

Application Number:	P/FUL/2022/01095
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land at Blaneys Corner To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers
Proposal:	Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.
Applicant name:	Lewis Wyatt (Construction) Ltd
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. **Reason application is going to committee:** In accordance with the Council's constitution, as the proposal constitutes major development and the recommendation is contrary to the views of the Parish Council.

2. **Summary of recommendation:** Delegate authority to the Service Manager for Development Management and Enforcement and 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:

- a Scheme for the provision and promotion of Suitable Alternative Natural Green space (SANG)
- provision of public open space

And the conditions set out at the end of the report.

Or

B) refuse for the reason set out at the end of the report if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

3. **Key planning issues**

Issue	Conclusion
Principle of development	The site is allocated for residential development in the Purbeck Local Plan

Issue	Conclusion
Green Belt	The bulk of the site has been removed from the green belt by the Purbeck Local Plan. The attenuation basin sits within the green belt but is not considered to represent inappropriate development.
Affordable housing, S106 and viability	Independent viability review confirms the development cannot support affordable housing or other S106 contributions, and despite minor differences in inputs, the scheme remains unviable.
Housing mix	Small variances from Strategic Housing Market Assessment (SHMA) expectations are minor and partly due to earlier affordable housing assumptions; overall the mix remains acceptable and policy compliant.
Design, character and appearance	The development is considered high quality, well-integrated with local character, and supported by design and landscape officers.
Impacts upon amenity	The layout avoids harmful impacts on neighbouring amenity and provides good living conditions for future residents, with construction impacts managed through conditions.
Flood risk and drainage	The site is in flood zone 1 and the proposed SuDS drainage strategy is acceptable, ensuring no increased flood risk
Highways, access and parking	Highway authority acceptance confirms safe access, suitable internal layout and adequate parking, with improved pedestrian safety.
Trees	Most trees are retained with proper protection to be secured by condition.
Biodiversity	Mitigation and enhancements are acceptable and secured by condition.
Habitats sites	An Appropriate Assessment (AA) confirms mitigation via the Community Infrastructure Levy (CIL), SANG provision and nutrient neutrality credits prevents harm to protected habitats

4. Description of site

- 4.1 The application site is an irregularly shaped parcel of land which extends to 1.57 hectares. It is located towards the northern end of Lytchett Matravers at the junction of

Wimborne Road, Wareham Road and Lime Kiln Road, known as Blaney's Corner. The site is currently pastureland and is made up of a field on the western side and part of a field on the eastern side. The two parts of the site are separated by an established hedgerow, with access between the parcels available via a field gate.

- 4.2 There are existing dwellings bounding the site to the north and west, with a gap in the developed frontage at the junction of Wimborne and Wareham Roads with an established hedge forming the site's boundary in this location. The boundaries to the dwellings to the north and west are generally defined by low fences with some hedgerows. To the south is a small, wooded area on low lying land with a watercourse which runs eastwards and eventually towards Poole Harbour. Beyond this is the recent housing development to the north of Huntick Road, Rozalia Meadow. The site's eastern boundary is not defined by any physical features and is open to the remainder of the agricultural field.
- 4.3 Levels across the site generally fall from the northwestern corner to the lowest point in the southeast. The level change is relatively gradual in the northern and western part of the site, before dropping off more steeply towards the southern boundary. There is a total fall across the site of approximately 10 metres.
- 4.4 In addition to the wooded area to the south of the site, there are several prominent trees located on the site's northern boundary which are the subject of tree preservation orders. A tree in the southwestern corner of the site is also subject of a tree preservation order.
- 4.5 The houses to the north of the site comprise a row of late 20th century detached suburban style housing, and the more recent Poppy Place development which is a mix of detached and terraced housing around a cul-de-sac on the southern side of Wimborne Road. There is also an older single storey dwelling, Holly Cottage at the western edge of this row. To the west, Myrtle Cottage and 212 Wareham Road comprise a pair of traditional thatched cottages accessed from the eastern side of Wareham road, while the other properties on the western boundary of the site comprise 20th century chalet bungalows. Within the wider vicinity the immediate surroundings, particularly to the west and south are dominated by late 20th century suburban housing which is reflective of the incremental development of Lytchett Matravers. To the north there are further detached dwellings and open farmland beyond, part of which is allocated within the Purbeck Local Plan for residential development and where there is a current planning application under consideration (P/FUL/2025/03733, Land at Flowers Drove).

5. Description of development

- 5.1 The proposed development comprises the construction of 25 dwellings, together with a new vehicular access onto Wimborne Road and the provision of landscaping, drainage and open space, including a new play area to be located at the northwestern corner of the site. The development comprises a mix of 2, 3 and 4 bedroom detached and semi-detached houses and 1 and 2 bedroom flats within two blocks.
- 5.2 The main access to the site is to be via a new vehicular access off of the southern side of Wimborne Road. The access will be in the form of a simple priority junction. The access road travels southwards before turning and travelling eastwards through the site as a central spine road onto which most of the new dwellings front. The flats are located in two blocks to the southwestern part of the site. The larger block, on the western boundary is two storey and contains 2x two bedroom flats and 2x 1 bedroom flats. The other apartment block contains 2x 1 bedroom flats in a building of the scale and appearance of a detached house. A parking area to serve the flats is located to their south with a further pair of semi-detached houses beyond, in the southwestern corner of the site.

- 5.3 The proposed houses are all two storey in scale. They have a traditional appearance, generally sitting beneath gable roofs with exposed rafter feet and chimneys. The pair of semi-detached houses has one side of the roof hipped while the larger apartment block has cropped gables. The scheme has a varied palette of materials comprising units with brick and flint facing with brick window headers and cills; brick facing with brick window headers and cills; painted brick with reconstituted stone window headers and cills and render with reconstituted stone window headers and cills. The apartment block is intended to have more of a rural 'barn' appearance and therefore comprises brickwork to the ground floor with timber cladding above.
- 5.4 All of the proposed dwellings have off-road parking provision in the form of either a communal car park serving the flats and pair of semi-detached houses, or on driveways. The majority of the houses also have separate garages which are provided either as a single detached garage or a pair of garages shared with a neighbour.
- 5.5 With the exception of units 20 and 21 the houses are oriented to face onto the access road with the main entrance onto the street. The houses are set behind small front gardens or frontages which are proposed to be soft landscaped.
- 5.6 An area of public open space, including a play area will be provided in the northwestern corner of the site, to the western side of the access road. The open space will be set behind the existing boundary hedgerow which will be retained. A new pedestrian access is to be provided to the western boundary exiting onto Wareham road where a crossing point would be provided. The existing Junction between Wareham Road and Wimborne Road/Lime Kiln Road will be altered with new buildouts to reduce the corner radius and therefore vehicle speeds.
- 5.7 In the southeastern corner of the site, surface water will drain to a newly created attenuation basin before draining to the watercourse to the south. A pumping station and electrical substation will be sited on the southern side of the road in this location, with the entrance to these also serving as a turning area.

6. Background and relevant planning history

- 6/1976/0241 Decision: Refuse Decision Date:
30/09/1976 Outline Application - Residential development.
- 6/1981/0394 Decision: Refuse (appeal dismissed) Decision Date:
23/11/1981 Outline Application - Erect 3 dwellings, form new vehicular accesses.

In addition to the above historic planning applications for the site, planning permission was granted in 2021 under reference 6/2019/0530 for the change of use of land to the north of the site, off of Flowers Drove to Suitable Alternative Natural Greenspace (SANG). That consent has been implemented and remains extant. The SANG is intended specifically to serve this site and the other sites allocated for housing development under policy H6 of the Purbeck Local Plan.

7. List of constraints

- Tree Preservation Orders (PDC/TPO 369; TPO/2022/0068)

- Mineral Sites Plan 2019 and Waste Plan 2019 – Safeguarding Sites and Allocated Sites - Lytchett Matravers Landfill Site; WI86; Landfill Site - Distance: 0m
- Statutory Settlement Boundary; Lytchett Matravers
- Poole Harbour Nutrient Catchment Area
- Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar
- Right of Way: Footpath SE17/23; - Distance: 35.43m
- Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar);
- Wessex Water: Risk of foul sewer inundation 2023 Medium Risk of Foul Sewer Inundation - Distance: 0m
- Poole Harbour Recreation Zone
- Groundwater – Susceptibility to flooding
- Dorset Council Land Freehold : Land for visibility improvement at Blaneys Corner, Wimborne Road, Lytchett Matravers - Reference FH001481 - Distance: 0m
- Dorset Council Land Freehold : Land for footpath at Holly Cottage, Wimborne Road, Lytchett Matravers - Reference FH001508 - Distance: 0m
- Existing and Higher Potential ecological network
- Dorset Heathlands - 5km Heathland Buffer;
- Greenbelt
- High Opportunity Nature Areas
- Potential Activities
- Ancient Woodland: Elder Moor & Lytchett Heath Wood; - Distance: 343.57m
- Natural England - RAMSAR - Distance: 1966.26m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 1966.26m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 4666.71m
- Site of Special Scientific Interest (SSSI) impact risk zone; - Natural England consultation
- Groundwater Source Protection Zone

- Risk of Surface Water Flooding Extent 1 in 30, 1 in 100, 1 in 1000
- Surface water flooding - 1 in 100 year event plus 20% and 40% allowance
- Aerodrome safeguarding: Consult on all development 45+ metres in height
- Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

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

No objection. Although the submitted biodiversity plan cannot be certified as the development results in a net loss in biodiversity. Due to the age of the application, it is not required to provide BNG and the net loss in biodiversity can no longer be compensated for through the Dorset Biodiversity Appraisal Protocol compensation framework as this has closed. In the absence of a formal mechanism to address this loss of biodiversity there is no objection provided that the mitigation measures set out in the submitted documents and the production to and adherence of a Construction Ecological Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) are secured by condition.

2. DC - Rights of Way Officer

There is no direct impact upon the rights of way network within the perimeter of the site. Increased pressure on surrounding rights of way will mean upgrades to surfacing are likely to be needed, to be funded by a financial contribution or CIL.

3. DC - Highways

Initial comments (22/06/2022) – defer for submission of amended information to provide alterations to corner radii and internal road geometry to achieve natural traffic calming effects.

Revised comments following submission of amendments (25/07/2025) – Defer for amendments to parking layouts, updated swept path analysis, further consideration of the visibility for the pedestrian crossing point, confirmation of automated traffic count data.

Further comments (25/09/2025) – 15mph visibility splays cannot be accepted for the new pedestrian access to Wareham Road as the corner radius is large and does not support a 15mph design speed. Amendments suggested to reduce corner radii.

Final comments following submission of amended corner radii (10/12/2025) – No objection subject to conditions to secure:

- Completion of junction and first 15m of access prior to any other work commencing.
- Completion of off-site highways works prior to occupation.

- Details of the construction of the estate road
- Provision and maintenance of the visibility splays
- Provision of a construction traffic management plan.

4. DC - Dorset Waste Team

No objection

5. DC - Planning Policy

Confirmation provided of policy requirements within the Purbeck Local Plan and Lytchett Matravers Neighbourhood Plan.

6. Environment Agency

No comments received

7. Lytchett Matravers Parish Council

Object, raising the following concerns/comments.

- Development should include a footpath link to the east to connect with Jubilee Walk to support the aims of Policy H6b
- Concerns over traffic speeds around Blaney's corner and the need for some form of control to ensure a safe crossing of Wareham Road
- Welcome the open green fronting Blaneys Corner but would like to see the hedge boundary opened up to create a positive village space.
- The layout is disappointing, anonymous suburban cul-de-sac and should include some distinguishing feature or relief to instil a sense of place and street elevations should be provided.
- While the architectural treatment is generally good the PC objects to the inclusion of flintwork which is predominantly found in chalk landscapes, which Lytchett Matravers is not. There is a preference for cob to be represented by rendered elevations with heath stone represented in landscape treatment, such as the use of boulders.
- Concentration of affordable homes into an enclave in the southwestern corner – pepper-potting is preferred.
- Where there is only one car space and a garage provided for houses, the garage should be removed or extra on site hardstanding should be provided.
- Street frontage planting should be encouraged.
- Rooftop PV arrays should be incorporated and integrated.
- The Parish Council has not been approached with regard to the management of the SANG.

8. Ward councillors

No comments received.

9. Trees (Team E)

No objection to the identified tree removals – the removals are of low quality and is unlikely to have a long-term detrimental impact on the local character. Where there is minor encroachment into root protection areas, surfacing which is tolerant of root growth and movement should be used with a geotextile membrane to minimise contamination risks.

Suggest removal of permitted development rights to avoid potential issues arising from inappropriate foundations in the vicinity of retained trees.

Concerns about proximity of T38 and T37 and the possible pressure for future removal – need to consider the implications of removal, retention and impact on future residents.

TPO served on T43 to ensure its retention.

If tree planting is to be included in parking areas, then a strong maintenance schedule to ensure establishment should be in place and secured by condition. Conditions recommended.

10. Natural England

No objection subject to conditions to secure the nutrient mitigation strategy and limiting water usage.

11. DC – Landscape

Initial comments unable to support as, at the time of submission the development remained in the Green Belt.

Following re-consultation: No objection. While there will be permanent landscape and visual effects, these will be localised and would not significantly impact upon the landscape character or visual amenity. Standard landscape conditions are required to secure the planting that is identified in the Landscape Strategy and its long term management/maintenance.

12. Education Officer

Confirmed that financial contributions towards provision of education including Primary, Secondary and Post 16, Nursery and SEND (Special educational needs and disabilities).

13. DC - Policy - Urban Design

Initial comments: Unable to support

- Noted missing plans for several of the plots
- Concerns raised with pairing of mixed materials
- Lack of street scene drawings

- Where boundaries are visible from Wimborne Road, walls should be used in preference to fences.
- Garage roofs are inconsistent and should match the dwelling that they serve
- Minimal amenity space for some of the plots – redistribution suggested.
- Concerns about pedestrian connectivity.
- Risk of informal parking near the pumping station
- Poor relationship with some spaces and their parking
- Shortfall of visitor parking (only 5 spaces shown)
- Clustering of affordable housing is contrary to guidance for tenure blind layouts.
- Several of the units don't meet nationally described space standards.

Comments on amended plans: Support subject to conditions

- Some remaining concerns over the unauthorised use of the turning head which could be addressed through the provision of additional visitor parking spaces
- Revisions to the site layout with the amended plans are positive
- Open space is in line with Fields in Trust standards and would offer a strong gateway into the development, while receiving good natural surveillance from surrounding dwellings.
- Retain concerns over the clustering of affordable dwellings.
- Amendments recommended to roof materials should be made.
- Bathroom windows should be added to plots 16 and 17.

14. Wessex Water

Confirmation that there is a network of 4x 150mm diameter foul sewers within the site and that there must be no buildings within a minimum of 3m either side of the public sewer and no tree planting within a minimum of 6m.

Application for the proposed sewer diversion can be permitted (at the developer's cost) but the developer must prove satisfactory hydraulic conditions and that there will be no loss in capacity, with construction to the standards set out in the Design and Construction Guidance. WW will accommodate domestic foul flows within the public sewer with the point of connection to be by application and agreement with Wessex Water and subject to satisfactory engineering proposals – for a site of the size proposed, a minimum 150mm diameter would be needed.

No surface water runoff or land drainage will be accepted either directly or indirectly into the foul sewer, and the surface water drainage proposals will need to be agreed by the LLFA.

There is capacity within the network for the supply of potable water.

15. SGN (Southern Gas Networks)

No comments received

16. Scottish And Southern Energy -sub-stations

No comments received

17. Dorset Police - Crime Prevention Design Engineers

No comments received

18. DC Housing Enabling Team.

Initial comments – no objection but amendments suggested to increase the size of 3 bed affordable units to accommodate 4 people, and mix should be in accordance with the emerging (as it was at the time) Purbeck Local Plan. It is vital to provide affordable housing due to the increasing numbers on the register and the shortage of general needs affordable housing.

Following submission of amended plans – No objection, clarification provided as to the required mix.

Comments following submission of viability review – Objection as the applicant is no longer proposing to provide any affordable housing.

19. NHS Dorset (DCCG)

No comment

20. WPA Consultants Ltd (Contaminated Land)

The submitted site investigation report is technically competent and doesn't indicate a need for further investigation or risk assessment. However, recommend a condition to cover potential discovery of unknown contamination issues.

22. DC - Flood Risk Management

No objection subject to conditions.

- The applicant has followed the SuDS hierarchy, and it has been shown that infiltration drainage will not function adequately
- Surface water runoff will be discharged at a restricted rate to the nearby ordinary watercourse.
- An open suds basin has been proposed for attenuation of surface water runoff which will provide opportunities for multi-functional benefits such as improvements to amenity, biodiversity and water quality.
- At discharge of conditions stage the applicant will need to consider and address the following:

- Attenuation features should be designed to accommodate runoff in up to the 1-in-100 year return period plus 45% climate change allowance.
- The applicant must ensure that adequate attenuation storage is available within the proposed basin above the permanent water level of the pond.
- The applicant will need to confirm if the basin will require lining in order to avoid inundation from groundwater.
- It is noted that the access road will cross an existing drainage ditch (ordinary watercourse) at what appears to be the location of an existing crossing. Any changes to this crossing point or new crossings within the cross section of the watercourse may require land drainage consent.

Representations received

Total - objections	Total - No objections	Total - comments
75	0	0

Summary of comments of objections:

Green Belt, Principle of Development and Policy Context

- Loss of green belt and inappropriate development in the green belt leading to urban sprawl.
- The application is premature ahead of the Purbeck Local Plan's adoption.
- Any decision should be postponed until reviews of the planning system by local and national government are complete.
- Until the Purbeck Local Plan is adopted, the development should only be considered as a rural exceptions site, which the site would not be.
- Questions raised over Government housing targets.
- The payment of CIL at a flat rate is not sufficient to justify release of green belt land.

Housing Need, Affordability and Mix

- No published need for houses of the type proposed and concern that it will fuel the buy-to-let market.
- The houses would not be affordable for local residents.
- More affordable housing for young people is needed in preference to buy-to-let or second homes.
- There is no provision made for self-build plots, single-storey residences or accommodation for the elderly.
- The development will have no impact on the housing shortage.
- The village is already over-populated.

Transport, Highways and Access

- Increased traffic levels within the village.
- Environmental impacts of additional vehicle traffic.
- Access point is unsuitable, on a busy road with insufficient visibility.
- Blaneys Corner is dangerous, as cars take the corner at too high a speed.
- Safety and speed restrictions are needed on Wimborne Road.
- Access would be safer if onto Wareham Road.
- Lack of clarity over the amount of parking provided, with potential for parking to be pushed out onto Wareham Road and Wimborne Road.
- Bin collection issues if the road is not adopted.
- Validity of Automatic Traffic Count data questioned.
- Bus services are limited and inflexible in the area.
- There is a lack of cycle connections.
- It is not clear how accessibility between Lytchett Matravers and Lytchett Minster will be improved.
- Lack of a travel plan.
- Another pedestrian access to Wareham Road should be provided to allow access to the village centre.
- Unsuitable location for the new pedestrian access due to the speed of vehicles around the corner.

Infrastructure and Services Capacity

- Insufficient capacity in the village's infrastructure to accommodate the development.
- Insufficient places within the village schools.
- Not enough space in the local doctor's surgery.
- Residents would need to leave the village for work.
- The inclusion of a pumping station proves the insufficiency of the local infrastructure.

Landscape, Character and Visual Impact

- Harm to the landscape, removing views of fields from the road.
- The development would harm the character of the village.
- Lytchett Matravers is beginning to lose its identity.
- Loss of countryside outlook for neighbouring dwellings.
- Housing in this area should be low density.

Ecology, Biodiversity and Environmental Impacts

- Loss of habitat and biodiversity.
- Inaccuracies in respect of nitrates impacts as the land is not currently farmed.
- The SANG is far from the village centre so would require additional car journeys for access.
- The SANG at Flowers Drove will be detrimental to the natural environment in Lytchett Matravers as it would introduce activity and traffic into the countryside.
- Loss of the land for grazing of horses and livestock.

- Lack of commitment for the retention of existing trees and hedgerows.
- To compensate for the loss of contribution to climate change mitigation made by the green belt, the dwellings should be net-zero or better.
- The houses will not be “green.”

Drainage, Flooding and Site Infrastructure

- Flooding and drainage is an issue in the area.
- Potential for increased risk of flooding off site when considered with other developments.
- Important that an existing drainage connection for Poppy Place across the land is maintained and protected.
- The attenuation basin should be included within the allocation and not within the green belt.

Amenity Impacts

- Noise impacts and disruption during construction and as a result of increased traffic from the development.
- There would be a loss of privacy to neighbouring homes.
- Overlooking and loss of light to neighbouring properties.
- Relationship between the flat parking and neighbouring properties.
- Object to the use of LED streetlights.

Consultation and Application Process

- Lack of meaningful consultation from the applicants prior to submission.
- The impacts of recent developments have yet to be felt.
- The application must not be considered in isolation from the other development sites within the village.

Summary of comments of support:

- Keeping the corner open for play and landscaping is more sympathetic to the village than dense housing up to the pavement.
- A new sub-station may reduce grid pressure as the village already experiences regular power cuts.

9. Duties

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

10. Relevant policies

Development plan

In this case the development plan comprises the adopted Purbeck Local Plan and the Lytchett Matravers Neighbourhood Plan 2017:

Local Plan Adopted Purbeck Local Plan 2024:

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

- V1: Spatial strategy for sustainable communities
- V2: Green Belt
- E1: Landscape
- E4: Assessing flood risk
- E5: Sustainable drainage systems (SuDs)
- E7: Conservation of protected sites
- E8: Dorset heathlands
- E9: Poole Harbour
- E10: Biodiversity and geodiversity
- E12: Design
- H2: The housing land supply
- H3: New housing development requirements
- H6: Lytchett Matravers
- H9: Housing mix
- H11: Affordable housing
- I1: Developer contributions to deliver Purbeck's infrastructure
- I2: Improving accessibility and transport
- I3: Green infrastructure, trees, and hedgerows
- I4: Recreation, sport and open space

Made Neighbourhood Plans

Lytchett Matravers Neighbourhood Plan to 2031 (made June 2017). The following policies of the neighbourhood plan are considered to be of relevance:

- Policy 1 – Delivery of Vision and objectives
- Policy 2 – Good design
- Policy 3 – Home zones
- Policy 4 – Protecting the environment
- SVI8 – Additional housing development

Bournemouth Christchurch Poole and Dorset Waste Plan 2019

- Policy 22 – Waste from new developments

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.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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.
- 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'. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Other material considerations

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance for Purbeck area:

Affordable Housing SPD

District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development and the 'tilted balance' as set out in paragraph 11d of the National Planning Policy Framework 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 scheme includes provision of units which have been designed to be adaptable and accessible in accordance with part M4 of the building regulations, enabling the development to be accessed by people with disabilities or mobility impairments.

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	
New play area and public greenspace	500 sqm
Non material considerations	
CIL	£358,634

14. Planning Assessment

Principle of development

- 14.1 The application site is one of three sites allocated for housing development under policy H6: Lytchett Matravers of the Purbeck Local Plan which in combination are intended to

provide around 150 dwellings. The policy envisages the development of around 25 houses on the application site. The other sites comprise land to the east of Wareham Road, where planning permission has recently been granted for 95 dwellings and land east of Flowers Drove, where a planning application is currently under consideration for a development of 29 dwellings. The proposed development comprises 25 dwellings and is therefore in accordance with policy H6.

14.2 Policy H6 sets out the following expectations for development on the allocated sites:

Policy requirement	
<i>a. provide 20% 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;</i>	Six plots would meet these standards, representing 24% of the units.
<i>b. include details of mitigation to improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works.</i>	New footpath connection to Wareham Road and measures to improve road safety at Blaneys Corner junction are included. Further contributions towards off-site improvements cannot be secured due to the scheme's viability position.
<i>c. provide financial contributions for local health infrastructure and education (as required by Policy I1)</i>	Not provided due to viability position.
<i>d. provide and manage in perpetuity a SANG totalling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites).</i>	A SANG has been approved under Planning Application reference: 6/2019/0530, which meets this requirement

14.3 Following a positive referendum vote on 4 May 2017, Purbeck District Council resolved to 'make' (adopt) the Lytchett Matravers Neighbourhood Plan (LMNP) on 13 June 2017. The LMNP therefore forms part of the development plan and is a material consideration. However the Purbeck Local Plan was adopted more recently and therefore carries more weight.

14.4 As set out above, due to the viability position of the proposals, which is considered in detail in the subsequent section, the development cannot support the anticipated contributions to health, infrastructure and education provision expected by policy H6 and I1 of the local plan. Those policies do however allow for the submission of a viability appraisal where the applicant considers that there are specific considerations which mean that they cannot be provided.

- 14.5 Policy V2 of the Purbeck Local Plan has amended the boundaries of the Green Belt to exclude the application site, allowing for its allocation under policy H6. The development is therefore not inappropriate development. Part of the application site does however extend beyond the allocation site and therefore into the Green Belt. The part of the application site in question only comprises the drainage attenuation basin. Paragraph 154(h) of the National Planning Policy Framework confirms that engineering operations are not inappropriate development in the Green belt provided that they preserve its openness and do not conflict with the purposes of including land within it.
- 14.6 The attenuation basin would be an open feature which would sit below ground levels and would not in itself be read as an urbanising feature, but as a simple pond. It is therefore considered that the inclusion of it within the green belt would preserve the openness of the Green Belt. Consideration of the pond against the purposes of the green belt is provided in the table below.

Purpose	Assessment
a) to check the unrestricted sprawl of large built up areas;	Lytchett Matravers is not part of a large built up area so the development of the attenuation basin would not have any conflict.
b) to prevent neighbouring towns merging into one another;	This purpose relates specifically to towns so is not applicable to Lytchett Matravers. Nonetheless, the attenuation basin would not result in Lytchett Matravers merging with another settlement.
c) to assist in safeguarding the countryside from encroachment;	The attenuation basin would be in the context of both the existing development in the vicinity and the wider proposals, resulting in a change to a small part of a relatively contained field, and would not be experienced as an encroachment into the countryside.
d) to preserve the setting and special character of historic towns;	This part of the green belt does not make any contribution to preserving the setting of a historic town so there would be no conflict.
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The attenuation basin serves a committed allocated site which has been removed from the green belt to meet the area's housing needs and would not therefore undermine this objective.

- 14.7 It is therefore concluded that the attenuation basin would not conflict with the purposes of including land within the green belt and does not therefore constitute inappropriate development in the green belt.

Affordable housing, S106 and Viability

- 14.8 Policy H11 of the Purbeck Local Plan establishes a requirement for the provision of 40% affordable housing on greenfield sites such as the application site, with the expectation that this be achieved on site on allocated sites. The policy requires an affordable housing

mix comprising 10% social rented housing, 65% affordable rented housing and 25% affordable home ownership.

- 14.9 The application was initially submitted on the basis that it would provide a policy compliant on-site affordable housing contribution. In addition, during consultation it was confirmed that the following contributions would be sought through a S106 legal agreement:

Contribution	Rate	Total
Primary school provision	£2000 per qualifying unit.	£44,000
Secondary and post 16	£4144 per qualifying unit	£91,168
Nursery provision	£840 per qualifying unit	£18,480
SEND provision	£1247.60 per qualifying unit	£27,447.20
Health contribution	£80 per unit	£2,000
Public rights of way	£430 per unit	£10,750
	Total:	£193,845.20

- 14.10 Following the submission of amendments to respond to consultee comments and queries the applicant has submitted viability information as they do not consider that the scheme can support a contribution towards affordable housing or the financial contributions set out above. The applicant has explained that the development cannot support these contributions to the impacts of increased build costs as a result of inflationary pressures, increased interest rates and the added costs associated with achieving nutrient neutrality, which at the time of the application's submission would have come from the council's CIL pot. These costs are not reflected in the viability assessment for the Purbeck Local Plan.
- 14.11 The applicant considers that a policy compliant scheme delivering 40% affordable housing would generate a residual value of -£1,446,129. The subsequent sensitivity analysis within the applicant's viability statement for a 100% market scheme identifies a residual value of -£833,184.
- 14.12 The applicant's viability statement has been independently reviewed on behalf of the council by the District Valuer Service (DVS). That review has identified a number of variances with the figures provided on behalf of the applicant. The non-technical summary of the DVS assessment inputs is provided below:

Input	Applicant	DVS	Agreed?
Assessment date	January 2025	December 2025	N
Scheme Description	Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.		Y
Development period	22 months	20 months	N
Gross Development Value	£9,532,000	£9,638,754	N
Market housing GDV	£7,894,000	£7,949,000	N
Affordable housing GDV	£1,638,000	£1,689,754	N
Planning policy (S106 & CIL)	£693,181	£925,784	N
Construction cost	£5,482,793	£5,658,868	N
External costs	Included in above	Included in above	-

Abnormal cost	£1,028,180	£706,804	N
Professional Fees	8%	8%	Y
Contingency	5%	5%	Y
Finance interest	7.75%	Debit 7% Credit 2%	N
Open market marketing sales and agency fees	2.5%	2%	N
Affordable sales and marketing fees	1%	1%	Y
Legal fees for disposal	£1250 per unit	£750 per OM unit £400 per AH unit	N
Land acquisition costs	£28,785 including SDLT	Negative land value so not included	N
Profit target	17.5% om 6% AH	17.5% om 6% AH	Y
Residual land value	-£864,129	-£316,566	N
Benchmark land value	£582,000	£582,000	Y
Existing use value	£264,000	£58,200	N
Premium to landowner	2.2x EUV	10x EUV	N
Purchase price	Not Disclosed	Not known	n/a
Alternative use value	-	-	-
Viability conclusion for full policy scheme	Not viable	Not viable	Y

- 14.13 The DVS review concludes that the scheme is not able to viably support a policy compliant affordable housing contribution. The review goes on to consider the contributions that a 100% market scheme would support. The review concludes that if the scheme is delivered as a 100% market housing it would generate a minimal surplus of just £2,497 after the cost of CIL and providing nutrient mitigation are provided.
- 14.14 The applicant has submitted information to challenge several of the DVS's inputs, particularly with regard to sales costs and borrowing costs. While these inputs remain a point of difference, it is considered that the surplus identified in the DVS's reporting indicates that the scheme remains unviable and cannot reasonably support the planning contributions sought towards affordable housing, education, health or public rights of way.
- 14.15 The Council has previously recognised the impacts of rising development costs on the viability of development and in order to address these pressures has adopted a CIL Exceptional Circumstances Relief Policy for Purbeck. That policy applies to the sites allocated through the Purbeck Local Plan and allows for the CIL liability to be reduced, if it can be shown that paying the full contribution would render the scheme unviable. For developments to benefit from the policy however they must provide for a full policy compliant contribution towards on site affordable housing requirements and any other requirements as set out in the local plan.

- 14.16 As the development would not provide for affordable housing on site, it would not be eligible for CIL relief under this policy and the full CIL liability for the development can be expected to be paid. It is likely that, had the applicant agreed to the full policy compliant contributions, this liability would have been reduced or removed. As the development will remain CIL liable the development would contribute towards the provision of infrastructure.
- 14.17 As the applicant has demonstrated that the development cannot viably support the requested financial contributions and affordable housing provision the development is considered to comply with policies H6 and I1 of the Purbeck Local Plan, which allow for consideration of development viability.

Housing Mix

- 14.18 Policy H9 of the Purbeck Local Plan establishes an expectation that new market housing should support delivery of the housing mix identified through the Strategic Housing Market Assessment 2015, its update in 2018 or other recent evidence. The overall housing mix is:

Unit size	Number of units	Scheme proportion	SHMA expectation
1 bedroom	3	12%	4%
2 bedrooms	8	32%	34%
3 bedrooms	9	36%	44%
4+ bedrooms	5	20%	18%

- 14.19 The proposed mix does not precisely meet the anticipated mix for open market housing which is set out in the 2018 SHMA review. This can be explained by the fact that the application was originally submitted on the basis of it providing on-site affordable housing, for which the SHMA sets different expectations, placing greater emphasis on the provision of smaller units. Given the scale of the development, the overprovision of 1 bedroom units represents 2 units, and the undersupply of 2 bedroom units represents 0.5 units while the relative oversupply of 4 bedroom units represents 0.5 units.
- 14.20 This variance is not considered to be significant and it is therefore considered that, overall the proposals would continue to support the overarching housing mix which is identified through the SHMA. The proposal is therefore considered to comply with policy H9 of the local plan.

Design, character and appearance

- 14.21 Policy E12: Design, of the Purbeck Local Plan establishes an expectation that proposals for all developments will be of high quality including in its visual impacts and that it must positively integrate with its surroundings. Section 12 of the NPPF requires good design as a key aspect of sustainable development. The Lytchett Matravers Neighbourhood Plan requires new developments to “Create a place with a locally inspired or otherwise distinctive character”.
- 14.22 The proposed development includes:
- The development of 25 new homes as a mix of flats, semi detached and detached houses
 - Vehicular and pedestrian access a new access onto Wimborne Road
 - A new pedestrian access and crossing point on Wareham Road
 - Public open space

- Retention of protected trees, existing hedgerows and the provision of additional landscaping.
- 14.23 The development has been laid out with public open space adjacent to the site entrance, creating a green frontage to the site and sense of arrival into the site and on approach, particularly from the east and west, where the location of the public open space will help to retain the sense of openness which currently exists at Blaneys corner.
- 14.24 Dwellings have been laid out so that they are set back from the public footpaths to ensure that all plots have a degree of defensible public space to the front. The setbacks and front gardens/landscaping are however not so great that they would encourage or enable conversion to additional driveway space in the future, helping to ensure that the character of the development is not eroded over time. The proposed houses are primarily provided with on-plot parking (driveways and garages) with courtyard parking to serve the proposed flats and two of the houses. Visitor parking will be available on street.
- 14.25 The layout seeks to work with localised changes in ground levels. There will be some need for retaining walls to the rear of plots on the southern side of the site, where ground levels begin to fall away more steeply. There will be some ground reprofiling at the eastern end of the site in order to form the surface water attenuation basin.
- 14.26 Plot boundaries are primarily comprised of Close Boarded fences to the side and rear boundaries of the houses with brick walls used in some key frontage locations. The public open space and key boundaries at the frontage and public edges will utilise Estate Rail fencing and simple timber post and rail fencing will define the eastern edge to the fields beyond. The approach taken is considered to be appropriate as the simpler close boarded fences are reserved for private rear areas while the public facing areas receive an elevated appearance.
- 14.27 The development comprises a number of proposed house types which create a variation in architectural design and visual interest across the site. The main block of four flats at the western side of the site has a relatively simple barn-like appearance, aided by the use of cropped gables and waney edge boarding. A limited palette of materials has been proposed for the remaining dwellings which provides coherence while also allowing for a degree of variation between individual plots. The materials palette is considered to be appropriate and consistent with the local rural vernacular. It is noted that the parish council has raised particular issue with the use of flint on some of the dwellings. However, this is considered to be appropriate for the location and features in various locations around the village.
- 14.28 The architectural style adopted is similar to that of other new development both which have been completed in recent years, and which have recently been consented, notably at Wareham Road, by the same developer. It is considered to represent a high-quality style which relates well to local character, and which will allow the development to effectively integrate into the village.
- 14.29 Dorset Council's Urban Design and Landscape officers have been consulted and have raised no objections subject to some minor changes to materials and connectivity into the village, which have been addressed through the submission of amended plans. In terms of landscape impacts it is acknowledged that there would be some impacts as a result of the development of what is currently open land. However, these impacts will be localised and would not result in overall harm to the landscape.
- 14.30 A landscape strategy has been provided which is focussed primarily on ornamental planting to the frontages of properties, transitioning to meadow planting at the eastern

edge of the site, where the development would interface with the undeveloped countryside. Key landscape features being retained include the existing hedgerow which defines the northwestern boundary at the site entrance, and a hedge line which defines the boundary between the two parcels of the site at present. Full details of hard and soft landscaping, and their maintenance are to be secured by condition.

- 14.31 The public open space to be located at the northwestern corner of the site will provide a green frontage as well as amenity and play space for residents. It is intended that this will be taken on by a management company. Full details of the open space provision and its delivery are proposed to be secured by planning condition.
- 14.32 The proposal is considered to represent a high quality of design which would integrate appropriately to the character of the village. The proposals are therefore considered to comply with policy E12 of the Purbeck Local Plan and policy 2 of the Lytchett Matravers Neighbourhood Plan.

Impacts upon amenity

- 14.33 The proposed suburban layout ensures that the new houses generally front on to the access road with private rear gardens. The layout allows for each of the houses to have private rear gardens of between 8m and 24m to the rear boundaries of the plots. Neighbouring properties on Wimborne Road, to the north have relatively long gardens which will result in back to back separation distances of at least 34m, increasing to over 46m in places. The properties on Wimborne Road are also on higher ground. In view of this relationship, it is not considered that the proposals would result in any unacceptable harm to the amenity of properties on Wimborne Road or Poppy Place.
- 14.34 There is a closer relationship between the proposals and the houses to the west of the site, on Wareham Road. The separation distance from the two storey apartment block to the nearest property to the west, Myrtle Cottage, would be just over 12m. The relationship would be side-to-side, and the western elevation of the apartment block would not include any windows so would not facilitate direct overlooking. The apartment block would lead to a change to the outlook from the east facing windows of Myrtle Cottage which serve bedrooms and a bathroom at the first floor, and which serve a secondary window to a living room and a sunroom on the ground floor. However, this is partially mitigated by the presence of an existing detached garage to the side of Myrtle cottage, between the house and the apartment block. The scale of the apartment block, at two storeys is not inappropriate for the location and it is not considered that this would result in a harmful overbearing impact or harmful loss of light to the bedroom windows facing the site.
- 14.35 In the southwestern corner of the site, there is a separation of 22.7m from the side of unit 21 to the rear elevation of number 206 Wareham Road. Unit 21 would also be set back 4.7m from the boundary with number 206. There are no windows in the side elevation of unit 21 so there would be no opportunity for it to overlook number 206. The distance from the boundary and the hipping of the western side of the roof would also mean that there would not be harmful overbearing impacts.
- 14.36 Due to being sited towards the southern end of the site and accessed via a parking courtyard, plots 21 and 20 would have views northwards towards Myrtle Cottage. The separation would be more than 24m from the rear elevation of Myrtle Cottage with the front elevation of plot being offset. As such it is not considered that there would be harmful overlooking as a result. A similar relationship would be available between the front of Plot 3 and Myrtle cottage. In that case the separation is in excess of 26 metres

with the relationship being between the fronts of the houses, so would not give rise to a harmful relationship.

- 14.37 To the south, the nearest neighbouring properties are part of the recently completed Rozalia Meadow development. Those properties are in excess of 60m from the development site and there is extensive tree cover in the intervening space, such that there would not be any opportunity for harmful impacts upon amenity. As a result of this development.
- 14.38 The scheme is considered to provide a good level of amenity for future residents. The layout of the scheme is such that there would not be opportunities for the new dwellings to overlook one another. All of the houses would have private rear gardens. The minimum depth of the provided rear gardens for the houses is 8m but the majority of the houses have significantly larger gardens as well as garages. The two blocks of flats would each have communal garden space which would allow for both outdoor recreation and drying of clothes etc. The development as a whole would also have the beneficial use of the newly provided area of greenspace adjacent to the site entrance.
- 14.39 It is acknowledged that there will inevitably be a degree of noise and disturbance during the construction period for the development. A condition requiring the submission and approval of a construction traffic management plan is recommended to ensure that construction traffic is adequately managed. It is also considered appropriate to impose a condition to control hours of working in order to control impacts from noise disturbance during the construction period.
- 14.40 To conclude on impacts upon amenity it is considered that the proposals will not result in unacceptable harm to the amenity of neighbours while providing for a good level of amenity for future residents. The proposals are therefore considered to comply with policy E12 of the local plan.

Flood risk and drainage

- 14.41 The site is located wholly within flood zone 1 and is not therefore considered to be at risk of flooding from rivers or the sea. There is a small area of surface water flood risk towards the southern end of the site around a watercourse, however that does not affect the development area.
- 14.42 The application is accompanied by a flood risk assessment and a surface water drainage strategy. The drainage strategy proposes draining surface water to a new attenuation basin at the eastern end of the site which will outfall at a controlled rate to the watercourse at the southern end of the site. The drainage strategy has been reviewed by the Lead Local Flood Authority which has confirmed that the surface water drainage solution is an appropriate solution which will ensure that the development does not increase flood risk downstream.
- 14.43 The drainage solution appropriately considers the SuDS hierarchy by discharging to a surface water body, having demonstrated that the site is not suitable for infiltration based drainage.
- 14.44 The proposal is therefore considered to be acceptable in terms of flood risk drainage. The development will remain safe from flooding for its lifetime and will not increase the risk of flooding downstream. The proposal therefore complies with policies E5 and E6 of the Purbeck Local Plan

Highways, access and parking

- 14.45 The proposed development is to be accessed from a vehicular access point which is proposed to be constructed from the southern side of Wimborne Road. A secondary pedestrian access is proposed onto Wareham road, on the site's westernmost boundary. The new site access will take the form of a priority junction. The vehicular access through the site will be via a single road, with pavements either side. Notwithstanding the concerns raised in public comments on the application the proposed vehicular access has been assessed by the local highway authority who do not consider that it would not have an unacceptable impact upon highway safety. They have considered the trip generation predicted for the site which would be accommodated within the capacity of the network such that there would not be a severe residual cumulative impact upon the network.
- 14.46 In response to comments from the highways authority amendments have been made to the design of the internal road, in order to provide a defined narrowing point between units 4/5 and 16/17 which will serve as a traffic calming feature to encourage vehicle speeds within the development site to remain below 20mph.
- 14.47 The pedestrian access to the western side of the site will form a new connection onto Wareham Road, just to the south of the junction with Wimborne Road/Lime Kiln Road, with new pedestrian crossing points provided on both sides of the road, in the form of tactile paving. Initial comments from the highway authority in respect of this arrangement had raised objection on the basis of the visibility splays available at the crossing point and anticipated vehicle speeds for vehicles entering the junction.
- 14.48 Although it has not been possible to increase the available visibility splays due to the road geometry, it has been proposed to alter the junction to reduce the corner radii and narrow the bell mouth. This will have the effect of slowing traffic turning into Wareham Road. Based on this reduction the highway authority is satisfied that the 15mph visibility splays would be suitable. The off-site works to alter the corner radii will be secured by planning condition and delivered via an agreement under S278 of the Highways Act.
- 14.49 The proposals include off-road parking spaces for all units. All units have a minimum of 2 spaces in either a driveway or courtyard parking area, with 13 of the houses having garages provided in addition to the driveway/courtyard spaces. The submitted drawings indicate 5 on-street visitor parking spaces.
- 14.50 The parking levels provided do not precisely align with the outputs from the Bournemouth Dorset and Poole Parking Study calculator, particularly in respect of the number of unallocated and visitor spaces provided. However, the calculator also does not specifically account for dwellings which may provide more than 2 designated spaces. The majority of units would exceed that level, thereby reducing the anticipated need for unallocated parking. While only 5 designated visitor parking spaces are shown, it is evident from the layout that there would be ample space for informal on-street parking which would not require designated spaces to be shown. It is therefore considered that the scheme would provide for adequate levels of parking.
- 14.51 The development will also make provision for active travel. Cycle parking for the dwellings would be available, primarily within the garages which are provided. The main block of flats is also provided with a dedicated and lockable cycle store. Building regulations now require suitable provision to be made for electric vehicle charging through approved document S, so it is not necessary to secure these by condition, although an informative note in respect of the requirements will be provided.

14.52 It is considered therefore that the proposals comply with policy I2 of the Purbeck Local Plan.

Trees

14.53 The site is affected by a number of tree preservation orders, including one which was served in response to the application. The proposals are accompanied by an Arboricultural impact appraisal and method statement which seeks to retain the majority of the proposed trees with appropriate protection to be put in place for the remainder through the construction period.

14.54 The tree officer in their comments has questioned the retention and accommodation of some trees which are identified as having a limited lifespan, when securing appropriate replacements may be preferable in the long term. However, the trees in question, sit outside of the site on land to the south. It would not therefore be reasonable to seek their removal through this planning application.

14.55 There is therefore no overall objection to the proposals from the tree officer and appropriate conditions are proposed to ensure that trees are protected throughout the development process and to require the replanting of any trees which are felled during the course of the development, where these were not previously identified. The proposal therefore complies with policy I3 of the local plan.

Biodiversity

14.56 The application is supported by a suite of biodiversity survey information which has informed a draft Biodiversity Plan which was submitted to the council's Natural Environment Team for review under the Dorset Biodiversity Appraisal Protocol. Updated information has been provided in view of the age of the survey data, and a range of mitigation measures have been set out including:

- the creation of new bat roosting opportunities;
- retention of boundary vegetation;
- sensitive lighting design;
- resurveying prior to commencement and controlled clearance of the site under ecological supervision
- provision of bat and bird boxes
- installation of log and brash piles
- installation of hedgehog holes in fences
- wildlife friendly planting

14.57 In this instance it has not been possible to formally certify the Biodiversity Plan as the ecological information shows a net loss in habitats of 0.97 hectares (comprising 0.83ha of grassland and 0.14 ha scrub). As the application was submitted in 2022 it is not subject to the statutory requirement to deliver Biodiversity Net Gain. As the Dorset Council DBAP compensation framework has been closed there is no formal mechanism to address the loss of habitat which would occur.

- 14.58 Notwithstanding this point, the submitted ecological information has set out appropriate mitigation and enhancement measures as set out above. These have been confirmed to be acceptable by the Council's Natural Environment Team, who have no objection to the application. The mitigation and enhancement measures are to be secured by planning conditions requiring their implementation and requiring the agreement and implementation of Landscape and Ecological Management Plan (LEMP). Ecological impacts during construction will be managed through a Construction Ecological Management Plan (CEMP) which is to be secured by way of a pre-commencement planning condition.

Habitats sites

- 14.59 The application site lies within 5km but beyond 400m of the Dorset Heathlands and Poole Harbour both of which are internationally protected habitats sites.
- 14.60 The proposal for 25 new dwellings, in combination with other plans and projects and in the absence of avoidance and mitigation measures is likely to have a significant effect on on these sites. It has therefore been necessary for the Council, as the competent authority, to undertake an Appropriate Assessment (AA) of the implications for the protected sites, in view of the site's conservation objectives.
- 14.61 The Appropriate Assessment has concluded that the mitigation measures can prevent adverse impacts on the integrity of protected sites. This includes contributions via CIL, provision of a new SANG at Flowers Drove, approved under planning application 6/2019/0530 and the purchase of nutrient credits to achieve nutrient neutrality, which is to be secured by a pre-commencement planning condition.
- 14.62 Natural England has been consulted on the AA and has raised no objection, subject to securing the required mitigation. With the mitigation secured, the development will not result in an adverse effect on the integrity of the designated sites so in accordance with regulation 70 of the Habitats Regulations 2017, planning permission can be granted.

15. Environmental implications

- 15.1 There would be additional CO2 emissions as a result of the development both through the construction and occupation of the dwellings. However, the dwellings are considered to be in a sustainable location and would be within walking distance of local services. The houses themselves would comply with building regulations which include requirements for energy efficiency and provision of charging points for electric vehicles. The applicant has also indicated that they intend that every house will be provided with solar photovoltaic panels in order to reduce reliance on fossil fuels.

16. Summary of issues and the planning balance

- 16.1 The development is for 25 dwellings with open space, landscaping and associated infrastructure on land which has been allocated in the Purbeck Local Plan for those purposes. The principle of the development is therefore acceptable, and the development has been assessed against the other requirements of the Purbeck Local Plan and Lytchett Matravers Neighbourhood Plan in respect of design and amenity, highways, ecological impacts, trees, habitats and flood risk and is considered to comply with the relevant policies.
- 16.2 Although the development will not make the contributions towards affordable housing and infrastructure which would normally be required by relevant policies of the Local Plan, the applicant has submitted a viability assessment to demonstrate that the scheme cannot

viably support these contributions. This has been independently reviewed on behalf of the Council by the District Valuer Service. While there are some variances in the inputs for the viability assessment the outcome of the review confirms that the scheme cannot viably support these obligations. Relevant policies in the local plan for both affordable housing and other infrastructure contributions allow for the consideration of viability. There is therefore no conflict with these policies as a result.

- 16.3 The development is therefore considered to comply with the development plan as a whole. There are no material considerations to indicate that the application should be determined other than in accordance with the development plan and it is therefore recommended that planning permission be granted subject to the conditions set out below.

17. Recommendation

18. Delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to 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

- Scheme for the provision and promotion of SANG
- Provision of public open space

And the conditions set out below:

(Pre commencement conditions have been agreed in writing by the agent).

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:

120-DI-09 13 Site Layout Plan

120-DI-11 2 Site Location Plan 1to500@a1

120-DI-13 4 Parking Layout Plan

120-DI-15 4 Roof Plan

120-DI-16 4 Block Plan

120-DI-21 4 Scheme Masterplan

813.11/40 D Illustrative Landscape Masterplan (813.11 40 Rev C)(1)

Ibb-BF-C-V Plans and Elevations (Plot 1) - Ibb-BF-C-V 3-1207-Ibberton-BF-Cottage-Variant

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 2 And 3) Bry R C And Kno B C V 2 845Bryanstone R Cottage And 3 1349 Knowlton B Cottage(1)

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 4 And 5) Bry B C And Bri R C V 2 845Bryanstone B Cottage And 2 830 Bridport R Cottage Variant(1)

Gla-B-C Plans and Elevations (Plot 6) - Gla-B-C 3-1136-Glanvilles-B-Cottage

Mor-B-I Plans and Elevations (Plot 7) - Mor-B-I 4-1403-Morden-B-Infomral

Mor-BF-C Plans and Elevations (Plot 8) - Mor-BF-C 4-1403-Morden-BF-Cottage

Sil-B-C Plans And Elevations (plot 9) Sil B C 4 1669 Silton B Cottage(1)

Ibb-B-C Plans And Elevations (plot 10) Ibb B C 3 1207 Ibberton B Cottage(1)
Edm-BF-C Plans And Elevations (plots 11 And 12) Edm Bf C 3 1082 Edmondsham Bf Cottage(1)
Mor-B-C-V Plans And Elevations (plot 13) Mor B C V 4 1403 Morden B Cottage Variant(1)
Spe-B-1 Plans and Elevations (Plot 14) - Spe-B-I 4-1825-Spetisbury-B-Informal.pdf
Ibb-BF-C Plans And Elevations (plot 15) Ibb Bf C 3 1207 Ibberton Bf Cottage(1)
875-HA-PB-V A Plans And Elevations (plot 16 And 17)
FBT 3-HA-B-V Plans And Elevations (plots 18 And 19) Fbt 3 Ha B V Flat Block Type 3 Ha B Variant(1)
1006-HA-B-V Plans And Elevations (plots 20 And 21) 894 Ha B 3 5 894 Ha B(1)
BarB-HA-BC A Plans And Elevations (plots 22-25)
TwG2-B Twin Garage Plan (ref. Twg2 B)(1)
DGHO-B Typical Double Garage With Home Office (ref. Dgho B)(1)
DG2-B Double Garage Plan (ref. Dg2 B)(1)
SG2-B Single Garage Plan (ref. Sg2 B)(1)
PHL-101 G Proposed Site Access Plan
PHL-102 C Pedestrian access onto Wareham road - amended plan
PHL-201 D Preliminary Site Levels
PHL-202 B Preliminary Road Profiles

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

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

Reason: In the interests of road safety.

4. No development, including any preparatory works of ground clearance, tree works, or demolition shall commence until:
 1. A site meeting has taken place between the Local Planning Authority's (LPA's) Tree Officer, the appointed Arboricultural Consultant and Site Manager, and the outcomes of the meeting have been agreed in writing by the LPA, and
 2. An Arboricultural Supervision and Monitoring Statement, which has been informed by the agreed outcomes of the site meeting, has been submitted to and agreed in writing by the LPA.The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement.

Reason: To ensure that the development proceeds in accordance with the approved Arboricultural details and that appropriate protective measures are implemented before any works commence.

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

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

6. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

7. 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.

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15 metres of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

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

9. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

10. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels or contours;
 - (ii) means of enclosure;
 - (iii) car parking layouts;
 - (iv) other vehicle and pedestrian access and circulation areas;
 - (v) hard surfacing materials;
 - (vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc);
 - (vii) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
 - (viii) retained historic landscape features and proposals for restoration.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season.

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

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

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

12. A Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the development. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

13. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details and adhered to thereafter.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

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

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

15. The development hereby approved shall not be occupied unless and until following works must have been constructed to the specification of the Planning Authority:

Pedestrian access and uncontrolled pedestrian crossing with tactile paving onto Wareham Road. See Drawing 01-PHL-102 C (or similar scheme to be agreed in writing with the Planning Authority).

Proposed footway works either side of the site access and a new uncontrolled pedestrian crossing with tactile paving (noting that the pedestrian access to the west as in drawing 0904-PHL-102 has been superseded by 01-PHL-102 C). See Drawing PHL-101 G (or similar scheme to be agreed in writing with the Planning Authority).

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

16. The development permitted shall not be occupied unless and until the the Suitable Alternative Natural Greenspace (SANG) permitted pursuant to planning permission reference 6/2019/0530, located at Land off Flowers Drove, Lytchett Matravers has been laid out and made publicly accessible as per the requirements of that consent. Prior to the first occupation of the development a strategy for promotion of the SANG as open access land to the occupiers and visitors of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved strategy.

Reason: to ensure adequate mitigation of the impacts of the development on the Dorset Heathlands habitat sites.

17. Prior to first occupation of the development hereby permitted the access, geometric highway layout, turning and parking areas shown on drawing number 120_DI_09.13 shall be constructed; thereafter these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety and to ensure the proper and appropriate development of the site.

18. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

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

19. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in section 5 of the ecology report titled 'Land at Blaneys Corner, Lytchett Matravers: Bat Survey Report', by HDA, dated 2022, and in

sections 5.6.6, 5.8.4, 5.9.4, 5.9.5, 6.3, 6.5-6.9, section 7 and Annex 2(Ecological opportunities plan) of the report titled 'Land at Blaneys Corner, Technical note' by HDA, Dated 9 January 2026.

The development hereby approved must not be first brought into use unless and until:
i) the recommendations detailed in the sections of the approved ecology reports listed above have been completed in full, in accordance with any specified timetable, and
ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

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.

20. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall be carried out as approved and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

21. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To safeguard and enhance the character and amenity of the area.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) Reference no. 17156-AA-CA and Tree Protection Plan (TPP) 17156-2 . All tree protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellings identified as plots 7, 8, 9, 11 & 12 hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: In the interest of protected trees within or adjacent to the dwelling curtilages.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed within the curtilage of the dwellings identified as plots 7, 8, 9, 11 and 12.

Reason: In the interest of protected trees within or adjacent to the dwelling curtilages.

25. 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

Informative Notes:

1. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
2. In addition to this permission, the highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
5. 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 basin is in line with their design requirements.
6. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
7. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
8. 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.

9. 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.
10. Informative Note: Trees on or adjoining this site are protected by virtue of Tree Preservation Order TPO/2022/0068. Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.
11. Street Naming and Numbering
The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information.
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>
12. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to provision of SANG and Public Open Space.
13. Biodiversity Net Gain
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

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

- The application for planning permission was made before 12 February 2024.
- The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
- The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
- The permission which has been granted is for development which is exempt being:
 - Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i)the application for planning permission was made before 2 April 2024;
 - ii)planning permission is granted which has effect before 2 April 2024; or
 - iii)planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - * "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.
- Development below the de minimis threshold, meaning development which:
 - i)does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii)impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;

- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

- B. Refuse for the reason set out at the end of the report if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

Reason for refusal:

In the absence of a legally binding agreement for the provision of public open space, the development fails to make appropriate provision for public open space and is therefore contrary to policies I3 and I4 of the Purbeck Local Plan (adopted 2024).