

Northern Area Planning Committee
17 March 2026
Decision List

Application Reference: P/FUL/2025/03574

Application Site: Land North Of Castle Avenue Okeford Fitzpaine

Proposal: Erect 78 No. dwellings, form vehicular and pedestrian access, landscaping, open space and drainage attenuation.

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

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- Affordable housing on site
- NHS infrastructure financial contribution
- Education (primary and SEN provision) financial contribution
- Pre-school provision financial contribution
- Community, leisure and sports facilities financial contribution
- Informal open space on site • Informal open space maintenance financial contribution
- Destination play facilities financial contribution
- LAP (Local Area of Play) on site
- LAP maintenance financial contribution
- Formal outdoor sports facilities financial contribution
- Formal outdoor sports facilities maintenance financial contribution
- Public rights of way financial contribution
- Library financial contribution
- BNG monitoring fee
- General monitoring fee and subject to the following conditions:
- Time limit
- Approved plans
- Surface water management and drainage designs – pre commencement and pre occupation
- Foul drainage – pre commencement • Construction Traffic Management Plan (CTMP) – pre-commencement
- Arboricultural Method Statement – pre commencement
- Tree Officer pre-commencement meeting
- Construction Environmental Management Plan (CEMP) – pre-commencement
- Vehicle crossing construction – pre-construction of dwellings and internal estate roads • External materials details – pre damp proof course
- Low level lighting scheme – pre installation (if necessary)
- Footway connecting site to recreation ground – Grampian style pre-occupation
- Pedestrian link through to Comerwicke – pre-occupation

- Cycle parking details – pre-occupation
- Finalised soft and hard landscaping and Landscape Implementation and Management Plan – pre-occupation
- Finalised LEMP – pre-occupation
- Finalised EclA – pre-occupation
- Visibility splays – compliance condition
- Estate road construction - compliance condition
- Maintenance of hedgerow adjacent to LAP – compliance condition
- Unexpected potential land contamination and an informative stipulating that a finalised Habitat Management and Monitoring Plan (HMMP) should be submitted to ensure the statutory 'Biodiversity Gain Plan condition' can be satisfied.

or B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 17 September 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement or the Development Management Northern Area Manager. Reason for refusal: In the absence of a legally binding mechanism to ensure the delivery of affordable housing and grey, green and social infrastructure the proposal is contrary to Policies 8, 13, 14 and 15 of the North Dorset Local Plan Part 1.

Decision: To refuse planning permission for the reasons set out below:

1. The site lies outside the settlement boundary for Okeford Fitzpaine and as such is located within the open countryside. The proposed development would not represent a type of development that would be appropriate in the countryside or otherwise have a demonstrable overriding need for a countryside location and would lack safe and convenient access to a sufficient range of services to meet the day-to day needs of the occupiers of the dwellings. The development of the site would therefore represent an unsustainable form of development, contrary to the spatial strategy of the adopted development plan, specifically Policies 2, 6, and 20 of the adopted North Dorset Local Plan Part 1 (2016), and the National Planning Policy Framework.
2. The development would result in harm to the character and appearance of the area through the quantum of development proposed and its urbanising effect on this edge of settlement location. This would be contrary to Policies 4 and 24 of the adopted North Dorset Local Plan Part 1 (2016), and the National Planning Policy Framework.