

16 October 2025 Strategic and Technical Planning Committee Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2025/00485	Land At Cruxton Farm, Cruxton Lane, Cruxton	5	11-56
Additional information Since publication of the Committee Report, the applicant has shared the following information with Members of the Committee: 1. Briefing Note: How the proposals support local priorities and meet landscape policy 2. Letter from the applicant's Head of Grid The applicant has also provided clarification emails to the case officer. The submissions have been added the Planning Register. Officer's comments are as follows: <u>Briefing Note</u> The benefits in respect of tackling the climate crisis, ecological emergency and economic growth are acknowledged within the Committee Report. Members should note that the local wages figure is £5.8m (as stated in the Socio-Economics Benefits Statement and Committee Report), rather than £5.3m (as stated in the Briefing Note). The stated employment figure of 63 person-years of employment comprises the sum of the gross and indirect impacts at the construction stage (55 person-years), associated with the replacement of inverters (3.8 person-years) and decommissioning phase (3.7 person-years), rounded up from 62.5 person-years. Officer's note this figure excludes the 2.1 full time equivalent (FTE) gross direct and indirect jobs anticipated over the 40-year lifetime of the development. <u>Letter from the applicant's Head of Grid</u> The letter makes the case that there is no scope to utilise the point of connection (POC) outside of the National Landscape at any point in the near future and cautions against any decision based on the opposing view without evidence. In summary, the letter notes the site has a valid distribution offer with a deliverable connection date that represents the most cost-effective solution in line with the District Network Operator's (DNO) obligations to provide a minimum cost scheme. The letter notes that if planning permission were refused, the capacity would be released to the local distribution network. It is then highly likely that any future project would utilise the released capacity in the local distribution network in the local network area only. Assuming a 5km area of extent for identifying viable sites within proximity of the 33kv overhead line gives a cumulative viable area from the overhead line (identified in green shading on the map within the letter). The map shows that some land outside			

of the National Landscape (to the west of Charminster and in the vicinity of Poundbury) would fall within this area.

The letter notes that any new project seeking to connect in the region would be subject to reassessment under current network conditions, which would result in significant delays and increased costs.

Clarification emails

In response to queries from the case officer, the applicant noted that land outside of the National Landscape identified within the Grid Letter would not be viable given there is no willing landowner and cabling would have to cross the A35, a river and a railway line. Furthermore, no POC outside of the National Landscape was offered by the DNO.

The applicant has also provided another map showing a 3km area of extent for identifying viable sites within proximity of the 33kv overhead line – aligning with the Inspector's conclusion (Para. 154) that there is no need for viability evidence to demonstrate that any site making use of the POC would be limited to a radius of 3km. The updated map shows that no land outside of the National Landscape would fall within the area.

Officer comments

As stated within the Committee Report (Para. 15.57) it is accepted that development of a solar farm of similar scale outside of the Dorset National Landscapes would not be viable if the POC offered by the DNO were to be utilised. Should planning permission be refused, and on the basis of the applicant's assessment, officers consider it would be unlikely that an alternative solar farm development proposal outside of the National Landscape could utilise any returned capacity to the local distribution network in the local network area.

The further submissions do not affect the conclusions of the Committee Report that there is reasonable scope to develop a solar farm outside of the National Landscape (Para. 15.61) and that there is scope to meet the need for renewable energy in some other way (15.73).

Report updates and clarifications

In the interests of clarity, the following are updates and clarifications on the Committee Report:

1. POC: the committee report refers to the "proposed POC". To confirm, the POC does not form part of the proposed development and is not proposed by the applicant. The POC has been offered to the applicant by the DNO.
2. Para. 6.1 – Planning History: The appeal scheme was dismissed by the Secretary of State in April 2024 following the Inspector's Report of September 2023. The Inspector recommended that the appeal be allowed.
3. Section 10 – Material Considerations: National Policy Statement EN-1 Paragraphs 4.7.1 and 4.7.2 are also relevant material considerations:

- “4.7.1 The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object – be it a building or other type of infrastructure – including fitness for purpose and sustainability, is equally important.
- 4.7.2 Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.”

4. Section 10 – Material Considerations: The following documents are also relevant material considerations:

- Natural Environment, Climate and Ecology Strategy Progress Report – Spring/Summer 2025
- Energising Dorset: Economic Prospectus – Growth Strategy 2025-2040
- Consultation Draft Local Nature Recovery Strategy 2025

5. Paragraph 15.44: The final sentence states “Despite this urgent need, it is concluded through the assessment that follows that the contribution of the development towards both national and local needs for renewable energy is not essential (as was concluded by the appeal Inspector, Para. 155) given the need is considered capable of being met in other ways.” To confirm, the Inspector concluded at Paragraph 155 of his report that “...the appeal proposal would make an essential contribution both to the accepted national need for renewable energy and to Dorset’s need...” (Para. 155).

6. Paragraph 15.60: Some additional information (see above) in respect of the scope and feasibility to site the solar farm outside of the National Landscape has now been provided by the applicant.

The above updates and clarifications do not change the conclusions or recommendation set out in the Committee Report.

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P/VOC/2023/02551	Lyme Regis Golf Club, Timber Hill, Lyme Regis, Dorset, Dt7 3hq	6	57-98
None.			
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P/FUL/2024/03046	Bladeley Hill, Court Farm, Buckland Newton, Dorset	7	99-120

Updates to Planning Conditions

Three amendments to the conditions located at the end of the officer report have been made.

Amendment to Condition 3 from:**Removal of Equipment and Aggregate Stockpiles**

All above ground non mobile plant, structures, tanks, containers and aggregate stockpiles shall be removed from the site within 3 months of the date of this permission.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

To

Removal of Equipment

All above ground non mobile tanks shall be permanently removed from the site within 3 months of the date of this permission. Tanks/shipping containers that are not illustrated on Site Plan – BP/241/P/01 shall not be permitted within the site.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

Amendment of Condition 4 from:**Removal of Equipment**

All non-mobile tanks and containers that have been removed from the application site shall not be located anywhere within the area outlined in blue under plan Land Ownership Boundary - BP/241/P/04.

Reason: In the interests of protecting the setting of the Dorset National Landscape and ensuring the low level permitted waste use is located solely on the application site.

To

Restriction of Waste Storage

There shall be no tanks for the purpose of sewage sludge waste storage sited on the land edged blue outside of the land edged red on plan Land Ownership Boundary - BP/241/P/04.

Reason: In the interests of protecting the setting of the Dorset National Landscape and ensuring the low level permitted waste use is located solely on the application site.

Amendment of Condition 5 from:**Planting Scheme**

A suitable Planting Scheme for the replacement of the area of hedge illustrated on Site Plan BP/241/P/01 on the southern boundary of the site shall be submitted to the Waste

Planning Authority for approval in writing within 3 months of the date of this permission. The approved planting details shall be implemented in the first available planting season following approval.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

To

Planting

A new hedge (native species), as illustrated on Site Plan BP/241/P/01, located on the southern boundary of the site shall be planted in the next available planting season by March 31st 2026.

With regard to this hedge and the recently planted hedge on the northern boundary of the site, these shall be maintained and replaced if any plants die or are removed within 5 years of the date of this permission.

Reason: In the interest of protecting the setting of the Dorset National Landscape