

Application Number:	P/FUL/2022/07955
Webpage:	Planning application: P/FUL/2022/07955 - dorsetforyou.com
Site address:	Land at Stepping Stones Field Stoborough
Proposal:	Erection of 9 dwellings (Use Class C3), including access, drainage, landscaping and associated infrastructure
Applicant name:	Halsall Homes Ltd
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Ezzard, Cllr Holloway

1. This application is being reported to the Eastern Area Planning Committee at the request of the Chair.
2. **Summary of recommendation:** Delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to Grant, subject to the conditions at the end of this report and the completion of a S106 agreement to secure a financial contribution of £297,000 towards Affordable Housing provision in lieu of on-site provision and an ongoing requirement for property owners to retain and maintain surface water drainage infrastructure in accordance with details to be agreed.

Or

Refuse planning permission for the reason set out at the end of this report, if the S106 agreement is not completed by 19 May 2026 (6 months from the date of the committee) or such date as may be agreed with the Service Manager for Development Management and Enforcement or Development Management Area Manager East

3 Key planning issues

Issue	Conclusion
Principle of development	Acceptable: The site adjoins the settlement of Stoborough and is therefore supported in accordance with local and neighbourhood plan 'small sites' policies.
Housing mix and density	Acceptable: The proposed 9 dwellings result in a low-density scheme that aligns with surrounding development patterns.

Issue	Conclusion
Affordable Housing	Acceptable: A policy-compliant commuted sum will be secured via legal agreement to meet the requirement for 20% Affordable Housing on small sites.
Design and Character	Acceptable: Following amendments to the originally submitted scheme to reduce the quantum of development, layout and design integrate well with the surroundings, using locally distinctive materials and providing safe, accessible homes with appropriate landscaping.
Landscape	Acceptable: Within the Dorset National Landscape. Reductions in scale from the originally submitted scheme, and enhanced planting ensure the development conserves scenic beauty, subject to conditions.
Trees	Acceptable: Protected trees on site will be retained and safeguarded through a Arboricultural Method Statement and planting plan to be secured by condition.
Highways and Access	Acceptable: Vehicular and pedestrian access is acceptable, with off-site improvements to pedestrian infrastructure addressing safety concerns and enhancing connectivity. These measures are to be secured by condition
Biodiversity.	Acceptable: Habitat loss will be offset by new ecological features and mitigation measures, secured through a Landscape and Ecology Management Plan.
Habitats	Acceptable: Mitigation for impacts on protected sites will be secured via financial contributions and nutrient the purchase of nutrient credits, which will be secured by condition.
Flood risk and drainage	Acceptable: the proposed drainage strategy and updated national guidance confirm the site can be safely developed without applying the sequential test and will ensure that the development will remain safe from flooding for its lifetime.
Heritage	Acceptable: The proposed development would not result in Harmful impacts on Designated Heritage Assets.

4 Description of site

- 4.1 The application site is located on the southwestern edge of Stoborough, between the established edge of residential development along Oak Tree Close, to the east of the site, and the A351 to the west. There are open fields to the north and south of the site. Land to the north of the site is currently subject to a planning application, ref 6/2019/0639, for 15 dwellings, for which there is a recent committee resolution to grant planning permission subject to the completion of a Planning obligation.
- 4.2 The site is an open field which is used for grazing. The site is relatively level and is contained by hedgerows along its boundaries. There are a number of mature trees within the hedgerows, with several of these protected by a Tree Preservation Order. The site is accessed via an existing field gate onto West Lane. The boundary with West Lane consists of a drainage ditch with mature hedgerow behind. Ground levels rise slightly from the site entrance to the southeastern boundary.
- 4.3 The site is located outside of the Stoborough settlement boundary and is therefore classed as 'countryside'. It also lies within the Dorset National Landscape, which washes over the adjoining village. The application site extends to 0.8 hectares.

3. Description of development

- 5.1 Planning permission is sought for the construction of 9 dwellings together with associated highway and drainage infrastructure, open space and landscaping. The overall number of dwellings proposed has been reduced from 12 dwellings, down to 9 in response to concerns raised during the application process in respect of the design and landscape impacts of the proposals as originally submitted.
- 5.2 Access is to be formed onto the southern side of West Lane, with a new estate road travelling south eastwards through the site. A main pedestrian route through the site is provided on the southwestern side of the access road, with a secondary pavement provided on the northern side of the road where dwellings are proposed to be located. A secondary pedestrian access is provided to the southern corner of the site, providing for a connection onto the existing pedestrian route along the eastern side of the A351.
- 5.3 The proposed dwellings are set back from West Lane, with existing trees and hedgerows either side of the new access road proposed to be retained, along with an attenuation pond being created in the northern corner of the site. The proposals also include the creation of a new landscape buffer along the southeastern boundary of the site.
- 5.4 The proposals comprise a mix of 2, 3 and 4/5 bedroom detached and semi-detached houses. The houses are generally two storeys in scale, with the dwellings towards the southeastern end of the site being designed with a lowered eaves level and dormered or partially dormered first floor, reducing the overall scale of built form towards that end of the site, which occupies higher ground.
- 5.5 The proposed dwellings comprise largely traditional domestic forms with pitched and gabled roofs and contemporary detailing. The proposed palette of materials comprises a mix of red brick, render and stone walls with roofs finished in either tile or slate. Where brickwork is used, the dwellings incorporate areas of projecting brick coursing, providing added visual interest. Where render is used this is in conjunction with areas of stonework and above a stone plinth, or above brickwork to window cill level.
- 5.6 With the exception of the smaller two-bedroom units on plots 2 and 3, the dwellings have detached garages provided either as individual structures or shared structures with the

neighbouring plots. Each property also has two spaces of off-street parking in addition to any garage provision. All the dwellings have enclosed rear gardens and defensible space to the front of the property. The proposed layout allows for the provision of landscaping within the development including provision of verges and street trees along the access road, and larger structural planting along the site boundaries.

4. Background and relevant planning history

EA1/2018/0003 Decision: EIN Decision Date: 20/07/2018

EIA Screening Opinion - Residential development of approx. 35 dwellings (use Class C3) together with associated highways, drainage, landscaping, public open space and play area.

6/2019/0015 Decision: REF Decision Date: 21/06/2019

Construction of up to 30 residential dwellings (Use Class C3), together with associated highways and drainage infrastructure, public open space and landscaping. Details of access are submitted for approval with all other matters (Layout, Scale, Appearance and Landscaping) reserved for later approval.

Reasons for refusal relating to:

- Principle of development, the site being outside of the defined settlement boundary, not allocated for development and not compromising a rural exceptions site.
- Major development in the Dorset AONB (now National Landscape) which would have significant and long-term adverse effects on the wider landscape and the purposes of the AONB designation, without exceptional circumstances to justify them
- Failure to secure an appropriate contribution towards provision of Affordable Housing through a legal agreement.
- Failure to secure appropriate mitigation on protected habitats (dorset heathlands).
- Lack of an appropriate pedestrian route along west lane to provide access to Stoborough Primary School.
- Impacts of traffic noise on future residents.

6/2019/0400 Decision: REF Decision Date: 11/12/2019

Construction of up to 30 residential dwellings (Use Class C3), together with associated highways and drainage infrastructure, public open space and landscaping. Details of access are submitted for approval with all other matters (Layout, Scale, Appearance and Landscaping) reserved for later approval (Re-submission of 6/2019/0015)

- Principle of development, the site being outside of the defined settlement boundary, not allocated for development and not compromising a rural exceptions site.

- Major development in the Dorset AONB (now National Landscape) which would have significant and long-term adverse effects on the wider landscape and the purposes of the AONB designation, without exceptional circumstances to justify them
- Failure to secure an appropriate contribution towards provision of Affordable Housing through a legal agreement.
- Failure to secure appropriate mitigation on protected habitats (dorset heathlands).

P/PAP/2021/00378 - Decision: RES Decision Date: 14/01/2022

15 Residential units with appropriate Affordable Housing provision

The advice given raised a number of concerns with the proposals in the following regards:

- outside the settlement boundary and within the Dorset AONB, where development is tightly restricted.
- conflict with the Arne Neighbourhood Plan, particularly in terms of landscape impact, settlement character, and cumulative development scale.
- Overlooking issues
- layout and density inconsistent with the historic linear pattern of Stoborough.
- benefits of housing delivery do not outweigh the identified harms.

P/ESC/2021/04547 Decision: EIN Decision Date: 05/01/2022

Request for EIA Screening Opinion under Section 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the erection of 15no. residential units with appropriate Affordable Housing provision.

5. List of constraints

- Tree Preservation Order (PDC/TPO 489)
- Right of Way: Footpath SE5/14; - Distance: 37.52m
- Wildlife Present: S41 - Grass Snake; - Distance: 6.92m
- Poole Harbour Nutrient Catchment Area; Poole Harbour
- Wessex Water Treatment Works Catchment
- Poole Harbour Catchment Area and Poole Harbour Recreation Zone
- Dorset Heathlands 400m - 5km Heathland Buffer

- Natural England - RAMSAR - Distance: 412.99m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heath (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 412.99m and Special Area of Conservation (SAC) (5km buffer): Dorset Heath (UK0019857); - Distance: 808.48m
- Site of Special Scientific Interest (SSSI) impact risk zone - Natural England consultation required
- Scheduled Monument: The King's Barrow 230m east of Bartlett's Firs (List Entry: 1014295); - Distance: 304.66m
- Groundwater – Susceptibility to flooding
- Risk of Surface Water Flooding Extent 1 in 30, 1 in 100 & 1 in 1000
- Surface water flooding - 1 in 100 year event plus 20% & 40% allowance
- Mineral and Waste - Ball Clay Consultation Area, Sand and Gravel Consultation Area
- Radon: Class: 1.0 – Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

6. Consultations

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

Consultees

1. National Highways

No objection

National highways primary concern is with the potential impact of the proposals on the safe and efficient operation of the Strategic Route Network, comprising the A35 west of Bere Regis and the A31, which pass approximately 12km to the north of the site.

Given the relatively small scale of the development, the distance of the site from the SRN, and the number of potential routing options, we consider that any trips associated with the development will disperse across the intervening highway network such that the proposals are unlikely to result in a material increase in vehicle movements at any one junction on the SRN.

2. Dorset Wildlife Trust

No comments received

3. Ramblers Association

Comment

The proposed improvement to pedestrian provision on West Lane is essential. Ideally a pedestrian link should also be provided to the south, if possible, to FP SE 5/7.

4. Wessex Water (WWA) – No objection.

5. Natural England

No objection- agrees with the conclusion of the Appropriate Assessment.

6. Nuclear Restoration Services (NRS)

No comments received.

7. Dorset Police Architectural Liaison Officer

No comments received

8. Kaolin and Ball Clay Association

No comments received

9. Environment Agency

No comments received

10. Dorset Council (DC) - Natural Environment Team (NET)

Biodiversity plan agreed

11. Dorset Council - Rights of Way Officer (DC ROW)

- The development is not served by any rights of way and the road route West Lane does not have a footway its entire length.
- Notes the proposal with regards to the footway along west lane and pedestrian access to the south, which should join with public right of way SE5/7 or the B3075.
- Cycleways, bridleways and footpaths designed within the development should be of an appropriate standard with consideration given to their future maintenance and designation.

12. Dorset Council - Highways

No objection subject to conditions.

It follows a previous application for the site, which was also considered acceptable in highways terms, provided that appropriate pedestrian infrastructure was secured.

For the current proposal, conditions include:

- Construction Management,
- Junction Completion,
- Estate Road Layout,
- and Highway Improvements.

These works must be secured through Section 278 agreements under the Highways Act 1980. The estate road will remain private, and the Authority emphasizes that each

development must mitigate its own impact and that the proposed layout and parking arrangements are acceptable.

10. Dorset Council Waste Team

No objection - the layout provides vehicle access for refuse collection vehicles.

11. Dorset Council - Building Control Purbeck Team

- New Parts F,L,O and S of the building Regulations are now in force and need to be complied with as is the new Part R Regulations from 26/12/2022 for Electronic Communications Infrastructure.
- May be clay soils.
- Ensure B-5 Access for Fire brigade is compliant with Approved document B-Vol 1. Ensure any glazing on boundaries is also compliant with this Approved document.

12. Dorset Council - Trees (East & Purbeck)

No objection subject to condition

Requires the submission, approval and subsequent implementation of an Arboricultural Method Statement and tree protection plan. Also recommend requiring a detailed planting plan.

13. Dorset Council Landscape

Supports the comments offered by the Dorset AONB team.

Main concerns relate to the suburban quality of the development which AONB team has provided guidance on.

Further specific guidance offered for landscape enhancements to address the concerns.

14. Dorset Council Housing Enabling Team

No objection subject to policy compliance with regard to Affordable Housing provision

15. DC - Flood Risk Management – Initial Comments, 3 Feb 2023

Holding objection on basis of lack of incorporation of appropriate open Sustainable Urban Drainage Systems (SuDS) into the design of the scheme.

**Updated comments following publication of Strategic Flood Risk Assessment (SFRA)
28 March 2024**

Maintains holding objection in respect of lack of open SuDS, High groundwater levels identified through the SFRA and the need for groundwater flooding to be considered, and the presence of surface water flood risk to the site access.

Updated comments following submission of amended proposals 21 October 2024 –

no objection

Drainage strategy provides necessary details to substantiate the proposed surface water strategy subject to conditions and informative notes.

16. Dorset Council - Education Officer

No comments received. Comments received in respect of adjacent site to north which have confirmed that there is no requirement for a contribution towards education provision within Stoborough.

17. Dorset Council - Minerals & Waste Policy

No objection subject to condition

Site is in a location safeguarded for minerals (sand and gravel). No requirement to carry out further mineral assessment

Aggregate may be suitable for re-use on site, reducing the need to import fill material.

Condition recommended to require measures to be taken to ensure the re-use of materials and submit a report to the Minerals Planning Authority setting out the quantum of material re-used within three months of the completion of groundworks.

18. Dorset Council - Environmental Assessment

Appropriate assessment completed

19. Dorset Council Policy - Urban Design

no comments received

20. Dorset Natural Landscape (AONB) Team

Initial comment – Confirmed that the development, at 12 units, was not considered to meet the threshold for ‘major’ development in the National Landscape but should still be considered in the context of paragraph 176 of the NPPF (as it was at the time, the appropriate reference is now paragraph 189 of the current version of the framework). Concerns raised in respect of the impacts of the proposed development on the National Landscape and its integration with the AONB management plan.

Updated comments, following design revisions

Reduced density of development is comparable to the development, with a resolution to grant permission, to the north of West Lane. Welcoming the reduction in scale of the development towards the southern edge of the site. Sensitive approach to detailed design and landscaping needed (to be secured by condition)

21. Dorset Council Environmental. Services (Protection)

No objection subject to condition

Acoustic report conforms to appropriate standards with an acceptable methodology.

Recommend that the acoustic design of the proposed dwellings is submitted to and agreed in writing by the local planning authority

22. Dorset Council- Archaeology

No objection

Agree with the conclusions of the submitted assessment that any archaeology is likely to be of low significance. No need for archaeological evaluation or mitigation.

23. DC - Public Health Dorset – No comments received.

24. Arne Parish Council (PC)

Objection

Concerns raised by councillors and residents. The proposal follows a previous application and is inappropriate due to its location outside the existing settlement boundary and within an Area of Outstanding Natural Beauty.

Key PC objections include:

- Landscape Impact,
- Amenity Pressure,
- Flood Risk,
- Traffic and Access,
- Loss of Agricultural Land,
- Design and character,
- Wildlife Impact,
- and Lack of Local Need.

The scheme does not align with the policies of the Purbeck Local Plan (version adopted November 2012) or the Arne Neighbourhood Plan, particularly in relation to sustainable design and housing need.

Officer note: The PC comments were made prior to the adoption of the adopted Purbeck local plan (2018-2034) in July 2024.

Following submission of amended plans, the parish council was re-consulted and confirmed its objection to the scheme for the same reasons.

25. Wareham ward councillors

No comments received

Representations received

Total - objections	Total - No objections	Total - comments
11	0	1

Summary of comments of objections:

Comments in objection to the proposals raise the following issues:

- The site is outside of the settlement boundary of Stoborough in a location where development shouldn't be supported
- Lack of local housing need and risk of second home ownership
- The development conflicts with the neighbourhood plan which seeks to restrict development to infill sites and limits housing to 15 unit developments
- Concern that the proposals could set a precedent for further development in adjacent fields and the urbanisation of the village
- Concern that the site is subject to flood risk and that the drainage strategy would be insufficient
- Concern that the existing foul drains cannot cope
- Harmful impact on the AONB, rural character and loss of green space which would alter the character of Stoborough
- Impacts upon biodiversity – the site is noted to support species including bats, snakes, birds of prey and deer.
- Loss of grazing land and consequential impact upon agriculture through potential need to reduce herd size, loss of land cropped for winter feed and loss of agricultural heritage within the village
- Impact upon demand for school places
- Additional congestion on West Lane, particularly during school drop-off and pick up and during summer months.
- Insufficient parking provision within the site.
- Proximity to the junction with the A351 and concerns over road safety
- Lack of pavement provision in the area
- Two storey development out of character with locality
- The proposal is a disproportionate number of dwellings for the village and would alter its character

Summary of comments in support:

One comment supports the development, stating that it will help increase the supply of housing in the area.

7. Duties

- 7.1 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.
- 7.2 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)

8. Relevant policies

Development plan

In this case the development plan comprises the adopted Purbeck Local Plan 2018-34 and the Adopted Arne Neighbourhood Plan 2018-34.

Purbeck Local Plan 2018-34 adopted July 2024:

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)

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

H8: Small sites next to existing settlements

H9: Housing mix

H10: Accessible and adaptable homes

H11: Affordable Housing

H14: Second Homes

I1: Developer contributions to deliver Purbeck's infrastructure

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Arne Neighbourhood Plan 2018-2034 (made June 2021)

The following policies are considered to be relevant to the proposals:

Policy 1: House types

Policy 2: Local character

Policy 3: Sustainable design

Policy 4: Small sites

Policy 10: Key pedestrian routes

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

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

The Dorset Council Local Plan

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

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

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

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- 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

All of Dorset:

Dorset AONB Landscape Character Assessment

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

Dorset 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:

Swanage Green Infrastructure Strategy

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

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.

9. 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.

10. Public Sector Equalities Duty

10.1 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.

10.2 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.

10.3 Unit 6 is designed as an adaptable unit which would be able to accommodate persons with limited mobility. This includes rooms that have suitable turning space for a wheelchair and the ability to provide a downstairs bedroom. The proposal also includes off-road footpath links throughout the majority of the development, including links to the wider pedestrian network both through the main site access and a new pedestrian link.

11. 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 commuted sum	£297,000
Non material considerations	
CIL liability	Approx. £205,000

12. Planning Assessment

Principle of development

12.1 The site is located in the countryside outside of the defined development boundary of Arne. Part 5 of policy V1 of the Purbeck Local Plan allows for small scale development on sites adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary where:

- The scale of development is proportionate to the size and character of the existing settlement;
- Development does not harm the character and value of any landscape or settlement either individually or cumulatively;
- The development contributes to a mix of different types and sizes of homes; and
- Development would not have an adverse effect on the integrity of sites within the national site network.

- 12.2 Stoborough is identified in the supporting text to policy V1 as being a Local Service Village. These are defined as villages needing some growth to sustain vital rural services such as village schools.
- 12.3 Policy H8 of the local plan builds upon this principle. In considering whether a proposed development would be proportionate to the scale of the village, the policy states that, within local service villages, any single site considered under the policy should not exceed 15 dwellings. The policy also goes on to establish more detailed expectations for such sites which are:
- Individually and cumulatively the size appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals.
 - The development would contribute to the provision of a mix of different housing types
 - The site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan and
 - The development not causing any adverse impacts upon sites within the national site network.
- 12.4 In consideration of the criteria set out in local plan policies V1 and H8, the site is located adjacent to the settlement boundary of Stoborough and is below the individual site maximum threshold of 15 units. Therefore it is not considered that the development would be disproportionate. The site is located within the Arne neighbourhood plan area, but the made Arne Neighbourhood Plan does not include any specific site allocations, instead relying upon a similar policy to that established by the Local Plan of supporting the delivery of small sites adjacent to the established settlement boundaries. The Neighbourhood Plan does not therefore preclude the development from coming forward under policy H8. It is therefore concluded, subject to consideration of impacts upon habitats sites which are considered in detail below and other relevant policies, that the principle of the development is acceptable and will result in a contribution of 9 dwellings towards the overall supply of housing within Dorset and that the proposal complies with policies V1 and H8 of the Local Plan and Policy 4 of the Neighbourhood Plan.

Housing mix and density

- 12.5 The overall density of the development will be 11.25 dwellings per hectare based upon the delivery of 9 dwellings within the site area of 0.8 hectares. If the area of 'left over' land at the south eastern end of the site, shown on the site plan remaining as a field, is included the density of development increases marginally to 12.85 dwellings per hectare. Both scenarios represent a relatively low density of development. However this density of development would not be out of character with the surrounding area.
- 12.6 Development on the southern side of West Lane is at approximately 12.3 dwellings per hectare while development on the north side, including Hollow Oak Road, is at approximately 15 dwellings per hectare. By comparison to these areas, the application site includes significant landscaped areas which are not seen elsewhere. In view of this

comparison and the site's location of the rural edge of Stoborough it is considered that the density of development is appropriate to the site.

- 12.7 The proposed mix of dwellings comprises 2 two-bedroom dwellings, 4 three-bedroom dwellings and 3 four-bedroom dwellings (one of which has potential to provide an additional bedroom at ground floor level). This represents a mix of 22% two-bed units, 44% 3 bed units and 33% 4 bed units.
- 12.8 Policy 1 of the neighbourhood plan establishes an expectation that sites should deliver a mix of house types, including at least 20% Affordable Housing types and at least 30% of the development as one or two bedroom open market housing or homes specifically designed for an ageing population. The proposal would not meet this requirement providing only 22% of the scheme as 2 bedroom units. While one of the homes is designated as accessible, it is not specifically designed for an ageing population. There is, therefore a degree of conflict with policy 1 of the Neighbourhood Plan in this regard.

Affordable Housing

- 12.9 Policy H11 of the local plan requires a contribution of 20% Affordable Housing on all sites of 2-9 dwellings. For sites providing between 2 and 9 dwellings this is secured through the payment of a commuted sum towards off-site provision. In this case the appropriate commuted sum towards off-site Affordable Housing provision is £297,000. The applicant has agreed to a policy compliant contribution, which will be secured by way of a legal agreement. The proposal therefore complies with policy H11 of the local plan.

Design and character

- 12.10 The application proposes 9 dwellings as a mix of detached and semi-detached units, predominantly two storeys in scale, reducing to 1.5 storeys towards the southern end of the site. The houses would be arranged off of a cul-de-sac joining the southern side of West Lane. Policy E12 of the Purbeck Local Plan states that a high quality of design will be expected for development that
- a. Positively integrates with their surroundings;
 - b. Reflects the diverse by localised traditions of building materials found across Purbeck;
 - c. Limits the opportunities for crime and anti-social behaviour;
 - d. Where appropriate supports and promotes sustainable modes of transportation;
 - e. Avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;
 - f. Supports biodiversity through sensitive landscaping and in-built features;
 - g. Minimises energy consumption, including where possible inclusion of renewable energy;
 - h. Supports the 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 building and places; and

- i. Provides buildings which are accessible to all.

- 12.11 Although the site is in a predominantly rural location the immediate vicinity comprises relatively modern development which generally suburban in its character, dating to the mid-late 20th century. This includes bungalows and chalet bungalows on Oaktree Close to the northeast and a mix of bungalows and detached houses on Hollow Oak Road to the north. On land to the northwest of the site, the Council has resolved to grant outline planning permission for the construction of 15 dwellings. While in that case all matters except access have been reserved for future determination, the submitted indicative layout does indicate a development of detached and semi-detached housing accessed from a cul-de-sac in a similar format to the current proposal.
- 12.12 In response to concerns expressed by officers in respect of the initially submitted scheme, several amendments have been incorporated. These have included reducing the overall quantum and therefore density of development on the site and reducing the extent to which built development extends towards the south eastwards, with the intention, recognising the established limits of residential curtilages of the properties on Oaktree Close.
- 12.13 Although the development would to an extent be experienced on its own terms it is considered that the layout and siting are such that the development would positively integrate with its surroundings. It would also incorporate locally distinct building materials as encouraged by policy E12. The proposals would allow for public spaces which have natural surveillance and dwellings with private back gardens, and in so doing would limit opportunities for crime and anti-social behaviour.
- 12.14 With regard to the promotion of sustainable modes of transport, the site's location and scale is such that it is unlikely to deliver a particular modal shift towards sustainable transport modes. However the development does include proposals for off-site highways works which are discussed in further detail below. These would provide for an enhanced pedestrian route towards the centre of Stoborough allowing for access to local facilities, including Stoborough Primary School and bus services towards Swanage and Wareham.
- 12.15 The relatively low density and scale of development is such that it would ensure separation to the nearest properties of around 18-20m back to side. There are not significant level changes between the site and its neighbours, and it is therefore considered that the development would avoid harmful impacts upon neighbouring dwellings through overlooking, overshadowing or overbearing. In respect of noise impacts, residential development is inherently a relatively quiet use of land and would not be expected to generate additional noise levels sufficient to be harmful to neighbouring amenity. The impact of environmental noise on existing residents has been considered through the submitted noise impact assessment which includes recommendations for managing noise levels in the proposed development. Therefore subject to a condition requiring details of the acoustic design of new dwellings to be submitted and approved, the proposed development will also achieve an appropriate level of amenity for its future residents.
- 12.16 The proposal includes provision to enhance biodiversity (outside of the statutory provisions for biodiversity net gain, which does not apply in this instance) and includes provision for renewable energy to be incorporated.

- 12.17 Considering the best use of land, it is the case that the development does result in part of the site left undeveloped, however the design that has been arrived at is the result of extensive discussions with officers and the Dorset National Landscape team over concerns that the scheme, as originally submitted would represent too great an incursion into the open countryside which would be out of character with the area. The need to reduce the scheme to address these concerns indicates that, although the proposals do not involve development of all of the land within the red line boundary, they are making the best use of the application site.
- 12.18 In respect of accessibility, while the proposals are for all units to be two storeys they do include units with sufficient space on the ground floor to allow them to be adapted to provide sleeping accommodation on the ground floor. The units also include step-free approaches and would therefore facilitate access by wheelchair users.
- 12.19 Taking the above into consideration the proposals are assessed to comply with the requirements of policy E12 of the local plan and would represent an appropriate quality of design.

Landscape

- 12.20 The site is located within the Dorset National Landscape (Formerly the Dorset AONB). The Countryside and Rights of Way Act establishes a statutory duty upon the Council to seek to further the purposes of the conserving and enhancing the natural beauty of the area. Policy E1 of the local plan also confirms that great weight is attached conserving and enhancing the landscape and scenic beauty of the National Landscape and that development will only be permitted where proposals would conserve and enhance the natural beauty of the area and be appropriate in terms of appearance, scale height, layout and density and any other effects on landscape character and visual quality.
- 12.21 The Dorset National Landscape Character assessment places the site in the South Purbeck Heaths landscape character area, which is described as a diverse and dynamic landscape which ranges from open heathland to dense conifer plantations, with the western fringes, in which the site sits, being described as pastoral in character. The land to the north of Stoborough is within the Frome Valley pasture character area which follows the valley floor, being characterised by large pastoral fields.
- 12.22 Initial comments from the Dorset AONB team (as it was then known) acknowledged that the reduction in the size of the scheme, from previously refused proposals reduced the development below the threshold of 'major development' in the context of the National Landscape designation but concerns remained in respect of the quantum of development, its density and layout.
- 12.23 In response to these concerns, following discussions with the National Landscape team and DC officers, the scheme was amended resulting in a reduction in the overall quantum of development and the extent to which the development would extend into the site. The density was reduced and the scale of the development on higher parts of the site at the south east was reduced, to reduce the overall impact of the scheme. The proposals have also incorporated additional structural landscape planting both on the edges of the site and throughout, which would help the site to integrate into the surroundings.
- 12.24 Subject to conditions requiring detailed landscape proposals and their ongoing maintenance and management which will be secured through a Landscape and Ecological Management Plan (LEMP) it is considered that the proposals would preserve

the landscape and scenic beauty of the National Landscape and would therefore comply with policy E1 of the local plan.

Trees

- 12.25 There are several trees located at the entrance to the site, and scattered trees on the site boundaries. Three of the trees on the site are subject to tree preservation orders, although the locations of the trees in relation to the proposed development is such that they do not pose a constraint to development. The Council's trees team has commented to confirm that they have no objection to the proposals, subject to the imposition of a condition requiring the submission and approval of an Arboricultural Impact Appraisal and Method Statement detailing how the existing trees are to be protected. The recommended condition would require the development to be carried out strictly in accordance with that statement. Subject to the imposition of that condition the proposal complies with policy E1 of the local plan which requires development to take account of existing trees and hedgerows.

Highways and access

- 12.26 The proposals include construction of a new vehicular and pedestrian access into the southern side of West Lane. The access has been reviewed by the highway authority which raises no objection to the arrangements subject to the imposition of appropriate conditions in respect of the appropriate construction of the junction and access road, and for the submission and agreement of a construction traffic management plan.
- 12.27 The principal pedestrian access to this site is also via this newly created access road where it will link in with the existing shared footway/cycleway along the eastern side of the A351. While this element of the pedestrian access is appropriate, the site's location is such that the pedestrian route eastwards towards the core of the village and the facilities which exist, in particular, Stoborough Primary School, which is located approximately 250m walking distance to the northeast, does not have a dedicated pedestrian route for its full length. Pavements are available in the immediate vicinity of the site and opposite, to just beyond Hollow Oak Road. However, the pavement terminates there, forcing any pedestrians to walk in the road for the remainder of West Lane. Given the additional footfall which would be anticipated from the proposed new houses this arrangement is not considered to be appropriate.
- 12.28 In response to the concerns over the pedestrian route to the centre of the village, the applicant has proposed a package of off-site upgrades which would allow for the widening of existing footways together with a narrowing of part of West Lane to single vehicle width, with a continuation of the footway along the northern edge of the carriageway. The proposed design has been supported by a stage 1 safety audit and reviewed and confirmed as acceptable by the highway authority as a means of providing safe and suitable pedestrian access to the site. The works are to be secured by way of condition which requires them to be completed before the dwellings are occupied. This is considered to represent a material benefit of the scheme to which considerable weight may be afforded and subject to the works being completed it is considered that the proposals comply with policy I2 of the Local Plan.

Biodiversity

- 12.29 The application is supported by an Ecological Impact Assessment (EclA) which has been updated and revised through the lifetime of the application in order to reflect the evolution

of the scheme. The EclA has been approved by the Council's Natural Environment Team in respect of addressing the impacts of the development on biodiversity.

- 12.30 The EclA concludes that The development will result in the loss of approximately 0.76ha of modified grassland, 0.0014ha of neutral grassland, and 0.055ha of broadleaved woodland. Although these losses are not considered significant in a local context, they would result in a net biodiversity loss without mitigation. To compensate, the scheme includes the creation of new habitats, including neutral grassland buffers, an attenuation basin, new broadleaved woodland, a drainage ditch, species-rich hedgerows and scattered trees. These enhancements will be managed under a Landscape and Ecology Management Plan (LEMP), ensuring long-term ecological value.
- 12.31 The site supports a range of fauna, including low populations of slow-worm and grass snake, foraging and commuting bats, common amphibians, hedgehogs, and common bird species. No evidence of dormice, badger setts, or significant invertebrate populations was found. Mitigation measures include supervised clearance to avoid harm to reptiles and amphibians; pre-works checks and protective measures for badgers and hedgehogs, including hedgehog highways in garden fences; retention and buffering of hedgerows to maintain bat connectivity, with lighting designed to avoid impacts on bat foraging and commuting routes, following ILP/BCT guidance; vegetation clearance outside the bird nesting season or under ecological supervision; and installation of bat and bird boxes, and bee bricks, integrated into the built environment.
- 12.32 The proposed development is not anticipated to result in significant adverse ecological effects, provided that the identified mitigation and enhancement measures are implemented in full. This will be secured by a suitable planning condition. On this basis therefore the proposals are considered to comply with policy E10 of the Local Plan.

Habitats

- 12.33 The site is located within 5km of Dorset Heathlands SPA, Ramsar and SAC, and is within the hydrological catchment and recreation zone of the Poole Harbour SPA and Ramsar. Consequently, mitigation is required to address potential recreational and nutrient impacts.
- 12.34 Mitigation for impacts on the Dorset Heathlands will be secured through financial contributions to Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM), in line with the Dorset Heathlands Planning Framework SPD. The new footpath link at the southern end of the site will also facilitate access to nearby Suitable Alternative Natural Greenspace (SANG).
- 12.35 To address potential recreational impacts on Poole Harbour, mitigation will be delivered via Community Infrastructure Levy (CIL) contributions towards Poole Harbour Infrastructure Projects and nutrient neutrality measures.
- 12.36 In respect of nutrient neutrality, the applicant has provided a completed nutrient calculator for the site and has confirmed that they intend to mitigate additional nutrient impacts from the development through the purchase of credits. A pre-commencement condition is proposed to ensure that the credits are secured, The proposal therefore complies with policies E8 and E9 of the Local Plan.

Flood risk and drainage

- 12.37 The site is located within flood zone 1 and is not therefore considered to be at risk of flooding from rivers or the sea. However the site is in an area where there is an identified risk of flooding from surface water, including a surface water flow path from southeast to northwest, across the site. Following initial comments from the Council's Flood Risk Management team, in its capacity as Lead Local Flood Authority, a drainage strategy which includes consideration of flood risk from surface water, has been submitted.
- 12.38 The drainage strategy provides detailed consideration which has confirmed that infiltration cannot be achieved and has therefore proposed a restricted discharge into a nearby watercourse. The proposals also include an interception ditch, open attenuation basin and bio-retention areas (rain gardens and tree pits), and will provide for the access road to be set at a level which would be raised above the modelled on site surface water flood risk.
- 12.39 The LLFA has concluded that, subject to conditions requiring groundwater monitoring to inform the finalised design of surface water drainage, and appropriate management of the surface water drainage, the site would avoid surface water flood risk.
- 12.40 Notwithstanding the LLFA's comments in respect of the acceptability of the drainage proposals, the NPPF and Planning Practice Guidance is clear that a sequential approach should be taken to the location of development which considers all sources of flooding. Paragraph 175 of the National Planning Policy Framework states that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding. Although Paragraph 175 does establish some flexibility in the application of the sequential test, not requiring it where elements of built development avoid areas of flood risk, in this instance the proposed access to the site, and parts of the internal access road are in areas currently affected by surface water flood risk. Therefore the flexibility enshrined in paragraph 175 does not necessarily avoid the need for the sequential test to be considered in this instance.
- 12.41 In September 2025, the government's planning practice guidance on flood risk and coastal change was updated to provide additional guidance on the application of the sequential test. Paragraph 27 of the guidance now states that a proportionate approach should be taken in applying the sequential test as set out in paragraph 175 of the framework. It states that where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere, the sequential test need not be applied.
- 12.42 The Court of Appeal has recently confirmed that national policy in the NPPF may be amended or altered by the Planning Practice Guidance, explaining that their legal status is essentially the same and that no legal distinction exists between them. Therefore, although paragraph 175 of the NPPF indicates that the sequential test should be applied, it is also appropriate to take the approach set out by the PPG, that it does not need to be applied if the flood risk assessment demonstrates that the development would remain safe for its lifetime without increasing flood risk elsewhere.
- 12.43 The Council's Flood Risk Management team, in its capacity as Lead Local Flood Authority has reviewed the submitted assessment and has commented that the proposed surface water mitigation for the site, which includes raising the level of the access road above surrounding land so that it is out of the area of surface water flood risk, the construction of a new attenuation basin and an interception ditch to the south eastern

boundary of the site, the proposals are sufficient to ensure that the development would remain safe from surface water flooding. Conditions are recommended to secure the detailed design and management and as the drainage strategy includes infrastructure within individual plots, it is recommended that an ongoing requirement as to the retention and maintenance of that infrastructure is included within a legal agreement.

- 12.44 In view of these comments and the updated guidance as set out in the PPG it is therefore concluded that the Sequential Test does not need to be applied in this instance and that the proposals are acceptable in terms of flood risk and would provide for appropriate surface water drainage. The proposals therefore comply with policies E4 and E5 of the local plan.

Conservation and heritage

- 12.45 The application site does not include any designated or non-designated heritage assets. The nearest heritage assets are the Stoborough Conservation area which is located around 110m to the northeast of the site and a Scheduled Ancient Monument, 'Kings Barrow' located approximately 330m to the southwest.
- 12.46 The site is separated from the conservation area by existing suburban residential development on the northern and southern sides of West Lane. The development of the site would in this context be experienced as a continuation of that suburban development. It is not therefore considered that it would result in harmful effects on the character of the conservation area.
- 12.47 Kings Barrow sits to the southwest and is separated from the site by the A351 and also sits within a secluded copse such that there is no intervisibility between it and the application site. Therefore it is considered that the proposal would not result in harm to the setting of the Scheduled Monument, and the proposals will comply with policy E2 of the Local Plan.

Other matters

- 12.48 In addition to the principal issues, third party comments have identified a number of additional issues.
- 12.49 Concern is raised in respect of the potential for the development to become second homes. This concern is envisaged within the local plan which requires that, within the national landscape, developments should only be made available as primary residences (policy H14). Therefore a condition is recommended to secure this.
- 12.50 Comments indicate concern that the grant of planning permission could set a precedent for additional development within the village. As has been set out above, the principle of the site's development is established through policy H8 of the local plan. Any future application on other sites within or adjoining Stoborough or any other settlement would be considered on its own merits in accordance with the development plan policies which persist at the time.
- 12.51 Concerns have also been raised that the number of dwellings on the site could be increased later if planning permission were to be granted. Any grant of planning permission is limited to the development applied for, which in this instance is 9 dwellings. In order to increase the quantum of development beyond this, a further planning application would be necessary. The Council can only consider the application that is before it, and it would not be appropriate to withhold planning consent on the basis of the potential for further development for which an application has not been made.

12.52 Comments have raised concerns about the loss of the land to agriculture and the impact that this may have on herd sizes and the rural character of the village. While the site is in agricultural use at present, the development represents a relatively small area on the edge of the village, which is bounded by existing residential development to the northeast and by roads to the northwest and southwest. Therefore the development of the site would not result in fragmentation of agricultural land, with the remainder of the fields in the vicinity remaining available. In supporting the development of small sites on the edge of settlements the local plan and neighbourhood plan policies allow for development in this form, a proportion of which will naturally be in use for agriculture prior to development. It is not considered that the loss of the land to agricultural production is sufficiently harmful to outweigh the benefits that would be associated with the delivery of the additional housing or to justify the refusal of planning permission.

13. Environmental implications

13.1 There would be additional CO2 emissions as a result of the construction of the dwellings and their occupation. The dwellings would, however be required to meet modern energy efficiency standards as set out in part L of the building regulations. The site's location is considered to be sustainable, within walking distance to facilities within Stoborough and bus connections available within the village and the development would deliver off-site enhancements, in the form of a new pedestrian route on the northern side of West Lane.

14. Summary of issues and the planning balance

- 14.1 The proposed development of 9 dwellings on land at Stepping Stones Field, Stoborough, is considered acceptable in principle, aligning with local and neighbourhood plan policies that support small-scale development adjacent to settlements. The scheme delivers a low-density housing mix that reflects the surrounding character, with a policy-compliant Affordable Housing contribution secured via legal agreement. The design has been revised to reduce its scale and improve integration with the landscape, incorporating locally distinctive materials and appropriate landscaping.
- 14.2 The site lies within the Dorset National Landscape, but the revised proposals, including enhanced planting and reduced built form, are assessed to conserve scenic beauty. Key environmental and technical matters such as biodiversity, flood risk, and highway safety have been addressed through mitigation measures and planning conditions. Protected trees will be retained, and off-site pedestrian improvements will enhance connectivity.
- 14.3 Overall, the scheme is considered to meet the relevant policy requirements and comply with the development plan as a whole. There are no material considerations which indicate that planning permission should be refused.
- 14.4 While it has been identified that there is a degree of conflict with the neighbourhood plan in respect of the proposed mix of housing, that is not considered to be of sufficient weight to overcome the benefits of the scheme, in particular the provision of additional housing, a commuted sum towards affordable housing provision and the provision of off-site highways works.
- 14.5 In view of the council's housing land supply position the 'tilted balance' as set out in paragraph 11d of the National Planning Policy Framework applies. This indicates that planning permission should be granted unless specific policies within the framework provide a strong reason to refuse development or the adverse impacts of doing so would

significantly and demonstrably outweigh the benefits. The application is therefore recommended for approval, subject to conditions and the completion of a legal agreement.

17. Recommendation

A. Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- Affordable Housing Contribution of £297,000, index-linked using RPI from the date of the committee, in lieu of on-site provision
- An ongoing requirement for property owners to retain and maintain surface water drainage infrastructure in accordance with details to be agreed.

And 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:

- 203 Location Plan
- 220 E Proposed Site Plan
- 301 B GA Plans - House Type HT1
- 302 B GA Plans - House Types HT2 & HT3
- 304 D GA Plans - House Type HT4
- 305 B GA Plans - House Type HT5
- 306 B GA Plans - House Type HT6
- 307 B GA Plans - House Type HT7
- 401 B GA Elevations - House Types HT1
- 402 B GA Elevations - House Types HT2 & HT3
- 404 F GA Elevations - House Types HT4
- 406 B GA Elevations House Types HT6
- 405 B GA Elevations - House Type HT5
- 407 C GA Elevations - House Types HT7
- 227047/PD03 Proposed Access Sheet 1
- 2309 310 Double Garage Floor Plan and Elevations
- 2309 311 Twin Garage Floor Plan and Elevations
- 2309 312 Single Garage Floor Plans & Elevations
- 2309 313 Single Garage Plus Floor Plans & Elevations

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

3. 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 SAC and Ramsar.

4. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

5. Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a method statement detailing timing of events and plan to a minimum scale of 1: 200. The plan will show the location of tree protective fencing or other measure required for the avoidance of damage to retained trees, all in accordance with the current BS5837:2012. Tree protective measures, where specified, shall be erected prior to any other site operations and at least 5 working days notice shall be given to the Local Planning Authority that it has been erected. The protective fencing shall be as specified in Chapter 6 and detailed in figure 3 of BS5837:2012 .

Reason: To ensure the enhancement of the development by the retention of protected trees

6. 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 scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS) and it must be demonstrated that it has been informed by groundwater monitoring which must have been carried out across the site for the duration of a minimum winter/spring period (beginning of November to the end of May). 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 and to take into account current national standards for SuDS.

7. No works shall commence on site (other than those required in the formation of the access and surface water drainage works) on the development hereby permitted until the first 15.00m of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

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.

8. Prior to the construction of the proposed dwellings above damp proof course level, details of the acoustic design of the proposed dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the attenuation provided by the design and resulting internal noise levels in comparison to appropriate standards.

Reason: To ensure appropriate living conditions for future residents.

9. 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.

10. Prior to the installation of any windows or external doors, a schedule and detailed drawings and sections (at a scale of 1:5, 1:10 or 1:20 as appropriate) of all new windows/doors in the development; including additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

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

11. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include

- (i) proposed finished levels or contours;
- (ii) means of enclosure;
- (iii) car parking layouts;
- (iv) other vehicle and pedestrian access and circulation areas;
- (v) hard surfacing materials;

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective)

another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season .

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

- 12.No dwelling hereby permitted shall be occupied until the off-site highway works, comprising the construction of a new footway along the north side of West Lane from the A351 to Corfe Road (B3075) have been completed and are available for use by the public. The works shall be carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

- 13.No part of the development hereby approved shall be occupied or brought into use until details of the proposed access and shared route improvements have been submitted to and approved in writing by the Local Planning Authority, and the approved scheme has been fully implemented.

Reason: To ensure that appropriate highway infrastructure improvements are delivered prior to occupation, in order to mitigate the impact of the development and promote safe and sustainable access.

- 14.Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

15. 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

16. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment (Revision 3), by GE Consulting and dated April 2025, and certified by the Dorset Council Natural Environment Team on 16 April 2025.

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

- i) the recommendations detailed in section 7 and illustrated in figure 2 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.

17. The dwelling(s) hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of its request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

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

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

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

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- The application for planning permission was made before 12 February 2024.
Read more about Biodiversity Net Gain at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

2. In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development Team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development Team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
3. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on drawing number 200 F must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be retained, kept free from obstruction and available for the purposes specified.
Reason: To ensure the proper and appropriate development of the site.
4. As the new road layout does not meet with the Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents, or housing company.
5. In addition to this permission, the highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development Team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
6. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

7. If the applicant wishes to offer for adoption any highways drainage to Dorset Council, they should contact Dorset Council's Highways development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet Dorset Council's design requirements.
8. Prior Land Drainage Consent (LDC) may be required from Dorset Council's Flood Risk Management (FRM) team, as relevant Lead Local Flood Authority (LLFA), for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) - in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or alignment of any OWC associate with the proposal under consideration is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquiries can be sent to floodriskmanagement@dorsetcouncil.gov.uk. We note that the site adjoins an OWC and that this channel is understood to receive and convey overland flow from a broader catchment area.
9. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of any SuDS features to ensure that their final designs are in line with the design requirements of Wessex Water.
10. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to Affordable Housing contributions.
11. 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.
12. 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.
- The application was acceptable as submitted and no further assistance was required.

13. 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.

14. Informative note: (Second homes condition explanation)

For the purposes of condition number 19 (Second Homes condition) the Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Evidence of compliance with this condition could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner.

15. The applicant is advised that wherever viable, environmentally feasible and practicable, measures should be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction, to avoid the unnecessary sterilisation of mineral reserves.

B Refuse if the S106 legal agreement not completed for the following reason:

1. In the absence of a legally binding mechanism to secure an appropriate contribution towards the provision of off-site affordable housing, the development is contrary to policy H11 of the Purbeck Local Plan 2018-2034 and paragraph 64 of the National Planning Policy Framework (2024).