

Application Number:	P/FUL/2025/04406
Webpage:	Planning application: P/FUL/2025/04406 - dorsetforyou.com
Site address:	The Old Malthouse High Street Langton Matravers Swanage BH19 3HB
Proposal:	Erection of 15 dwellings together with the provision of a central green, sports space, community land, associated parking and infrastructure
Applicant name:	OMH Land Ltd
Case Officer:	Diana Mezzogori-Curran
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

The Parish Council and Ward Member representations to this Major application are contrary to the Officer recommendation. Referral to Planning Committee is therefore required by the Dorset Council Constitution.

2. Summary of recommendation:

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to either:

A) GRANT planning permission subject to conditions as set out at the end of this report and the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure:

- 40% affordable housing
- Education contribution
- Special education needs contribution
- GP surgery contribution
- Public right of way contribution

Or,

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, complies with Policy H8 (Small sites) of the Purbeck Local Plan (PLP)
Scale, design, impact on character and appearance	Acceptable, subject to condition
Impact on the living conditions of the occupants and neighbouring properties	Acceptable, subject to condition
Impact on Dorset National Landscape (Formerly AONB)	Acceptable, subject to condition
Impact on Conservation Area and Heritage assets	Acceptable, subject to condition
Flood risk and drainage	Acceptable, subject to condition
Highway impacts, safety, access and parking	Acceptable, subject to condition
Impact on trees	Acceptable, subject to condition
Biodiversity	Acceptable, subject to condition
Loss of former sports facilities	Acceptable
Mineral and waste	Acceptable

4. Description of site and surrounding area

The application site comprises approximately 4.4 hectares of land located immediately north of the High Street in Langton Matravers, outside but adjoining the defined settlement boundary. The site is listed on the Dorset Council Brownfield Land Register (Ref: LA/LAMA/002).

The site previously occupied by a school, is predominantly open in character, comprising a series of levelled terraces, formerly school playing fields. Mature trees, hedgerows, and stone boundary walls are features of the site. Existing structures included a hard-surfaced sports court, and remnants of an open-air swimming pool. The site slopes gently from the south-west corner (approximately 90.4m AOD) to the north-east (approximately 63m AOD), forming a transition zone between the built environment of the village and the wooded slopes of the Corfe Valley. While parts of the site are enclosed by vegetation and boundary walls, there are open views across the clay valley to the Purbeck Ridge and Swanage Bay.

The site lies within the Dorset National Landscape (formerly the Dorset Area of Outstanding Natural Beauty) and partly within the Langton Matravers Conservation Area, making it highly sensitive in terms of landscape and heritage. Two Grade II listed buildings—'Little Durnford' and 'Windward'—are located adjacent to the site's eastern boundary.

Several Public Rights of Way cross or adjoin the site, including footpaths SE16/5, SE16/3, SE16/44, SE16/1, and SE16/40, which provide connectivity between the village and the surrounding countryside.

To the south is residential development along the main High Street. These dwellings along with those in Old Malthouse Lane and Mount Pleasant Lane, create a settlement pattern that frames the site on its southern and eastern edges. Development within this part of the village is largely characterised by traditional Purbeck stone buildings.

To the north and west, the character changes significantly, with agricultural buildings and open fields indicating the transition to the wider Corfe Valley landscape. This combination of village edge and rural surroundings imparts a distinctive character to the site and affords it a degree of visual prominence within its setting.

5. Description of development

The application seeks full planning permission for the construction of 15 residential dwellings on the former school site. The proposed development comprises a mix of market and affordable housing, predominantly arranged in two-storey buildings. The layout has been designed to focus the built form within the southern part of the site, adjacent to the existing village, while retaining substantial areas of open space beyond to preserve the character of the locality. A central green space is included, together with sports facilities (sports court and the existing nursery play area) for community and school/nursery use, alongside associated infrastructure including footpaths and parking areas.

Vehicular access will be taken from Old Malthouse Lane, with internal roads, and shared surfaces designed to prioritise pedestrian movement. A sustainable drainage system is proposed to manage surface water and biodiversity enhancements are proposed in line with local policy requirements.

The design approach seeks to reflect the local vernacular using traditional materials, such as Purbeck stone and natural slate, with appropriate detailing. Existing mature trees and boundary features will be retained wherever possible to provide natural screening and maintain the rural setting.

6. Background and relevant planning history

The application site has a long and varied history. Originally, the land housed a brewery, which operated until the early twentieth century. In 1906, the site was converted to educational use and became the Old Malthouse School, a private preparatory school. The school remained in operation for over a century before closing in 2007 due to declining pupil numbers. Following its closure, the site was acquired by the Cothill Educational Trust and subsequently purchased by the applicant.

Since the closure of the school, the site has remained largely vacant and underutilised. It currently comprises a hard-surfaced sports court, an existing nursery play area, and remnants of an open-air swimming pool, all of which reflect its former educational use. It should be noted that the school and nursery have a private arrangement with the current owners to continue using the existing nursery play area.

The land has not been subject to significant redevelopment during this period, although minor maintenance works have been undertaken to preserve boundary walls and manage vegetation.

Historic applications in relation to the site are mainly related to the former school use. Since the school's closure, the site has been identified as a potential location for housing within strategic planning documents, subject to compliance with heritage and landscape policies.

Planning application ref: 6/2019/0604 for 19 dwellings to the immediate south of the site was approved in October 2020 and is still under construction.

6/2019/0604 - Decision: GRA - Decision Date: 01/10/2020

Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping

P/VOC/2023/00413 - Decision: GRA - Decision Date: 22/06/2023

Variation of Condition 2 of approved P/A 6/2019/0604 (Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping) to make minor changes to approved plans in order to facilitate better and more efficient internal configuration, building regulation requirements and other functional reasons

P/VOC/2023/04930 - Decision: GRA - Decision Date: 21/12/2023

Variation of Conditions 1, 11, 14, 15, 16 and 17 of approved P/VOC/2023/00413 (Variation of Condition 2 of application 6/2019/0604 (Redevelopment of site including demolition of several school buildings, conversion & construction of new buildings to provide 19 dwellings with vehicular access, off street parking, gardens & landscaping) To make minor changes to approved plans in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and indeed relative to the development as a whole.

P/PAP/2024/00292 - Decision: RES - Decision Date: 03/12/2024

Development of 20 dwellings plus community space

P/VOC/2024/04675 - Decision: GRA - Decision Date: 29/11/2024

Variation of condition to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans.

P/VOC/2024/07523 - Decision: REF - Decision Date: 20/03/2025 ([Appeal Dismissed 23.09.2025; ref. APP/D1265/W/25/3365374](#))

Application to remove Condition 20 to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached

rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.) Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans.

Pre-Application Discussion and Negotiations

The applicant engaged in pre-application discussions with Dorset Council to address the site's sensitive location within the Dorset National Landscape and partly within the Langton Matravers Conservation Area. The process involved multiple rounds of consultation, site meetings, and formal written advice between May and December 2024, followed by further engagement in early 2025 with DM officers, the Dorset National Landscape team, DC Landscape, Conservation, DC Housing Enabling, DC Planning Policy, and DC Mineral & Waste.

A masterplan submitted at pre app in May 2024 proposed 20 dwellings alongside a village green, nursery, community space, sports block, and energy hub. Officers confirmed that development could be acceptable in principle but raised significant concerns regarding the quantum of development, layout, and visual impact. Policy H8 of the Purbeck Local Plan limits development on small sites adjoining local service villages to 15 dwellings. Officers advised that the proposal should comply with this threshold and that built form should be concentrated in the southern part of the site, adjacent to the village, to avoid encroachment into the more open and visually sensitive northern areas.

In July 2024 following a site meeting with officers, the applicant submitted a revised masterplan, to achieve a more linear layout and improve integration with the existing settlement pattern. A subsequent meeting in August focused on heritage considerations, particularly maintaining key views towards Little Durnford, a Grade II listed building. The officer response issued in August 2024 reiterated that while the principle of development was acceptable, the quantum should be reduced to 15 dwellings and the northern layout simplified.

Further pre application advice sought in November 2024, reduced the number of dwellings to 15 and amended the layout to lessen visual impact. Officers welcomed the reduction in quantum but raised further concerns about parking arrangements and the presence of dwellings on the eastern side of Old Malthouse Lane. Officers also advised that Sport England should be consulted regarding the loss of former sports facilities.

A further revised masterplan submitted in January 2025 consolidated development within the southern part of the site, maintained views to Little Durnford, and adopted a looser density than the adjacent development to the south. Officers confirmed that the revised concept was acceptable in principle, subject to detailed design considerations.

Sport England Engagement

The applicant's Planning Statement advises that prior to the submission of the application, mitigation was agreed with Sport England by inclusion of a community sports space within the proposed scheme.

7. List of constraints

Grade: II Listed Building: LITTLE DURNFORD List Entry: 1120312

Langton Matravers Conservation Area

Tree Preservation Order (TPO (PDC/TPO 332))

Public Right of Way: Footpath SE16/44; Footpath SE16/40; Footpath SE16/5; Footpath SE16/1; Footpath SE16/3;

Environment Agency - Groundwater – Susceptibility to flooding;

Local Geological Site: G SY97/13 - Crack Lane Quarry; Distance: 53.77m

Existing ecological network - Terrestrial and Higher Potential ecological network

Wildlife Present: S41 - bird;

Dorset Heathlands - 5km Heathland Buffer;

Dorset Natural Landscape (Area of Outstanding Natural Beauty (AONB)):

Ancient Woodland: Distance: 168.6mAncient Woodland: Farm Wood; Distance: 362.27m and Quince Hill Wood; - Distance: 385.48m

Natural England - RAMSAR - Distance: 2817.45m

Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head (UK0019863); - Distance: 1445.34m, Studland to Portland (UK0030382); - Distance: 1970.99m,Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 2817.45m, Isle of Portland to Studland Cliffs (UK0019861); - Distance: 2870m and Dorset Heaths (UK0019857); - Distance: 3196.76m

Site of Special Scientific Interest (SSSI) impact risk zone;

Radon: Class: 2.0 - indicating a less than 3% probability of radon presence. This classification reflects a low to intermediate level of constraint in relation to radon gas – consult Building Control

8. Consultations

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

Consultees

1. Langton Matravers Parish Council - OBJECT

Comments received 12.09.2025

Highway Safety and Traffic	• Junction of B3069 and Old Malthouse Lane considered hazardous; increased traffic and poor visibility raise accident risk. • Transport Statement criticised for ignoring junction safety and cumulative traffic impacts, including school peak times and service vehicles. • OMH Lane is single track with no passing places; congestion expected. • Construction traffic management concerns due to previous breaches; calls for strict enforcement and financial bonds.
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Design, Layout and Landscape Impact	• LVIA omits key viewpoints; development obstructs views toward Swanage and Isle of Wight, contravening Policy E1. • Affordable housing segregated from other dwellings, undermining integration. • Use of ebony boarding and slate considered inappropriate; conflicts with Policy E12. • Lack of renewable energy provision noted.
Drainage and Flood Risk	• Dorset Council Flood Risk Management issued holding objection; current drainage scheme does not meet updated SuDS standards.
Lighting	• Extensive street and security lighting conflicts with rural character and dark skies policy; ecological impact and light pollution concerns.
Housing Need and Future Development	• Proposed large dwellings do not meet local need for smaller affordable homes. • Fear of incremental expansion northwards; requests Section 106 to prevent further development and secure affordable housing provision.
Community Land and Loss of Playing Field	• Unclear access and maintenance for proposed community sports court and school-use area. • Loss of existing playing field; Sport England recommends mitigation via Multi-Use Games Area.

2. Ward Member – Cllr B Wilson - OBJECT

Comments received 12.09.2025

Highways and Access Safety	• Current assessment deemed inaccurate; sole access via Old Malthouse Lane raises safety and congestion concerns.
Affordable Housing	• Isolated positioning and unclear tenure; calls for better integration to foster a genuine community.
Impact on Landscape and Visual Amenity	• LVIA incomplete; development obstructs views from footpaths. • Exterior lighting conflicts with dark skies policy. • Use of ebony boarding considered inappropriate under Policy E12.

3. Natural England – NO OBJECTION subject to securing heathland mitigation

Comments received 08.08.2025

Heathland Recreation and Air Quality

- Increased dwellings will raise recreational pressure and air pollution affecting Dorset Heathlands SAC, SPA and Ramsar sites.
- Authority must secure contributions for Heathland Infrastructure Project (HIP), Strategic Access Management and Monitoring (SAMM), and air quality mitigation under adopted strategies.

Habitat Regulations Compliance

- Appropriate Assessment under Regulation 63 required; mitigation cannot be considered at Likely Significant Effects stage.
- No objection provided mitigation contributions are secured in line with Dorset Heathlands and Poole Harbour SPDs.

Dorset National Landscape

- Development lies within its setting; authority should seek advice from the National Landscape Team on compliance with designation aims and policies.

Ecology Information

- Submitted ecological report lacks approval certificate from Dorset Council Natural Environment Team.
- Permission should not be granted until ecological information is approved and secured by condition to meet statutory duties under NERC Act and Habitats Regulations.

Further comments received on 25.09.2025

Natural England concurs with the Council's Appropriate Assessment and raises no objection to granting permission, provided mitigation measures identified in the AA are secured.

4. Dorset National Landscape (Formerly AONB) Officer – NO OBJECTION subject to conditions

Comments received 22.08.2025

- Scheme reflects pre-application advice, achieving acceptable design and mitigation for landscape and visual impacts.
- Layout complements existing village pattern and density; use of previously developed land aligns with policy and reduces countryside encroachment.
- LVIA findings accepted; impacts considered minor to moderate and manageable with conditions.
- No overriding objection raised; conditions required to address detailed design and mitigation issues.
- Conditions recommended for materials, boundary treatments, hard and soft landscaping, and ongoing management.
- Lighting strategy broadly acceptable; security lighting should limit light spill and be PIR-activated.
- Heritage impacts require consideration due to Conservation Area and proximity to listed buildings.
- Proposal aligns with relevant local and national policies for small sites and landscape character.

5. DC - Housing Enabling Team – COMMENTS

Comments received 18.08.2025

- Affordable homes are grouped in one part of the site rather than being integrated throughout, which does not support a mixed and balanced community.
- No details provided on tenure mix for affordable units; should comply with Policy H11 (10% social rented, 65% affordable rented, 25% affordable home ownership). Any deviation must be agreed with planning and housing teams.
- Proposed 3-bedroom affordable homes are designed for four people only; should accommodate five or six people to allow family growth without relocation.
- Affordable housing provision should be secured through a Section 106 agreement to ensure delivery in perpetuity.
- Priority for affordable housing should be given to those with a local connection to Langton Matravers, then neighbouring parishes, and then the wider Dorset Council area.
- Providing affordable housing is vital given the rising housing need and shortage of general needs homes.

6. DC – Landscape – NO OBJECTION subject to conditions

Comments received 12.09.2025

- LVIA and Landscape Strategy acceptable; predicted impacts are minor and reduce to negligible with mitigation.
- Layout revised to reduce dwellings and pull development back from sensitive edges; design aligns with local character.
- Use of natural materials and traditional methods supports integration into the setting.
- Mitigation measures, including planting, biodiversity enhancements, and improved public access, considered effective.
- Site within Dorset National Landscape and Conservation Area; near listed buildings and sensitive viewpoints.
- External lighting must be minimised to protect dark skies.
- Detailed SuDS design and biodiversity pond required to avoid engineered appearance and ensure safety.
- Conditions recommended for landscaping plans, planting schedules, maintenance arrangements, and ridge height control.
- Subject to conditions, proposal complies with relevant Local Plan and NPPF policies.

7. DC - Conservation Officers – NO OBJECTION subject to conditions

Comments received 02.09.2025

- The application's supporting Design & Access Statement is considered well-informed and positively directed, aligning with conservation principles.
- Based on submitted plans and previous pre-application advice, the scheme is assessed as causing no harm to heritage assets, leading to no objection in principle subject to further discussion to refine materials through active collaboration at discharge of conditions stage, aiming for a high-quality scheme.

8. DC - Natural Environment Team – NO OBJECTION subject to conditions

Comments received 16.12.2025

NET signed Certificate of approval dated 16.12.2025. Full implementation of the EclA is contingent on conditioning the following documents:

- Construction Environmental Management Plan (CEMP)
- Landscape Ecological Management Plan (LEMP)
- Lighting Strategy

9. DC - Rights of Way Officer – NO OBJECTION subject to conditions

Comments received 28.08.2025

No objection provided specific measures are implemented to minimise impact on public rights of way during and after construction.

10. DC - Environmental Assessment Team

Date received 10.09.2025

The Habitats Regulations Assessment concluded that, subject to securing the required mitigation measures, the proposed development will not adversely affect the integrity of any designated European site.

12. DC – Highways – NO OBJECTION subject to conditions

Comments received 23.12.2025

Highway Impact Assessment

- The Highway Authority considers the predicted increase in traffic movements during peak hours to be minor and not severe enough to justify refusal under national policy.

Sustainable Travel Provision

- Although active travel opportunities are limited due to the rural setting, the presence of a local bus service offers a sustainable transport option.

Accessibility Enhancements

- The proposal includes step-free routes, pedestrian refuges, and resting places to improve accessibility and comply with Inclusive Mobility guidance.

Parking Management Commitment

- The applicant has clarified parking arrangements and indicated willingness to adopt a car parking management plan to reduce pressure on surrounding roads.

Traffic Regulation Order (TRO)

- Existing school keep-clear markings near the access could be replaced with a TRO such as “no waiting at any time”, requiring a financial contribution from the applicant and pursued by the Parish Council.

Construction Traffic Management Plan (CTMP)

- A CTMP must be submitted and approved prior to development, detailing construction vehicle movements, delivery schedules, site access arrangements, and temporary traffic management measures.

Speed Control Requirement

- A speed control measure on the primary access road is required before occupation to ensure vehicle speeds are managed safely.

Estate Road Maintenance

- The internal road layout will remain private as it does not meet adoption standards; maintenance responsibility will lie with the developer or residents.

Electric Vehicle Charging Compliance

- The development must comply with Building Regulations for electric vehicle charging infrastructure before being brought into use.

Waste Collection Guidance

- Dorset Council Waste Services should be consulted to confirm that recycling and waste collection facilities meet local guidance.

13. DC - Flood Risk Management (Local Lead Flood Authority (LLFA)) – NO OBJECTION
subject to conditions

21.08.2025 -Initial Consultation Response

LLFA issued a holding objection. While the drainage strategy appeared viable, it did not comply with updated National SuDS Standards (June 2025). Requested either a revised strategy or a technical compliance statement.

12.11.2025 – Follow-up review

LLFA maintained holding objection. Criticised reliance on underground tanks rather than above-ground features, stating this fails to meet SuDS principles for amenity and biodiversity. Requested amendments to integrate surface-level features and multifunctional design.

11.12.2025 – Final comments – **NO OBJECTION** subject to conditions

LLFA removed holding objection. Confirmed scheme is viable and deliverable following additional information. Raised no objection subject to conditions, including:

- submission of a detailed surface water management scheme before development;
- maintenance and management plan for lifetime of development.

14. DC - Trees (East & Purbeck) – NO OBJECTION subject to conditions

23.10.2025 – Initial comments – Further information required

08.12.2025 – Final comments received

No objection subject to conditions requiring tree protection measures, alignment of drainage strategy with Arboricultural requirements, and approval of no-dig construction details to safeguard retained trees and visual amenity.

15. DC - Planning Policy - COMMENTS

Comments received 09.09.2025

The application raises significant policy considerations relating to landscape, heritage, housing mix, and the potential loss of sports facilities. Further assessments and consultee responses are required before a recommendation can be made.

16. DC - Dorset Waste Team – NO OBJECTION

Comments received 08.08.2025

17. DC - Building Control Purbeck Team – NO OBJECTION subject to compliance with Building Regulations

Comments received 01.08.2025

18. DC Mineral and Waste Team – NO OBJECTION

Comments received 04.12.2025

No buildings proposed adjacent to the Purbeck stone area of search. Policy 22 of the Waste Plan 2019 should be considered.

19. DC – Section 106 - COMMENTS

Comments received 18.12.2025

Following requirements should be included in the S106 legal agreement:

- 40% on site affordable housing
- Education contribution
- Special Educational Needs (SEN) contribution
- LAP – on site provision
- PRow contribution
- Public Open Space

CIL:

- CIL liable
- Heathland Mitigation

20. Sport England - OBJECTION

Comments received 13.08.2025

- The proposal would result in the loss of a playing field and tennis courts, which is contrary to Sport England's Playing Fields Policy and paragraph 104 of the National Planning Policy Framework (NPPF).
- The applicants have not provided a robust assessment to show the playing field is surplus to requirements, meaning policy exception E1 is not met.
- The proposed development does not offer adequate mitigation for the loss of the playing field.
- The application does not meet any of Sport England's five exceptions for development on playing fields.
- A lack of recent use does not indicate an absence of need; the land retains potential for future sporting use. Dorset Council is preparing a new playing pitch strategy, expected in autumn 2026.
- Sport England accepts the loss of tennis courts but suggests Dorset Council could seek a contribution to enhance tennis provision or upgrade a multi-use games area locally.
- The consultation is non-statutory because the playing field has not been used for at least five years, but this does not diminish its potential future value for sport.

Comments received 23.12.2025

- Loss of playing field remains unjustified

- The additional information provided by the applicants does not justify the loss of the playing field.
- The proposed tarmac sports space does not mitigate for the loss of the playing field.
- Policy Non-Compliance Maintained
- Costs of Restoration Highlighted
- Contribution Suggestion Reiterated
- Sport England confirms its non-statutory objection remains in place due to non-compliance with policy and lack of mitigation.

21. Ramblers Association - Comments

Comments received 13.08.2025

The proposed pedestrian link to the primary school is welcome but concerns are raised about pedestrian safety on rights of way due to increased traffic, incomplete representation of footpaths in the plans, and the need for legal orders to ensure definitive routes remain protected.

The following consultees were also consulted but no response was received:

- Dorset Police Architectural Liaison Officer
- Historic England
- Dorset Wildlife Trust
- Woodland Trust
- Forestry Commission
- Wessex Water

Representations received

The application was advertised by site notice on 13 August 2025 and press advert on 15 August 2025. The following summary of comments were received (full comments available online):

Total - objections	Total - No objections	Total - comments
18	-	6

Summary of comments:

Objections

- Impact on highway network including highway safety, particularly with the proximity to the school
- Speeding and accident risks
- Increased traffic on Old Malthouse Lane
- Dangerous junction with High Street
- Construction Traffic Impact - Requests for a construction traffic management plan to prevent heavy vehicles passing through the village centre and to ensure safe access during building works.

- Impact on AONB and Conservation Area
- Loss of Dark Skies and Light Pollution
- Impact on views and Public Rights of Way footpaths
- Impact on trees, insufficient detail on tree protection and replanting
- Loss of habitats
- Surface Water Management - inadequate drainage plans
- Foul Water Disposal - lack of clarity on sewage connection and capacity of existing infrastructure.
- Inappropriate materials and urbanisation - use of render and ebony boarding, which is considered out of character for the village
- The scale and layout of the development are excessive and will erode the rural character of Langton Matravers.
- No need for additional housing in the village
- Risk of second homes and holiday lets
- Plot 3 - overlooking and privacy issues
- Plot 6 - garage located at an elevated level, creating visual impact and practical issues for residents and emergency access
- objections quoting the site's historical significance and its role in the village's heritage

General Comments

- Support for the inclusion of a sports area and central green, but concerns about adequacy. Questions raised on size, surface type, and lack of changing facilities.
- Concern about asbestos in materials used to fill the old swimming pool area
- Queries about long-term upkeep of the proposed green and sports areas

9. Duties

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 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) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan 2018-34:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E6: Coastal change management areas

E7: Conservation of protected sites

E8: Dorset heathlands

E10: Biodiversity and geodiversity

E12: Design

H8: Small Sites Next to Existing Settlements

H9: Housing mix

H11: Affordable Housing

H2: The housing land supply

I2: Improving accessibility and transport

Policy I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

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

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of

preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than

substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

National Planning Practice Guidance

All of Dorset:

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

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:

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Langton Matravers Conservation Area Appraisal

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.

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

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

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

The following addresses the above matters:

- 10% provision of adaptable houses as required under Part M of Building Regulations.
- Accessible roads and pavements as required under the relevant highways legislation and mobility/inclusivity guidance.

13. Public Benefits

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

What	Amount / value
Material considerations	
Affordable housing	40% (6 units – tenure mix to be agreed with Dorset Council post decision and secured in perpetuity via S106 Legal Agreement)
Education Contribution	£6,161 per dwelling (excluding 1 beds)
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling (excluding 1 beds)
PROW Contribution	£1,100 - £550 per gate (2 gates)
Public Open Space	Open space north of development, sports court/community parking and village green provided throughout the development

What	Amount / value
Non material considerations	
CIL contribution	Currently £307.69 per square metre

14. Planning Assessment

Officer Assessment

The main issues relation to this application are considered to be:

1. The Principle of Development
2. Housing Mix
3. Design and Appearance
4. Impact on the Dorset National Landscape (Formerly AONB)
5. Impact on the Langton Matravers Conservation Area and Heritage Assets
6. Local Amenity and Standard of Accommodation
7. Highway Impact
8. Public Rights of Way
9. Trees
10. Biodiversity and Biodiversity Net Gain (BNG)
11. Drainage
12. Servicing
13. Mineral and Waste
14. Loss of Sports Facilities
15. Planning Balance
16. Planning Obligations

1. Principle of development

- 1.1 The application site comprises approximately 4.4 hectares of land located outside, but immediately adjacent to, the defined settlement boundary of Langton Matravers. The site was formerly occupied by the Old Malthouse School and is identified on the Dorset Council Brownfield Land Register. It lies within the Dorset National Landscape (formerly AONB) and partly within the Langton Matravers Conservation Area, making it a highly sensitive location in terms of landscape and heritage considerations.
- 1.2 Policy H8 (Small Sites Next to Existing Settlements) of the adopted Purbeck Local Plan permits residential development on sites adjoining settlement boundaries, provided that the scale of development is proportionate to the size and character of the settlement. Langton Matravers is categorised as a Local Service Village, where Policy H8 sets a maximum

threshold of 15 dwellings. The proposed development for 15 dwellings accords with this policy requirement.

- 1.3 The principle of residential development on this site is further supported by its partial brownfield status and its proximity to the village core, which provides access to local services and facilities. The proposal would contribute to meeting housing needs, including affordable housing provision, in an area where Dorset Council has a shortfall in housing land supply. While the site is not allocated for housing in the Local Plan, it does meet the criteria of Policy H8 noted above and the delivery of additional homes in a sustainable location carries weight as a material consideration.
- 1.4 However, the sensitive context of the site within the Dorset National Landscape and the Conservation Area requires that development is of exceptional design quality and respects the prevailing character of the village. The layout has been informed by landscape and heritage assessments, concentrating built form within the southern part of the site to maintain the openness of the northern section and minimise visual intrusion. The proposal also retains significant areas of open space and existing vegetation, which will assist in mitigating landscape and visual impacts.
- 1.5 In summary, the principle of development is considered acceptable, subject to detailed design, landscape and heritage considerations being satisfactorily as addressed later in this report.

2. Housing Mix

- 2.1 The proposed development comprises 15 dwellings, of which 6 will be affordable homes and 9 will be open market units. Policy H9 (Housing Mix) and H11 (Affordable Housing) of the Purbeck Local Plan require new housing schemes to provide a mix of types and sizes that reflect local needs and contribute to the creation of balanced and sustainable communities. For sites of 10 or more dwellings on greenfield land, Policy H11 requires 40% affordable housing, with the following indicative tenure split:
- 10% social rented housing
 - 65% affordable rented housing
 - 25% affordable home ownership.
- 2.2 The submitted scheme meets the overall requirement for affordable housing provision. Amended plans received on 6 November 2025 include revisions to address comments raised during consultation. Specifically:
- Plots 1 and 3 have been revised to comply with Building Regulation M4(2) – ‘Category 2: Accessible and Adaptable Dwellings’, in accordance with Policy H10 of the Purbeck Local Plan, ensuring that 10% of dwellings meet accessibility standards.
 - Plots 10 and 11 have been amended to provide five-person units, in line with the Housing Enabling Officer’s advice, to better meet family housing needs and allow for future growth.
- 2.3 With regard to comments on the integration of affordable housing units within the layout, these are grouped in two clusters of three units each, which is considered acceptable given the site’s constraints and overall scale. While full dispersal is not achievable on a scheme of this size, the design ensures tenure blindness through consistent materials and detailing

across all dwellings. Amendments to external finishes have removed cladding from affordable units, achieving visual cohesion and integration within the overall development.

- 2.4 Dorset Council's Housing Enabling Officer supports the revised layout and confirms that the proposed housing mix meets identified local need. The tenure split will be determined post-decision as part of Section 106 negotiations to ensure compliance with Policy H9. The final housing mix will be agreed between the applicant and the Council and secured through the Section 106 agreement, guaranteeing delivery in perpetuity and prioritising households with a local connection to Langton Matravers, followed by neighbouring parishes and then the wider Dorset Council area.

- 2.5 Proposed Housing Mix table:

Tenure	Number of Units	Size
Affordable Housing	6	2 x 1 bedroom 2 x 2-bedroom 2 x 3-bedroom
Open Market Housing	9	5 x 3-bedroom 4 x 4-bedroom

Note: The tenure split for affordable housing will be agreed post-decision with Dorset Council and secured via a Section 106 agreement.

- 2.6 Overall, the proposed housing mix reflects local housing need by providing a range of one, two and three-bedroom dwellings suitable for smaller households and families. The inclusion of six affordable homes (40% of the total) complies with Policy H11 and will help address the significant demand for affordable housing in the area, as evidenced by the high number of households on the housing register. Amendments to increase the size of certain affordable units and ensure accessibility standards for selected plots further demonstrate the applicant's commitment to delivering a high-quality, inclusive development that meets policy requirements and supports the creation of a balanced and sustainable community.
- 2.7 The proposed affordable housing is considered acceptable and to be policy compliant in accordance with policies H9 and H11 of the adopted Purbeck Local Plan.

3. Design and Appearance

- 3.1 Policy E12 of the Purbeck Local Plan states that new development must be of a high quality, including its visual impact, and it must positively integrate with its surroundings. Section 12 of NPPF requires good design as a key aspect of sustainable development.
- 3.2 The proposal seeks the erection of 15 dwellings, including six affordable homes (40%), together with associated infrastructure, a central green, community land, sports space, and parking. Vehicular access will be provided via Old Malthouse Lane, with internal roads and footpaths designed to integrate with existing routes and maintain connectivity to Public Rights of Way.

- 3.3 The layout has been informed by pre-application advice and landscape considerations, reducing the number of dwellings from 20 to 15 and pulling built development away from the sensitive northern edge of the site. The arrangement now reflects the characteristic pattern of development to the north of the High Street, comprising low-density dwellings on generous plots, grouped loosely to create a second tier of development behind the street frontage. This approach preserves important views towards the Purbeck Ridge and Swanage Bay and maintains the open character of the site.
- 3.4 To enable the development, three sections of existing hedgerow (totalling approximately 169 metres), 180 metres of drystone wall, and two trees will be removed. These losses will be mitigated through a comprehensive landscape strategy that includes:
- 206 metres of new native hedgerow planting around the development.
 - Restoration and enhancement of existing drystone walls, with new walls proposed along Old Malthouse Lane and around garden boundaries.
 - Retention of significant trees and introduction of new copse planting and feature trees to create a green spine through the site.
 - Biodiversity enhancements, including species-rich grassland, native shrub planting, and a biodiversity pond.
- 3.5 The dwellings are predominantly two storeys, with simple, modest forms and reduced openings. Materials include Purbeck stone walling, stone surrounds and roofs finished in natural slate and plain clay tiles, complemented by bespoke vernacular detailing. These choices respond positively to the local context and Conservation Area character.
- 3.6 The scheme incorporates a central green and publicly accessible open space, alongside biodiversity enhancements such as species-rich grassland and native planting. Attenuation features, including drainage channels and a biodiversity pond, are proposed within the open space. The Landscape Officer advises that these should be designed with an organic, naturalistic form, shallow shelving, and sensitive detailing to avoid engineered appearances and ensure safety and ecological value. Further details will be secured by condition.
- 3.7 Native hedgerows and drystone walls will define boundaries, while external lighting will be low-level and directional to minimise light pollution and protect the dark skies of the Dorset National Landscape. Amendments to external materials for affordable units, including removal of cladding, will assist in achieving visual cohesion across the development.
- 3.8 A comprehensive Landscape and Visual Impact Assessment (LVIA) has been submitted in accordance with GLVIA3 and Landscape Institute guidance. The assessment considered viewpoints from sensitive locations, including Public Rights of Way crossing the site, the Purbeck Ridge, and the Conservation Area.
- 3.9 The submitted LVIA concludes that, following mitigation, residual landscape and visual effects will be neutral to negligible. Planting and sensitive design will soften the impact of new development, particularly in views from Old Malthouse Lane and surrounding footpaths. Ridge heights of dwellings adjacent to Old Malthouse Lane will be kept low to reduce skyline intrusion.
- 3.10 In summary, the design and layout are considered to address the Purbeck District Design Guide and respond positively to the site's sensitive context, incorporating high-quality architecture, traditional materials, and a comprehensive landscape strategy. The DC Urban Design and Landscape Officers have been consulted and raised no objection to the

proposed subject to conditions controlling ridge heights, materials, landscaping, and SuDS details. (Conditions 16, 17, 22)

- 3.11 The proposal is considered to comply with Policies E1 (Landscape), E12 (Design), H8 (Small Sites), and I3 (Green Infrastructure) of the Purbeck Local Plan, as well as relevant paragraphs of the NPPF.

4. Impact on the Dorset National Landscape (Formerly AONB)

- 4.1 The application site lies within the Dorset National Landscape, one of the most sensitive and highly protected landscapes nationally, and within the Corfe Valley Character Area as defined by the Dorset National Landscape Character Assessment. The site also partly falls within the Langton Matravers Conservation Area and is close to listed buildings, which heightens the need for careful design and mitigation.
- 4.2 Section 85 of the Countryside and Rights of Way Act 2000 places a statutory duty on local planning authorities to seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty (now National Landscape) when exercising any functions that may affect such areas. This duty, read alongside national planning policy (NPPF paragraphs 187–190) and the Dorset National Landscape Management Plan, requires that great weight is afforded to conservation and enhancement of landscape and scenic beauty. Development proposals must therefore maintain rural character, safeguard tranquillity, and avoid unnecessary light and noise pollution, ensuring that the special qualities of the National Landscape are preserved and enhanced.
- 4.3 The application site lies within a designated National Landscape, an area which the National Planning Policy Framework (NPPF) confirms has the highest status of protection for conserving and enhancing landscape and scenic beauty. Paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty, as well as the conservation of wildlife and cultural heritage within National Landscapes. The Framework also emphasises that the scale and extent of development in these designated areas should be limited, and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts.
- 4.4 For proposals identified as major development, the NPPF is explicit that planning permission should be refused other than in exceptional circumstances, and only where it can be demonstrated that the development would be in the public interest (paragraph 190). In assessing whether exceptional circumstances exist, decision-makers must consider:
- The need for the development, including any relevant national considerations, and the effect of granting or refusing planning permission upon the local economy;
 - The cost of, and scope for, developing outside the designated landscape, or for meeting the identified need in some other way; and
 - Any detrimental effect on the environment, landscape and recreational opportunities, and the extent to which these could be moderated.
- 4.5 The proposed scheme for 15 dwellings, including 6 affordable homes, meets the NPPF definition of major development for housing but it is also necessary to consider whether the scheme, represents ‘major development’ in the National Landscape for which permission should be refused. In accordance with paragraph 190 and Footnote 67 of the National Planning Policy Framework, whether a proposal amounts to “major development” within a National Landscape is a matter for the decision-maker, having regard to its nature, scale

and setting, and the extent to which it may have a significant adverse impact on the purposes of the designation.

- 4.6 In this case the application proposes the erection of 15 dwellings on a site formerly occupied by a school and represents a scale that is proportionate to Langton Matravers's role as a Local Service Village and accords with the threshold identified in Policy H8 of the Purbeck Local Plan. The scheme is confined to the more contained southern part of the site, avoids the most visually sensitive land to the north, and is capable of being sensitively designed and mitigated so that its landscape and visual effects remain limited and localised. On this basis and taking into account the brownfield nature of part of the site and its close relationship to existing built form, the proposal is not considered to constitute "major development" within the National Landscape for the purposes of paragraph 190 of the NPPF.
- 4.7 As previously mention, the application site lies within the Corfe Valley Character Area as defined by the Dorset National Landscape Character Assessment. The Corfe Valley guidelines emphasise:
- Use of previously developed land before greenfield sites where well connected to settlement form.
 - Ensuring new housing complements settlement scale, form, and density.
 - Sensitive design of greenspace to maintain rural character and deliver biodiversity and visual mitigation.
 - Limiting and mitigating light pollution to protect dark skies.
- 4.8 The Landscape Planning Officer for Dorset National Landscape confirms that the submitted scheme has responded appropriately to earlier advice and now achieves satisfactory design and mitigation in relation to potential landscape and visual impacts. The key points are as follows:
- The scale, form and density of the proposal broadly complement the existing settlement pattern. Properties 1–9 adopt a clustered layout with generous gardens and interspersed greenspaces, while properties 10–15 continue the linear pattern along Old Malthouse Lane.
 - The quantum of housing corresponds with the threshold for small sites adjoining local service villages under Policy H8 of the Purbeck Local Plan.
 - The use of previously developed land is supported by the Dorset National Landscape Management Plan, which prioritises brownfield sites over greenfield expansion.
 - The submitted Landscape and Visual Impact Assessment (LVIA) and accompanying visualisations are robust and conclude that impacts on landscape character and visual amenity will not exceed minor to moderate levels, with many judgements below this threshold. The Landscape Planning Officer concurs with these findings and considers that, subject to appropriate materials and landscaping, the proposals can assimilate into the landscape without undue effects.
- 4.9 Both the Dorset Council Landscape Officer and the Dorset National Landscape Team confirm that, subject to conditions requiring confirmation of materials, detailed soft landscaping plans and specifications (including arrangements for ongoing management), ridge heights, and lighting, the proposal would assimilate into the landscape without undue harm. The development responds positively to policy requirements by concentrating built form within the southern part of the site, using previously developed land, and incorporating robust mitigation measures.

- 4.10 Furthermore, Policy H14: Second homes of the PLP requires that new housing within the Dorset National Landscape is only supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. The policy also applies to changes of use to residential. A condition is imposed to this permission to secure this restriction on the application site (Condition 24).
- 4.11 Taking all of the above into account, the proposed development has responded positively to the sensitivities of the Dorset National Landscape and the Corfe Valley Character Area by limiting built form to the least sensitive parts of the site, utilising previously developed land, and incorporating a comprehensive package of landscape and design mitigation. The scale, layout and character of the scheme complement the existing settlement form, and the residual landscape and visual effects are assessed as limited and capable of being appropriately controlled through conditions.
- 4.12 Subject to the recommended safeguards on materials, landscaping, lighting and principal residence occupation, the proposal is considered to conserve and enhance the special qualities of the National Landscape, and therefore complies with Policies E1 (Landscape), E12 (Design), H8 (Small Sites) and H14 (Second homes) of the Purbeck Local Plan, the Dorset National Landscape Management Plan, and relevant provisions of the National Planning Policy Framework (NPPF).

5. Impact on the Langton Matravers Conservation Area and Heritage Assets

- 5.1 The application site includes land within the Langton Matravers Conservation Area and lies adjacent to two Grade II listed buildings: Little Durnford and Windward with boundary walls. The statutory duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special regard to the desirability of preserving the setting of listed buildings and the character and appearance of conservation areas.
- 5.2 The southern part of the site falls within the Langton Matravers Conservation Area, which is characterised by a mixture of dense frontage development along the High Street and more open spaces to the rear. The Conservation Area Appraisal identifies open green spaces as making an important contribution to its character and notes that recent development has sometimes lacked sensitivity to context. The proposed scheme retains significant areas of open space and seeks to maintain the linear pattern of development along Old Malthouse Lane. Views towards the Purbeck Hills and the coast, identified as important in the appraisal, are largely preserved through the siting and orientation of the proposed dwellings.
- 5.3 The site adjoins Little Durnford and Windward, both Grade II listed. The significance of these assets derives primarily from their architectural features. The proposal does not involve any physical alteration to these buildings. Pre-application discussions highlighted the importance of maintaining views to the south gable of Little Durnford; the submitted layout incorporates this requirement. Intervening vegetation and separation distances are expected to limit visual intrusion, and no development is proposed within the strip of land immediately adjacent to Little Durnford. Similarly, the siting of dwellings avoids harm to the setting of Windward, with intervening landscaping providing further mitigation.
- 5.4 The National Planning Policy Framework (NPPF) requires that great weight be given to the conservation of designated heritage assets. Based on the submitted Heritage Statement and the advice of the Council's Conservation Officer, the scheme is considered to result in

no harm to the significance of the Langton Matravers Conservation Area or the adjacent listed buildings, subject to detailed design and material specifications being agreed (Conditions 16, 22).

- 5.5 The proposal accords with Policy E2 of the Purbeck Local Plan and Section 16 of the NPPF. The scheme preserves the character and appearance of the Conservation Area and the setting of listed buildings, and therefore complies with those policy/guidance requirements.

6. Local Amenity and Standard of Accommodation

- 6.1 Policy E12 of the Purbeck Local Plan requires new development to be compatible with, or improve, its surroundings, ensuring that it does not cause undue disturbance to the amenity of nearby properties. Section 12 of the National Planning Policy Framework (NPPF) emphasises the importance of achieving well-designed places that are safe, inclusive, and promote a high standard of living.
- 6.2 The proposal comprises 15 dwellings with associated open space and infrastructure. The layout has been designed to concentrate development towards the southern part of the site, adjacent to the existing settlement, while retaining significant areas of open space. The dwellings are two storeys in height, and each unit benefits from private garden space and access to communal green areas, which is considered to provide an acceptable standard of accommodation.
- 6.3 Existing dwellings are located to the north, west, east, and south of the proposed development. The closest separation distance is approximately 9.35m between Capitol House to the east and the proposed community sports space, which is slightly greater than the current separation from the existing tennis courts. Other existing dwellings are separated from the proposed dwellings by distances ranging from approximately 15m (Old Malthouse Farm to Plots 10–11 to the north) to 17m (Durnford View to Plot 7 to the west – front to back), with the majority of remaining dwellings to the east, west, south, and north being separated by distances of between 20 and 52 metres.
- 6.4 Concerns have been raised by third parties regarding potential impacts on residential amenity. These include increased traffic along Old Malthouse Lane, which is narrow and currently used by pedestrians, potential overlooking from certain plots, and the effect of external lighting on the rural character and dark skies.
- 6.5 Issues relating to noise and disturbance during construction have also been highlighted. These matters can be addressed through appropriate planning conditions, including a Construction Traffic Management Plan (CTMP), restrictions on external lighting, and detailed landscaping proposals to provide screening and maintain privacy. Concerns regarding construction noise, disturbance, and the external lighting strategy will be discussed in more detail later in this report under the Biodiversity and Highways sections.
- 6.6 Further concerns have been raised that the proposal will impact neighbouring amenity, particularly in terms of overlooking. In particular, a third party has raised concerns regarding Plot 3's location near the junction of Old Malthouse Lane and Mount Pleasant Lane, stating that it will directly overlook the residential property known as Tara and its garden from a significantly higher elevation, which they believe will result in an intrusive panoramic view into their home and garden, particularly if the existing metal outbuilding (ridge height 83.2 metres) is demolished.

- 6.7 The proposed finished floor level for Plot 3 is shown as being higher than that of Tara. The eaves height is calculated by adding the standard first-floor height above the finished floor level, which is approximately 5.18 metres. While this confirms that the proposed dwelling will sit on higher ground, the separation distances of approximately 40 metres elevation-to-elevation and 24 metres boundary-to-boundary are considered sufficient to mitigate any potential impact on residential amenity. The change in ground level does not, in itself, create an unacceptable relationship between the properties. This difference is further mitigated by the presence of mature existing vegetation and the proposed additional landscaping, which will provide effective screening and reduce any potential for overlooking.
- 6.8 Furthermore, the removal of the existing metal outbuilding is noted; however, its absence does not materially alter the assessment given the substantial separation distances and proposed landscaping measures. This type of back-to-front relationship and the separation distances proposed are not uncommon within a residential context and are generally regarded as acceptable in planning terms. Consequently, it is considered that the development will not result in an overbearing impact or an unacceptable level of overlooking and therefore does not warrant refusal on amenity grounds regardless of the change in ground level.
- 6.9 In terms of the amenity of future occupiers, the proposed dwellings generally meet guidance set out in national space standards. All dwellings have access to private gardens and additional access to open space to the north and central green. The layout is suitably designed to prevent overlooking of neighbouring dwellings.
- 6.10 The proposed development is considered acceptable, as it is not anticipated that it would result in a negative impact on neighbouring amenity given the separation distances, orientation, and boundary treatments. Therefore, the proposal is considered to be in accordance with Policy E12 and Section 12 of the NPPF.

7. Highway Impact

- 7.1 The application site is located at The Old Malthouse, Langton Matravers, approximately 85 metres north of the B3069 High Street, which forms the principal route through the village and provides connections to the wider highway network. The proposed development will utilise the existing primary vehicular access along Old Malthouse Lane, which is a designated right of way and an existing private road currently serving a small number of dwellings.
- 7.2 Both the Parish Council and the Ward Member have expressed significant concerns about restricted visibility at the junction of Old Malthouse Lane and the High Street, compounded by on-street parking and the proximity of St George's Primary School. The Parish Council considers that the submitted Transport Statement does not adequately address these issues or the cumulative impact of traffic from existing and proposed developments.
- 7.3 The proposed development at The Old Malthouse, Langton Matravers, has been subject to detailed consideration of highway safety and traffic impacts in accordance with the NPPF, relevant guidance within Manual for Streets, and the Policy I2 of the Purbeck Local Plan (2018–2034). The Dorset Council Highway Authority notes that visibility at the access point benefits from the natural curvature of the High Street, which provides wider splays on both sides. This was considered acceptable in the previous application when the posted speed limit was higher.

- 7.4 The applicant proposes to widen the carriageway within the site and improve internal road layouts to accommodate refuse vehicles and private cars passing safely. The Transport Statement Addendum confirms that Old Malthouse Lane will be widened to 5 metres throughout its length within the site boundary, with internal roads also designed to this standard. Pedestrian facilities, including step-free routes and resting places, have been incorporated to enhance accessibility in line with Inclusive Mobility guidance.
- 7.5 The Highway Authority supports the proposed widening of Old Malthouse Lane within the site and the inclusion of step-free pedestrian routes and resting places to improve accessibility. A low-speed environment has been incorporated by design, but a speed control measure on the primary access road is required and will be secured by condition, (Condition 20).
- 7.6 Traffic impact assessments indicate that the cumulative trip generation for the permitted development and this proposal is predicted to be approximately 22 movements during the AM peak and 16 during the PM peak, equivalent to one vehicle every three minutes. The proposed sports space is not expected to generate peak-hour traffic. While there will be an increase in person trips, this is not considered unacceptable. The Highway Authority concludes that, while there will be an increase in trips, this cannot be regarded as severe under Paragraphs 115 and 116 of the NPPF.
- 7.7 Further concerns have been raised regarding the construction traffic management. There is strong concern about the cumulative impact of construction traffic from the proposed and the adjacent site, given previous breaches of agreed management plans. The Highway Authority requires a Construction Traffic Management Plan (CTMP) to be submitted and approved prior to commencement. This must include details of vehicle types, delivery schedules, wheel-cleaning facilities, and temporary traffic management measures to minimise the impact of construction traffic on the surrounding highway network (Condition 3).
- 7.8 The submitted plans indicate that the proposed development will provide 44 on-site parking spaces for the 15 new dwellings and associated facilities. The Highway Authority confirms that parking arrangements have been clarified and meet Dorset Council guidelines. The applicant has indicated willingness to agree to a Car Parking Management Plan as a condition (Condition 22). The layout aims to balance policy requirements with practical needs while minimising pressure on surrounding roads.
- 7.9 While the above mentioned concerns are acknowledged, the Highway Authority has reviewed the submitted information and concluded that, subject to conditions, the development would not result in a severe residual impact on the highway network. The proposed mitigation measures, including carriageway widening within the site, speed control features, and a comprehensive CTMP, are considered proportionate and enforceable. Visibility at the junction is constrained; however, the Highway Authority notes that the alignment of the High Street and existing traffic calming measures, combined with the 20mph speed limit, reduce risk to an acceptable level. Additional measures such as a Traffic Regulation Order (TRO) to restrict parking near the junction could be pursued separately by the Parish Council.
- 7.10 Furthermore, opportunities for active travel, including walking and cycling, are limited due to the rural setting; however, the site benefits from proximity to the local bus service, which operates along the B3069 and provides regular connections to Swanage, Wareham, and

Poole. This offers a sustainable transport option for residents and visitors, complementing the proposed on-site measures to reduce reliance on private vehicles.

- 7.11 In line with Purbeck Local Plan Policy I2, the development promotes sustainable travel through provision for pedestrians and access to public transport, albeit recognising the limitations of the rural setting. The inclusion of EV charging infrastructure will further support sustainable transport objectives.
- 7.12 On balance, and having regard to the NPPF requirement that development should only be refused on transport grounds where impacts are severe, it is considered that the proposed development, subject to the recommended conditions, accords with national and local policy. The concerns raised by the Parish Council and Ward Member have informed the recommended conditions, which include a robust CTMP, speed control measures, and estate road design requirements to ensure highway safety during both construction and operational phases.

8. Public Rights of Way

- 8.1 The proposed development is located in proximity to public footpaths SE16/3, SE16/5, and SE16/44, as recorded on the County Definitive Map. Dorset Council's Countryside and Greenspace team has confirmed that there is no objection to the application, subject to compliance with specific conditions to safeguard public rights of way during and after construction.
- 8.2 All public footpaths must remain open and unobstructed during construction, with no storage of materials or vehicles on the routes. Access across rights of way must be maintained in good condition and kept free of mud and debris, with adequate drainage to prevent water run-off (Informative 6).
- 8.3 A financial contribution of £1,100 is required to enable the replacement of two existing stiles with accessible pedestrian gates, costed at £550 per structure. This improvement is necessary because several Public Rights of Way run across and immediately adjacent to the application site, forming a well used network of pedestrian routes that provide access to key village facilities including the primary school, play area, community hall and allotments.
- 8.4 The introduction of 15 new dwellings will increase footfall on these paths, and without mitigation the existing stiles would present accessibility and usability constraints for future residents, particularly for families, older people and those with limited mobility. The contribution therefore directly mitigates the increased demand and ensures the Public Right of Way network remains safe, inclusive and functional as a result of the development.
- 8.5 The Public Right of Way contribution will be secured through the Section 106 agreement, forming part of the overall mitigation package required to make the development acceptable in planning terms. The works are directly related to the impact of the proposal, necessary to support increased use of the footpath network, and fairly and reasonably related in scale and kind, limited to the specific local improvements needed to accommodate the additional residents.
- 8.6 The proposed approach to managing public rights of way is considered to comply with the National Planning Policy Framework (NPPF), specifically paragraph 100, which seeks to protect and enhance public access routes, and with Policy I2 (Improving Accessibility and

Transport) and Policy E12 (Design) of the Purbeck Local Plan 2018–2034, ensuring safe, inclusive, and accessible routes are maintained throughout the development.

9. Trees

- 9.1 The application site is subject to an Area Tree Preservation Order (TPO) made in 2007 and lies within the Langton Matravers Conservation Area. The submitted arboricultural information, including the Tree Protection Plan and Arboricultural Method Statement, has been reviewed alongside the applicants' consultant response by the Dorset Council Tree Officer.
- 9.2 The proposed development will necessitate the removal of three trees: one grade A Sycamore (T003), one grade B Scots Pine (T004), and one grade C Sycamore (T002). Whilst T003 contributes positively to the character of the area, its removal is not considered to have a significant adverse impact and can be mitigated through replacement planting. T004 is suppressed and of low amenity value, and T002 is a poor-quality specimen. The proposed landscaping scheme provides adequate mitigation for these losses.
- 9.3 The retained trees include groups and individual specimens of high visual amenity value, notably the Ash within group G003, Sycamores within group G001, Monterey Cypress (T015), Maritime Pine (T010), and Poplar (T011). The Tree Officer initially raised concerns regarding potential encroachment into root protection areas (RPAs) and the need for appropriate surfacing and protection measures. Subsequent information received on 27.10.2025 confirms that:
- The minor incursion into the RPA of the Ash tree (G003) for a pathway will not harm the tree, and existing ground levels will be maintained.
 - Units 12–15 will not adversely affect the Sycamore group (G001) due to the presence of a compacted farm track acting as a root barrier.
 - No excavations are proposed within the RPAs of T010 (Maritime Pine) and T011 (Poplar), and existing surfaces will largely be retained.
 - The proposed parking area near T015 (Monterey Cypress) will involve minimal incursion into its RPA, and given the compacted nature of the farm track, significant root disturbance is unlikely.
- 9.4 The Tree Officer has confirmed that, subject to conditions, the proposed tree protection measures are sufficient to safeguard retained trees during construction. Conditions will require implementation of the approved Tree Protection Plan, submission of an updated drainage strategy to avoid RPAs, and use of an appropriate no-dig cellular confinement system where necessary (Conditions 7, 8, 9).
- 9.5 In summary, there is no objection on arboricultural grounds, provided the recommended conditions are imposed to ensure the long-term protection of trees that contribute to the character and visual amenity of the area and the proposed landscaping scheme is considered sufficient to mitigate the loss of trees.
- 9.6 Subject to the recommended conditions, the proposed development is considered acceptable in terms of arboricultural impact. It accords with the requirements of the NPPF, specifically paragraph 131 which seeks to retain and integrate trees within new development and complies with the relevant policies of the Purbeck Local Plan 2018–2034, namely Policy I3 (Green Infrastructure, Trees and Hedgerows) and Policy E12 (Design).

10. Biodiversity and Biodiversity Net Gain (BNG)

Biodiversity

- 10.1 The application is supported by an Ecological Impact Assessment (EclA), which has been reviewed and approved by the Dorset Council Natural Environment Team (NET) under the Dorset Biodiversity Appraisal Protocol. A Certificate of Approval has been issued confirming that the submitted EclA, dated 16 December 2025, adequately addresses the impacts on biodiversity and provides appropriate mitigation and enhancement measures.
- 10.2 The proposed development comprises 15 dwellings, a village green, community land, and associated infrastructure. The EclA identifies potential impacts on habitats and species and sets out measures to avoid, mitigate, and compensate for these effects. Key requirements include the implementation of a Construction Environmental Management Plan (CEMP), a Landscape Ecological Management Plan (LEMP), and an approved Lighting Strategy, all of which will be secured by condition to ensure compliance (Conditions 11, 23, 27).
- 10.3 The applicant has submitted an amended Lighting Strategy designed to minimise light spill and protect ecological corridors within the site. Calculations confirm that designated dark corridors will not exceed 0.20 lux horizontal illuminance at ground level, thereby safeguarding bat flight paths and other nocturnal species. Measures include:
- Use of warm white (2700K) low-wattage LED luminaires for domestic lighting, controlled by PIR sensors to limit unnecessary illumination.
 - A single streetlight programmed to switch off between 00:00 and 05:30, reducing disturbance during peak nocturnal activity.
 - Sensitive positioning of luminaires to avoid overspill into retained habitats.
- 10.4 These measures accord with the Dorset National Landscape Management Plan objectives to maintain dark skies and limit light pollution, as well as NPPF paragraph 180, which requires development to minimise impacts on biodiversity.
- 10.5 The EclA provides reasonable ecological mitigation and enhancement measures, including habitat retention, native planting, and biodiversity features integrated into the landscape design. These measures will be conditioned as part of any planning approval to ensure full implementation.
- 10.6 Subject to conditions securing the CEMP, LEMP, and Lighting Strategy, the proposal is considered to comply with Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan, the Dorset Biodiversity Appraisal Protocol, and relevant provisions of the National Planning Policy Framework.

Biodiversity Net Gain (BNG)

- 10.7 The proposed development is subject to the statutory requirement to deliver a minimum 10% biodiversity net gain, as set out in the Environment Act 2021, the NPPF, and Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan. A Biodiversity Net Gain Statement (May 2024, updated January 2025) and accompanying metric have been submitted and reviewed in accordance with the Dorset Biodiversity Appraisal Protocol.
- 10.8 The BNG Metric results are as follows:

On-site baseline units	Post-intervention units (including retention, creation and enhancement)	Net gain achieved
Area habitat units: 18.37	Area habitat units: 21.58	+3.21 units (+17.4%)
Hedgerow units: 9.86	Hedgerow units: 11.65	+1.79 units (+18.1%)
Watercourse units: 0	Watercourse units: 0	0

- 10.9 The baseline survey identified existing habitats including modified grassland, neutral grassland, scrub, hedgerows, and individual trees, with conditions ranging from poor to moderate. Some of these habitats will be lost to accommodate the development, including sections of hedgerow and areas of grassland. However, these losses have been fully accounted for within the Biodiversity Net Gain metric and will be compensated through on-site measures. These include the creation of new areas of neutral and modified grassland, species-rich native hedgerows, copse planting, and biodiversity features integrated into sustainable drainage systems. This approach ensures that the overall ecological value of the site is significantly enhanced.
- 10.10 The statutory minimum requirement of 10% net gain is exceeded for both area habitats and hedgerows. No additional off-site provision is required, and all trading rules are satisfied.
- 10.11 As previously noted, the NET has issued a Certificate of Approval confirming that the submitted EcIA and BNG Statement adequately address biodiversity impacts and provide appropriate mitigation and enhancement measures.
- 10.12 Although some existing habitats will be lost, the proposed development demonstrates a clear commitment to biodiversity enhancement and ecological protection. The submitted Biodiversity Net Gain Statement confirms that the scheme will deliver measurable gains significantly above the statutory minimum requirement, achieved entirely on-site through habitat creation, enhancement, and sensitive design measures. When combined with the approved Lighting Strategy and ecological management plans, the proposal will contribute positively to local biodiversity, ecological connectivity, and the wider green infrastructure network.
- 10.13 Subject to the recommended conditions (Condition 10; Informative 1, 2), the development is considered acceptable in terms of biodiversity and fully compliant with the requirements of the Environment Act 2021, the NPPF, and Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan.

11. Drainage

- 11.1 The application site lies within Flood Zone 1, indicating a low probability of fluvial flooding. The Environment Agency's surface water mapping shows only a very small area at the lowest risk of surface water flooding. On this basis, the location is considered suitable for residential development in principle.

- 11.2 The applicant submitted a Surface Water Drainage Strategy supported by ground investigations and infiltration testing. These confirmed that infiltration is viable, with sufficient clearance to groundwater, and the proposed design accommodates a 1 in 100-year storm event plus 45% climate change allowance.
- 11.3 The Lead Local Flood Authority (LLFA) initially issued a holding objection because the submitted strategy did not fully comply with the updated National Standards for Sustainable Drainage Systems (SuDS) introduced in June 2025. Concerns centred on the reliance on underground infiltration tanks rather than above-ground features, which limited opportunities for amenity and biodiversity benefits. The LLFA advised that the site offered ample scope to integrate surface-level SuDS features and requested amendments or a technical compliance statement.
- 11.4 Following further dialogue, the applicant provided additional information and justification for the design approach. The applicant explained that site gradients and infiltration depths made extensive swales impractical and raised health and safety concerns regarding deep swales retaining water for prolonged periods. The revised approach retained soakaways as the primary method of disposal to ground, supplemented by limited shallow swales for conveyance.
- 11.5 After reviewing the additional information, the LLFA confirmed that the scheme is viable and deliverable and removed its holding objection. The LLFA now raises no objection subject to conditions, which include:
- Submission and approval of a detailed surface water management scheme prior to commencement, clarifying arrangements during construction and ensuring compliance with the hydrological context of the site (Condition 5)
 - Provision of a maintenance and management plan for the lifetime of the development, including adoption arrangements and responsibilities for ongoing operation (Condition 17)
- 11.6 These conditions are considered necessary to prevent increased flood risk, protect water quality, and secure long-term functionality of the drainage system.
- 11.7 In conclusion, subject to the recommended conditions, the proposed development is considered acceptable in terms of drainage and flood risk and accords with the requirements of the NPPF, specifically paragraphs 159, 167, the updated SuDS standards, and relevant policies of the Purbeck Local Plan, namely Policy E4 (Assessing Flood Risk), Policy E5 (Sustainable Drainage Systems), and Policy E12 (Design).

12. Servicing

- 12.1 It is proposed that refuse collection and servicing would be kerbside collection for all dwellings, and the proposed road layout allows for kerbside collection to all units.
- 12.2 Dorset Waste Services (DWS) were consulted and raised no objection to the proposed. Therefore, the proposed servicing is considered acceptable.

13. Mineral and Waste

- 13.1 The site lies predominantly within the Purbeck Limestone safeguarding area, as defined by Policy SG1 of the Bournemouth, Dorset and Poole Minerals Strategy (2014). It is also

adjacent to an area of search for potential future Purbeck Stone extraction under Policy PK2.

- 13.2 The Mineral Planning Authority (MPA) advises that, due to the site's proximity to existing residential development, it is unlikely to be suitable for quarrying. There are no current proposals for mineral working, and the MPA raises no objection on safeguarding grounds.
- 13.3 While future extraction to the east of the site remains a possibility, the MPA does not object on proximity grounds but recommends that, should planning permission be granted, mitigation measures are considered. These may include an increased stand-off from the eastern boundary and appropriate landscaping or screening to minimise potential future conflict with mineral extraction activities, however, it is noted that no development is proposed adjacent to the area of search for potential future Purbeck Stone extraction under Policy PK2. This reduces the likelihood of direct conflict with future mineral working.
- 13.4 Policy 22 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019) requires new development to provide adequate on-site facilities for the separation and storage of waste. This provision should be incorporated into the proposal.
- 13.5 The development accords with the Minerals Strategy (Policies SG1 and PK2) by safeguarding mineral resources and addressing potential future extraction. They also comply with Policy 22 of the Waste Plan by requiring suitable waste management facilities within the scheme.
- 13.6 The applicant is reminded that, to comply with Policy 22 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019), suitable waste management facilities should be provided within the scheme to enable the separation and storage of waste arising from occupation (Informative 8).

14. Loss of Sports Facilities

- 14.1 The proposed development will result in the removal of a former school playing field and two tennis courts. These facilities were historically associated with the Old Malthouse School and therefore constitute an existing sports facility for planning purposes. These facilities have not been actively used for a sport for a significant period. The tennis courts have been in a state of disrepair since at least 2007, following the closure of the Old Malthouse School, and were confirmed by Dorset Council as not constituting an asset of community value in October 2024. Similarly, the playing field has only been used informally and without any formal sporting infrastructure or public access arrangements. However, the fact that they have deteriorated and have not been used for many years does not alter the existing use as sport facilities.
- 14.2 Paragraph 104 of the National Planning Policy Framework (NPPF) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless one of the following applies:
 - a. An assessment has clearly shown the land to be surplus to requirements;
 - b. The loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 14.3 Policy I4 of the Purbeck Local Plan seeks to safeguard existing sport and recreation facilities. It states that any loss will only be permitted where there is a proven excess of provision, suitable replacement facilities are provided, or the benefits of alternative provision outweigh the loss. Replacement provision should be equivalent to or an improvement upon the existing resource in terms of size, attractiveness, quality, and accessibility.
- 14.4 Sport England has objected to the application, citing non-compliance with its Playing Fields Policy and paragraph 104 of the NPPF. While its concerns are noted, Sport England is a non-statutory consultee in this instance because the playing field has not been used for at least five years. The Council acknowledges Sport England's request for a financial contribution towards alternative provision; however, this is not considered to meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010. These tests require that any planning obligation must:
- Be necessary to make the development acceptable in planning terms;
 - Be directly related to the development; and
 - Be fairly and reasonably related in scale and kind to the development.
- 14.5 The suggested contribution does not satisfy these tests because:
- The site has never been publicly accessible and was not included in any assessment for Assets of Community Value (ACVs).
 - Evidence from the Dorset Council Playing Pitch Strategy (2019) and Sport and Leisure Facilities Needs Assessment (2017) indicates no local need for additional tennis provision.
 - Based on the above it is considered the proposed contribution would not reasonably relate in scale or kind to the proposed development.
- 14.6 In this case, Paragraph 104 of the NPPF:
- Criterion (a): The Dorset Council Playing Pitch Strategy (2019) and the Sport and Leisure Facilities Needs Assessment (2017) do not identify this site as surplus to requirements. However, both documents indicate that there is no identified local need for additional tennis provision in this area. The evidence is dated but remains the most recent available. Therefore, the proposal does not comply with criterion (a).
 - Criterion (b): The proposal includes a new sports court to replace the former tennis courts, which provides some mitigation. However, this does not fully replace the playing field in terms of quantity or quality. Consequently, the proposal partly complies with criterion (b).
 - Criterion (c): The development delivers alternative sports provision and significant public benefits, including housing and a community sports facility. These benefits are considered to outweigh the harm arising from the loss of the playing field. Therefore, the proposal complies with criterion (c).
- 14.7 The proposed scheme meets the intent of criterion (c) of both the NPPF and Policy I4. The development will deliver an 800 square metre multi-functional sports space, designed for community and school use, which will provide year-round access for activities such as five-a-side football, tennis, netball, and informal recreation. This represents a significant improvement over the previous arrangement, which offered only occasional, informal use of a private field and derelict courts.

14.8 Dorset Council's policy comments confirm that The Old Malthouse was previously a private school (Use Class C2) until 2007, later operating as a residential activity centre until 2018. While the site historically contained a cricket pitch and tennis courts, these were never formally available for community use. The site was assessed under three separate Asset of Community Value (ACV) applications in 2024 and was rejected in all cases. The Council concluded that:

- The land is in private ownership with no legal obligation to provide public access.
- Any recent use of the tennis courts or land was informal and without the landowner's consent.
- The site does not constitute a public playing field or community sports facility.

14.9 In response to Sport England's objection, the applicant has taken several steps to provide mitigation and demonstrate compliance with national and local policy objectives. These include:

- Designing and committing to deliver an 800 square metre multi-functional sports space, suitable for activities such as five-a-side football, tennis, and netball, with year-round availability for community and school use;
- Agreeing to upgrade the specification of the sports surface from tarmac to a polymeric finish to improve quality and durability;
- Engaging with Dorset Council and St George's School to explore opportunities for shared use and confirm that the proposed facility meets local needs;
- Providing assurances that the new facility will be accessible and managed to ensure long-term community benefit.

14.10 Dorset Council has carefully considered these measures alongside Sport England's request for a financial contribution. The Council concludes that such a contribution would not meet the statutory tests under Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010, as it is not necessary to make the development acceptable in planning terms, does not directly relate to the development, and would not be fairly and reasonably related in scale and kind.

14.11 The proposal does not fully satisfy these requirements, as the replacement provision comprises a single sports court rather than a full playing field. Nevertheless, the inclusion of this facility, together with the wider benefits of the scheme, is considered to offer sufficient mitigation when assessed against the overall planning balance.

14.12 Although the proposal does not entirely replace the former playing field, the Council considers that the new sports facility provides a degree of mitigation, and that the significant public benefits of the housing scheme outweigh this loss. The planning balance therefore supports the granting of permission.

15. Planning balance

15.1 In reaching a decision on this application, the local planning authority is required to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. This assessment has considered the Purbeck Local Plan as a whole, the National Planning Policy Framework (2024, as amended 2025), and all other relevant material considerations.

- 15.2 The proposed development will deliver 15 dwellings, including 6 affordable homes, in an area with an acknowledged need for housing. This represents a significant social benefit, further reinforced by the site's partly previously developed status and its adjacency to the existing settlement. The scheme accords with Policy H8 of the Purbeck Local Plan, which establishes a maximum threshold of 15 dwellings for small sites next to Local Service Villages. The proposal therefore aligns with the spatial strategy for sustainable communities and delivers much-needed affordable housing in accordance with Policy H11.
- 15.3 The application site lies within the Dorset National Landscape. Having regard to the nature, scale and setting of the development, and to the degree to which the proposal may affect the statutory purposes of the designation, the development is not considered to constitute "major development" within the meaning of paragraph 190 of the National Planning Policy Framework. The dwellings are confined to the more contained southern portion of the site, avoid the most sensitive and visually exposed areas, utilise previously developed land, and incorporate robust design and landscape mitigation. In this context, landscape and visual effects are assessed as limited and capable of being moderated by condition. The statutory duty under Section 85 of the Countryside and Rights of Way Act 2000 is therefore considered to be met.
- 15.4 The proposal is assessed as causing no harm to the Langton Matravers Conservation Area or the setting of nearby listed buildings, subject to conditions requiring agreement of materials, ridge heights and landscaping. Impacts on biodiversity, drainage, trees, accessibility and highways can be satisfactorily mitigated through conditions. Although Sport England has maintained a non-statutory objection to the loss of former playing field land, the site has not provided formal or public sports provision for many years. The development incorporates an enhanced multi-use sports facility and provides broader public benefits that, on balance, outweigh the loss of the former private school playing area.
- 15.5 Taking all matters into account, including the significant benefits of the scheme, the sensitivity of the site, the mitigation measures secured, and the need to support sustainable rural communities, the proposal is considered to comply with the development plan when read as a whole. There are no material considerations that indicate planning permission should be withheld.

16. Planning Obligations

- 16.1 The following planning obligations are required by legal agreement and have been agreed to be secured by legal agreement:

Affordable Housing	Policy compliant affordable housing - Purbeck Local Plan (2018-2034) Policy H11: Affordable housing requires 40% on site affordable provision.
Education Contribution	£6,161 per dwelling (excluding 1 beds) towards Primary & Secondary school provision. Purbeck Local Plan (2018-2034) Policy I1: Developer contributions to deliver Purbeck's infrastructure requires an education contribution for sites of 10 or more.

	Dept for Education - Securing Developer Contributions for Education Guidance from August 2023.
Special Educational Needs (SEN) Education Contribution	£1,487.62 per dwelling (excluding 1 beds) towards SEND provision. Reflecting current Government advice in the Dept for Education - Securing Developer Contributions for Education Guidance August 2023.
Public Right of Way Contribution	£1,100 – change 2 stiles to gates at a cost of £550 each, to improve accessibility given increased use of footpaths around the development site.
Public Open Space	It is proposed to remain in private ownership. Required Step-in-rights will be secured via S106 agreement.

- 16.2 This development proposal is CIL liable development. The charge will be calculated using the CIL charge rate for “The Coast” area, this is currently £307.69 per square metre.

The Heathland mitigation will be covered by CIL.

17. Response to Langton Matravers Parish Council

- 17.1 The following table addresses concerns raised by Langton Matravers Parish Council

Concern raised	Officer response
Highway Safety and Traffic Hazardous junction at B3069 and Old Malthouse Lane; Increased traffic and poor visibility; Transport Statement inadequate; single-track lane; Construction traffic concerns.	The Highway Authority has confirmed that visibility at the B3069 junction is acceptable given the 20-mph speed limit and road alignment. The predicted traffic increase is not considered severe under the NPPF paragraph 111. Internal road widening to 5 metres and speed control measures will be secured by Condition 20. A robust Construction Traffic Management Plan (CTMP) will be required prior to commencement under Condition 3, ensuring compliance and enforcement.
<u>Design, Layout and Landscape Impact</u> LVIA omissions;	The Landscape and Visual Impact Assessment (LVIA) has been reviewed and

Loss of views; Affordable housing segregation; Inappropriate materials; Lack of renewables.	accepted by the Landscape Officer and Dorset National Landscape Team. The layout concentrates development in the southern section to preserve open views, in accordance with Local Plan Policy E1 and NPPF paragraph 174. Affordable housing integration has been improved through design amendments. Materials now include Purbeck stone and natural slate, consistent with Policy E12. Renewable energy provision will be addressed through Building Regulations and electric vehicle charging points secured by Informative 4.
<u>Drainage and Flood Risk</u> Holding objection from Flood Risk Management; Scheme does not meet updated SuDS standards.	The Lead Local Flood Authority has withdrawn its holding objection following submission of additional details. The drainage scheme now complies with Sustainable Drainage Systems (SuDS) requirements and Local Plan Policy L2. A detailed surface water management plan and maintenance schedule will be secured by Conditions 5, 17.
<u>Lighting</u> Excessive street and security lighting; Conflict with rural character and dark skies policy; Ecological impact.	A Lighting Strategy has been approved by the Natural Environment Team. Measures include low-level, directional lighting, passive infrared sensors, and a single streetlight programmed to switch off overnight. These steps accord with Policy E4 and NPPF paragraph 185, minimising light spill and protecting dark skies and ecological corridors. Compliance will be secured by Condition 27.
<u>Housing Need and Future Development</u> Large dwellings do not meet local need; Fear of expansion northwards; Request for Section 106 restrictions.	The scheme provides a mix of two- and three-bedroom homes, including 40% affordable housing, meeting Local Plan Policy H1 and NPPF paragraph 62. A Section 106 agreement will secure affordable housing in perpetuity and restrict use as second homes. No further development northwards is proposed or supported by policy.

<u>Community Land and Loss of Playing Field</u> Unclear access and maintenance for sports court; Loss of playing field; Sport England recommends mitigation.	The proposal delivers housing, including affordable homes, and a new 800 m² community sports facility secured by a Section 106 agreement. While not fully compliant with NPPF paragraph 104 or Policy I4 of the Purbeck Local Plan, the benefits outweigh the loss of the former playing field. Partial mitigation and no identified need for additional tennis provision support approval.
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18. Conclusion

- 18.1 The proposed development has been assessed against the adopted development plan, national planning policy and all other relevant material considerations. The scheme has been amended to respond to the sensitive landscape and heritage context of the site and is confined to the more contained southern area, avoiding the most visually sensitive land to the north. The layout, scale and form are considered to respect the established pattern of development in Langton Matravers and are supported by appropriate landscaping, design measures and ecological enhancements. The proposal does not constitute “major development” within the Dorset National Landscape and is judged to conserve and enhance the special qualities of the area in accordance with Section 85 of the Countryside and Rights of Way Act 2000 and the National Planning Policy Framework.
- 18.2 The development will provide 15 dwellings, including 6 affordable homes, which will contribute to meeting local housing needs and supporting the long-term sustainability of the village. Impacts relating to heritage, biodiversity, drainage, highways, amenity and trees have been fully considered and can be satisfactorily addressed through planning conditions and obligations. Subject to the recommended conditions and the completion of a Section 106 Agreement securing affordable housing and other necessary measures, the proposal is considered to accord with the Purbeck Local Plan, the Dorset National Landscape Management Plan and relevant provisions of the National Planning Policy Framework.
- 18.3 The proposal is therefore considered acceptable in planning terms and is recommended for approval with conditions and obligations or if the legal agreement is not completed by 18 August 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, and/or the Service Manager for Development Management & Enforcement and/or the Development Management Area Manager East to refuse consent due to.
- Lack of provision to secure policy compliant 40% affordable housing.
 - Lack of provision to secure policy compliant education contributions.
 - Lack of provision to secure policy compliant special education needs contributions.
 - Lack of provision to secure policy compliant GP surgery contributions.
 - Lack of provision to secure policy compliant public right of way contributions.

19 Recommendation

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to:

(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**
- **Education Contribution**
- **Special Educational Needs (SEN) Education Contribution**
- **GP surgery Contribution**
- **PROW Contribution**

And the below conditions. Written agreement to the pre-commencement condition(s) was received from the applicant on 10 February 2026.

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:

LP01 B Location Plan
SL01 C AMENDED Site Layout
MP02 C AMENDED Master Plan
P1 B AMENDED Plot 1 Floor Plans & Elevations
P02 A Plot 2 Floor Plans & Elevations
P3 B AMENDED Plot 3 Floor Plans & Elevations
P04 A Plot 4 Floor Plans & Elevations
P05 A Plot 5 Floor Plans & Elevations
P06 A Plot 6 Floor Plans & Elevations
P07 A Plot 7 Floor Plans & Elevations
P08 A Plot 8 Floor Plans & Elevations
P09 A Plot 9 Floor Plans & Elevations
P10-11 C AMENDED Plot 10-11 Floor Plans & Elevations
P12-15 B AMENDED Plots 12-15 Floor Plans & Elevations
SS01 B Sections AA & BB
RNa/c/689/TCP/1A Tree Constraints Plan
RNa/c/689/TPP/1A Tree Protection Plan
9000 P04 Drainage Strategy
0201 05 AMENDED Landscape Strategy Layout (South and Central)
0202 05 AMENDED Landscape Strategy Layout (Central and North)
P25922-DRG-PL-01 P02 AMENDED Street Lighting
P25922-DRG-PL-02 P02 External lighting calculation (no MF)

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

Pre commencement

3. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:
- construction vehicle details (number, size, type and frequency of movement)
 - a programme of construction works and anticipated deliveries
 - timings of deliveries so as to avoid, where possible, peak traffic periods
 - a framework for managing abnormal loads
 - location of construction site access
 - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
 - wheel cleaning facilities
 - vehicle cleaning facilities
 - inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
 - a scheme of appropriate signing of vehicle route to the site
 - a route plan for all contractors and suppliers to be advised on
 - temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

4. Prior to commencement of the development approved details of the finished floor level(s) of all the building(s) hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

5. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

6. Prior to the commencement of development details of foul drainage schemes for the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented prior to the completion of the development.

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

7. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement Ref. 689/AMS/1 and Tree Protection Plan Ref. RNapc/689/TPP/1A, both dated 15th July 2025 from Richard Nicholson Arboricultural Planning Consultant shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

Note: Your attention is drawn to the requirement for a pre-commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

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

8. Prior to commencement of works (including site clearance and any other preparatory works) an updated drainage strategy and plan showing all service routes (including the position of soakaways) positioned away from the root protection areas of retained trees shall be submitted and agreed with the Local Planning Authority. The updated drainage strategy will need to correspond with the approved Tree Protection Plan to adequately protect retained trees and to clearly show the use of an appropriate no-dig cellular confinement system in set locations as marked on the Tree Protection Plan.

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

9. Prior to the commencement of works, samples of the cellular confinement system to be used, including samples of the cell infill aggregate (which shall be 4–20mm clean angular granite or flint), shall be submitted to and approved in writing by the Local Planning Authority. Stone of a calcareous nature must not be used for the cell infill aggregate.

Where the submission of physical samples is not reasonably practicable, approval may alternatively be granted on the basis of manufacturer's specifications and product data, subject to the written agreement of the Local Planning Authority.

Reason: To ensure that the construction of the development hereby approved does not prejudice the long-term retention of trees which make a significant contribution to the character and appearance of the area.

10. No development shall be commenced until a timetable for the implementation and maintenance of any proposed on-site (within the red line of the application site) non-significant biodiversity net gain (see informative below), has been submitted to and approved in writing by the Local Planning Authority. The implementation timetable and maintenance details must be prepared in accordance with the approved Biodiversity Gain Plan for the site. Thereafter the on-site non-significant biodiversity net gain shall be implemented and maintained for a period of no less than 5 years following the completion of said biodiversity net gain in accordance with the approved timetable and maintenance details. If within a period of 5 years from the date of the planting of any habitat it is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning

Authority seriously damaged or defective) the habitat shall be replaced with the same habitat as set out in the approved biodiversity gain plan in the next planting season, unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure that non-significant on-site biodiversity net gain is provided on site as required by the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

11. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

Above DPC

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

Reason: In the interest of visual amenity.

13. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where appropriate : proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units, proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. The development shall be carried out in accordance with the approved details.

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

14. Prior to the commencement of any development hereby approved above damp course level, a comprehensive Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall, by reference to site layout drawings of an appropriate scale, include:
- Long-term design objectives;
 - Management responsibilities;
 - Maintenance schedules for all landscape areas other than small, privately owned domestic gardens; and
 - A detailed schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development, including arrangements for its implementation.

The subsequent management and maintenance of the development's landscaping shall accord with the approved plan.

Reason: To ensure the continuing enhancement and proper maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

15. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be 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.

Pre- occupation

16. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should 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.

Reasons: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

17. Before the development hereby permitted is occupied, details of the tactile paving at pedestrian crossing points shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance with the approved details.

Reason: To provide safe and suitable crossing points within the development to align with Inclusive Mobility guidance.

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number SL.01 C must be constructed,

unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

19. No development shall be occupied until a scheme for a speed control measure on the primary access road has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The scheme shall include details of the type of measure proposed, its location, dimensions, construction. The approved speed control measure shall be fully implemented prior to first occupation of the development and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure vehicle speeds are appropriately managed on the access route serving the development in the interests of highway safety and in accordance with Dorset Council guidance.

20. Details of facilities to be provided for the storage and removal of refuse from the approved dwellings shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided before any of the approved dwellings are first occupied and shall be retained as such thereafter.

Reason: In the interests of the amenities of the area.

21. No occupation of the development shall take place until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how parking spaces will be allocated, managed, and monitored to ensure that parking provision within the site is used efficiently and does not result in overspill parking on surrounding roads. The development shall thereafter be operated in accordance with the approved Car Parking Management Plan.

Reason: To ensure that adequate parking arrangements are provided and managed in a manner that meets Dorset Council's parking guidelines, minimises parking pressures on surrounding roads, and supports the practical needs of future residents and visitors, in accordance with Dorset Council's guidelines.

Compliance

22. The development shall be carried out strictly in accordance with the ridge heights shown on the approved plans listed under Condition 2, including the parameter plans and verified sections, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scale and massing of the development preserve the character and appearance of the Langton Matravers Conservation Area and respects the sensitive landscape context.

23. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment (EclA) by LC Ecological Services and dated July 2025, updated November 2025, and certified by the Dorset Council Natural Environment Team on 16.12.2025.

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

- i) the recommendations detailed in section 7 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.

24. No construction work in relation to the development, including preparation prior to operations, shall take place other than between the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Public or Bank Holidays.

Reason: To safeguard the amenity of existing residents

25. 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 their reasonable 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.

26. The development hereby approved shall provide 10% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people.

Reason: In the interest of amenity of future occupiers.

Other conditions

27. The development shall be carried out in full accordance with the approved External Lighting Strategy (Ref: P25922-R-PL-01-V2) and associated Lighting Plan (Ref: P25922-DRG-PL-02-P02). No deviation from the approved details shall take place without the prior written consent of the Local Planning Authority. All lighting shall be installed, operated, and maintained in accordance with the agreed specifications, including:

- Use of warm white LED luminaires (colour temperature not exceeding 2700K) with zero upward light ratio.
- Implementation of part-night switching for communal lighting, ensuring all luminaires switch off between 00:00 hrs and 05:30 hrs.
- Compliance with ecological requirements to maintain dark corridors with light levels not exceeding 0.20 lux at ground level.
- Installation of domestic lighting with integrated photocell and PIR sensors, and automatic switch-off shortly after motion ceases.

Reason: To ensure the lighting scheme protects visual amenity, avoids nuisance to adjoining properties, and safeguards ecologically sensitive areas, in accordance with the National Planning Policy Framework, the Dorset National Landscape Management Plan, and the recommendations of the approved Ecological Impact Assessment.

28. Despite the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes A, B, C and E except for wooden sheds and greenhouses, and Schedule 2, Part 2, (or any order revoking and re-enacting that Order with or without modification), no further development, including material changes to the shape and appearance of windows, the carrying out of building, engineering or other operations will be undertaken within the application site without first obtaining planning permission from the Council.

Reason: In the interest of neighbour amenity and to retain the visual amenity and townscape character of the area including the Langton Matravers Conservation Area.

Informatives

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 the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

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

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

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

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

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

2. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:

- habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
- habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
- enhancements to habitat condition, for example from poor or moderate to good

3. 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.
4. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.
5. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-for-developers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.
6. Informative Note: Rights of Way
The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.
Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.
7. 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.
8. The applicant is reminded that, to comply with Policy 22 of the Waste Plan (2019), suitable waste management facilities should be provided within the scheme to enable the separation and storage of waste arising from occupation.
9. For the purposes of condition number 23 (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.

10. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the basins are in line with their design requirements.
11. Radon Gas Class 2: 1-3% refers to a property being in a "radon affected area" where 1-3% of homes have levels above the UK's action level of 200Bq/m3. This indicates a moderate risk that does not guarantee that a building has high radon levels but triggers the need for further testing. Depending on the region and specific test results, this level may require basic radon protection / remedial measures in new builds. Further information is available here: <https://www.labc.co.uk/news/do-i-need-consider-radon>
12. This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [TBC] relating to affordable housing, education contribution, Special Educational Needs (SEN) Education Contribution, PROW and Open Space Contribution.
13. 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.

or

- B) Refuse permission for the summary of reasons set out below if the agreement is not completed by 18 August 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.**

In the absence of a completed legal agreement by 18 August 2026, or such extended period as may be agreed in writing by the Head of Planning, the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure:

- Policy compliant 40% affordable housing;
- Education contributions;
- Special Educational Needs contributions;
- Primary healthcare (GP surgery) contributions;
- Public Rights of Way improvements.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies H3, H4, I1, I2, I3, I4, and I5 of the Purbeck Local Plan (2024) and Paragraphs 34, 58, 63, 93, 95-99 of the National Planning Policy Framework 2024 (as amended February 2025).