid and mitigate any harmful impacts from overshadowing, overlooking, noise and other adverse impacts on local amenity.
- 13.16 The upper floor windows on the side elevations of the proposed dwellings would serve bathrooms/en-suites and therefore it would be necessary and reasonable to require these windows to be obscure glazed and fixed shut to a height of 1.7m above ground floor level to protect the amenity of the occupiers of adjoining properties from overlooking/loss of privacy (condition 12).
- 13.17 Officers encouraged the submission of amended plans during the process of determining the planning application. The siting of dwelling 2 was altered to increase the distance with the bungalow at 9a Colliers Lane to the east. There is now approximately 6m separation between the flank walls when measured at the front of the new property, widening the distance to approximately 8.5m at its rear. This is judged sufficient separation between the properties to avoid any significant overshadowing and overbearing impact.

Affordable Housing Provision

- 13.18 The Purbeck Local Plan Policy H11: Affordable Housing requires an affordable housing provision of 20% on small sites of 2 – 9 dwellings in designated rural areas (includes Wool). Such provision would be provided as a commuted sum / financial contribution equivalent to the on-site affordable provision. The proposal will secure the necessary commuted sums via a s106 legal agreement in accordance with this policy.

Highways

- 13.19 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 a safeguarding condition in terms of Turning/manoeuvring and parking construction (nos. 8 and 9).
- 13.20 Policy KS12 and neighbourhood plan policy Wool 2 require that adequate parking can be provided. The plans indicate 2 parking spaces per dwelling. Under the current car parking standards 2, 4 bedroom dwellings providing two off-street parking spaces would ideally also provide 1 unallocated parking space and 1 visitor parking space to limit the pressure for on-street parking. This can be achieved on site and therefore the proposals fully accord with the policies.

Flooding

- 13.21 The site lies within an area identified by the Council's Strategic Flood Risk Assessment as being susceptible to high Groundwater levels which could be associated with flooding. There are also several areas identified by the Environment Agency (EA) as having surface water flood risk in the immediate local area. The most significant of these is Dorchester Road, the access to the site. As such, in line with NPPF Paragraph 103, the proposal is accompanied by a Flood Risk Assessment (FRA).
- 13.22 The applicant updated their FRA to include the results of the ground water testing from an existing well on the site. The depth of the well is approximately 5.5 – 6.0m deep. The monitoring shows the groundwater levels consistently at approximately 3.9m below ground

level. Since the data was collected at a time of high ground water levels (April) and the levels were considerably lower than ground level, this information is sufficient for the FRA to conclude that the groundwater flood risk is low for the site.

13.23 This evidence provides officers with the confidence that the site is at low risk from groundwater flooding and therefore a sequential test is not needed.

13.24 The proposal is supported by a suitable conceptual surface water flood risk management strategy with the aim of not increasing flood risk both within and outside the site. A condition is imposed to ensure that a satisfactory scheme is submitted and carried out (no. 7) so that the proposal accords with policy E5. Furthermore, as the properties would share drainage, officers consider that it is necessary to also secure a management scheme via this condition.

Economic Benefits

13.25 The proposal will add two additional dwellings to the housing land supply with modest associated economic and social benefits.

Trees

13.26 TPO 234 exists on the site, protecting a mature Beech Tree that is situated in the South-eastern corner on a shared boundary. The original TPO schedule describes the tree to be standing in the curtilage of Arne Cottage and overhanging the curtilage of 9a Colliers Lane.

13.27 However, on site the tree appears to stand between Arne Cottage and no. 7 Colliers Lane, with close board fencing abutting the eastern and western side of its main stem. The fencing has been put up so close that it has started causing abrasions, as the stem grows.

13.28 Whilst the beech has clearly been reduced historically, extensive reduction works and removal would not be supported for reasons such as shade or dominance within the garden space.

13.29 Amended plans were accepted during the assessment of the application which repositioned unit 2, to prevent pressure that may arise for tree works and/or removal due to the positioning of the tree in the small amenity space and to protect the root protection areas. The Council's tree officer considers that subject to safeguarding conditions the proposal will safeguard trees which are important to the visual amenities of the area (condition 3 and 4).

Impact upon protected heathland and biodiversity

Heathlands

13.30 The Dorset Heathlands Planning Framework (DHPF) 2020 to 2025 advises that the Dorset Heathlands are an extensive network of lowland heath within south-east Dorset that are recognised for their national and international importance for nature conservation. Evidence shows that the Dorset Heathlands are under significant pressure from an increasing number of people living nearby. As population grows, urbanising impacts from human pressures and damage caused by domestic pets have the potential to cause ongoing adverse effects on the protected habitats and species.

- 13.31 The overall objective of the DHPF is to establish a framework under which applications for development likely to have a significant effect on the Dorset Heathlands can be permitted (or should be refused) so that any adverse effects on the integrity of the Dorset Heathlands are avoided.
- 13.32 The strategy deals both with larger developments, which may affect the integrity of these sites alone, and smaller developments where cumulative effects may be the critical factor. The latter provision is necessary to meet the 'in combination' part of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations).
- 13.33 Dorset Council as decision maker is the competent authority under the Habitats Regulations and is advised by Natural England in how to fulfil these duties. The Council when granting planning permission has to be certain that the proposed development will not have an adverse effect on important areas of nature conservation. Any net increase in residential development within 5 kilometres of protected heathland will have an adverse impact on the Dorset Heathlands. Therefore, measures must be put in place to avoid and mitigate all harm caused.
- 13.34 The proposed development will provide a financial contribution to the Dorset Heathlands Interim Air Quality Strategy 2020-25 SPD through CIL.
- 13.35 The mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). In relation to this development the HIP and SAMM provision will be funded via the Community Infrastructure Levy so the proposal accords with policies E8 and Wool 15.

Biodiversity

- 13.36 The application is accompanied by a biodiversity checklist certified by NET. Subject to a biodiversity condition to secure the necessary mitigation and on-site enhancement measures, the proposals accord with the Dorset Biodiversity Appraisal Protocol and local policy E10.

Nutrient Neutrality

- 13.37 The HRA screening identified likely significant effects upon the Poole Harbour Special Protection Area (SPA) and Ramsar as a result of effects upon water quality and the Dorset Heathlands SAC, SPA and Ramsar from recreational pressure and air quality impacts. Therefore, an Appropriate Assessment is required to determine whether the proposal would result in an adverse effect upon the integrity of the Poole Harbour SPA and Ramsar and Dorset Heathlands SAC, SPA and Ramsar.
- 13.38 The applicant has indicated that the proposed development will deliver mitigation to achieve nitrogen neutrality mitigation by purchasing credits from Natural England associated with their project at the Lyscombe Farm.
- 13.39 Natural England purchased 335ha of chalk downland and farmland at Lyscombe Farm in early 2024 for the purposes of nature conservation and environmental restoration. The change in land use and management practices at Lyscombe Farm will reduce nutrient inputs

within the Poole Harbour catchment, providing credits for applicants for planning permission to use as mitigation. The purchasing of sufficient credits from Lyscombe Farm will ensure that the effect from the additional nitrogen loading from the proposed development is addressed.

13.40 A pre-commencement condition would be applied to the planning permission for the proposed development to ensure that the correct number of credits are purchased prior to the works starting (no. 5) and a condition will control water usage (no. 13).

13.41 Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European sites, an Appropriate Assessment was undertaken by Dorset Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Appropriate Assessment concluded that the proposed development will not result in an adverse effect upon the integrity of a European Site and the planning application may therefore proceed towards determination. The proposal accords with policy E9.

Other Issues

13.42 The Parish Council raised concern about the access and turning points for emergency vehicles and bin collection. The access is large enough to accommodate emergency vehicles but does not provide turning so it is anticipated that emergency vehicles may stop on the main road if needed. This is not an unusual situation. Building Regulations will need to be met in terms of fire safeguards.

13.43 It is not anticipated that the access will be formally adopted, so future occupiers will need to bring their bins to the front of the site for collection by the Council on bin collection days. Bins for two additional dwellings are judged unlikely to cause highway safety issues.

Environmental implications

13.44 The proposal is for two new dwellings which will be constructed to current building regulation requirements and which will be serviced by suitable drainage to prevent any additional impact on terms of flood risk that may be exacerbated by future climate change.

Conclusions

13.45 The proposal will make a modest contribution to housing supply and, subject to a legal agreement to secure affordable housing contributions and conditions, it is in compliance with the Development Plan as a whole. There are no material considerations that would justify refusal so it is recommended that planning permission is granted.

13.46 If the legal agreement is not concluded, then the recommendation is to refuse. It is request that Committee delegate the issue of the decision (either A or B) to officers.

15. Recommendation

To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure the Affordable Housing Contribution of £52,000 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision

and subject to the following conditions:

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

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

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

11 B Location and Site plan

13 E Block Plan

14 B Proposed Floor plans- Plot 1

15 B Proposed Elevations - Plot 1

16 B Proposed Floor plans - Plot 2

17 B Proposed Elevations - Plot 2

18 A Proposed Plans and elevations - garage

19 B Street elevation

12 Topographical Survey

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

3. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement by KJF Consultancy, dated the 29th June 2023, reference: TR.AC.DR.W.W and Tree Protection Plan Ref: TPP.AC.DR.W.W Rev A dated 29.06.23. This condition shall not be discharged until an arboricultural supervision and monitoring statement, the contents of which are to be confirmed at a pre-commencement meeting between the Tree Officer, Arboricultural Consultant and Site Manager, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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

4. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and/or Site Manager shall take place to inspect the protection for the affected protected trees. The protection of the trees shall be in accordance with the Arboricultural Method Statement detailed within and shown upon the Tree Protection Plan prepared by KJF Consultancy, reference: TPP.AC.DR.W.W Rev A, dated 29.06.23. This is to be installed before any equipment, materials or machinery are brought onto the site for the purposes of development. The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the planning authority.

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

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour/River Avon/Somerset Levels and Moors SPA and Ramsar.

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

Reason: In the interest of visual amenity.

7. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

8. Before the development is occupied or utilised the first 6 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 22181.13 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.

10. There must be no gates hung so as to form obstruction to the vehicular access serving the site. Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

11. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 10.10.2022, must be strictly adhered to during the carrying out of the development.

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

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

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

12. Before the dwellings are brought into use, the windows that serve the first floor bathrooms/ensuites in the dormer windows must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such condition.

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

13. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

or B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 23 January 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East

Reason for refusal: The application is contrary to Policy H11 of the Purbeck Local Plan as there is no legal agreement in place to secure the appropriate affordable housing contribution.