

Application Number:	P/FUL/2025/03733
Webpage:	Planning application: P/FUL/2025/03733 - dorsetforyou.com
Site address:	Land at Flowers Drove Lytchett Matravers Dorset
Proposal:	Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure
Applicant name:	Lewis Wyatt (Construction) Limited
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. **Reason application is going to committee:** The application is for major development, and the case officer's recommendation is contrary to the views of the Parish Council.

2. **Summary of recommendation:**

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

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

- an Affordable Housing Contribution of £133,043.00 index-linked using (Retail Price Index) RPI from the date of this committee report, in lieu of on-site provision
- Financial contributions of £221,809.98 index-linked using RPI from the date of this committee report, towards education provision.
- Financial contributions of £2,230 index-linked using RPI from the date of this committee report, towards healthcare provision.
- Financial contributions of £12,470 index-linked using RPI from the date of this committee report, towards public rights of way.
- Provision of on-site open space play facilities
- Provision and promotion of SANG.

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 24 December 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager East. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The proposal accords with the site allocation and requirements of Policy H6 of the Purbeck Local Plan (PLP) and is acceptable in principle.
Affordable housing, S106 and Viability	The scheme cannot viably deliver policy-compliant affordable housing but is acceptable with reduced contributions secured via S106.
CIL Exceptional Circumstances Relief	The development is not eligible for (Community Infrastructure Levy) CIL relief due to the absence of on-site affordable housing and must pay the full liability.
Housing Mix	The proposal conflicts with PLP Policy H9 due to an overprovision of larger dwellings and under provision of smaller units, which is given moderate weight.
Design, character and appearance	The development is of high-quality design that integrates appropriately with local character and complies with relevant policies.
Impacts upon amenity	The proposal would not result in harmful impacts on neighbouring amenity and provides acceptable living conditions.
Flood risk and drainage	The development is acceptable in flood risk and drainage terms and complies with relevant policies.
Highways, access and parking	The scheme provides safe and suitable access with no severe residual highway impacts and is policy compliant.
Trees	Tree impacts are acceptable subject to conditions securing protection and replacement planting.
Biodiversity	The proposal adequately mitigates ecological impacts and delivers a policy-compliant biodiversity net gain.
Habitats sites	Subject to mitigation, the development will not adversely affect the integrity of protected habitats sites.
Other Matters	Other concerns raised, including Green Belt, land status and sewer capacity, do not prevent the grant of planning permission.

4. Description of site

- 4.1. The application site comprises 1.89 hectares of undeveloped land on the northern edge of Lytchett Matravers. It sits to the northern side of Wimborne Road and to the East of Flowers Drove. The site is irregularly shaped and currently comprises three fields and an area of woodland at the northern edge. The site is currently accessed via established field gates on to Wimborne Road and Flowers Drove which are both subject to a 30mph speed limit in the vicinity of the site.
- 4.2. The topography of the site slopes down from the high point in the east around the existing entrance from Wimborne Road, down towards the west and northwest. The site

also slopes down from the southwestern corner to the north. The eastern part of the site has a relatively gentle slope before the levels fall away more steeply through the western parts of the site.

- 4.3. The boundaries to the site are generally marked by hedgerows, with defined hedgerows forming the boundaries to both Wimborne Road and Flowers Drove. There is also an internal hedge and tree line which divides the southwestern field from the remainder of the site, albeit with breaks. To the south the site is bounded by three houses fronting on to Lime Kiln Road and Wimborne Road, and there is an existing dwelling bounding the site to the east. To the north the site is bounded by farmland. The other boundaries are to the highway. The opposite side of Flowers Drove, to the west comprises detached houses fronting the road. To the southeast, there are dwellings fronting Wimborne Road. There is also an undeveloped area to the west of those, which is subject to a separate application for 25 dwellings, where the Council has resolved to grant planning permission (Land at Blaneys Corner).
- 4.4. The immediate surrounds comprise a mix of predominantly late 20th century suburban housing at 1 and 2 storeys in scale. Some older houses are also present, including Grey Bank immediately to the south, which is a 1.5 storey thatched cottage and Kiln Cottage, a 1.5 storey thatched cottage which is listed at Grade II.
- 4.5. The site is approximately 350m from the Lytchett Matravers village centre which includes a convenience store, GP surgery, library as well as the village hall and recreation ground. Lytchett Matravers Primary School is approximately 850m to the south.

5. Description of development

- 5.1. The proposed development comprises the construction of 29 dwellings, together with a new vehicular access onto the northern side of Wimborne Road and the provision of landscaping, drainage and open space, including a new linear open space area with play facilities along the site's western boundary. The development comprises a mix of 2, 3 and 4 bedroom detached and semi-detached houses.
- 5.2. The main access to the site is to be via a new vehicular access off the northern side of Wimborne Road. The access will be in the form of a simple priority junction. The access road travels westwards through the site with two spurs off the northern side providing access through the site and forming two cul-de sacs onto which the housing has been arranged to front. A courtyard area is formed in the southern part of the site, with houses fronting on. A secondary pedestrian access is provided in the southwestern corner of the site, on to Flowers Drove. This links to the main access road and also into the linear open space on the western boundary of the site.
- 5.3. An attenuation pond is proposed between the open space and the proposed housing. The pond will provide attenuation for surface water before draining to an existing ditch at the northwestern corner of the site which then drains to a watercourse.

- 5.4. The site layout has been significantly influenced by the presence of several sewers which cross the site and the requirements of Wessex Water to provide appropriate clearance from the infrastructure to avoid damage during construction and through the life of the development, and to enable access for maintenance purposes.
- 5.5. The proposed houses are all two storeys high. They have a traditional appearance, generally sitting beneath gable roofs with exposed rafter feet and chimneys. 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.
- 5.6. All dwellings have off-road parking provision in the form of driveways or, in the case of units 5-8, 9,10,13 and 14, communal parking areas close to the dwellings. Most houses also benefit from a garage. There are a mix of attached and detached garages for 1 and two cars with minimum internal dimensions of 6m x 3 m and 6m x 6.3m, respectively.
- 5.7. The houses are generally oriented to face onto the access road with the main entrance onto the street or onto the courtyard area in the south. The houses are set behind small front gardens or frontages which are proposed to be soft landscaped.

6. Background and relevant planning history

Reference	Decision	Decision Date	Description
6/1976/0240	REF	30/09/1976	O/A - Residential development*
6/1981/0391	REF	08/06/1981	O/A - Erect 2 bungalows, form new vehicular accesses*
6/1981/0392	REF	08/06/1981	O/A - Erect 3 dwellings, form vehicular accesses*
6/2010/0624	GRA	07/06/2011	Riding school and menage
6/2012/0806	GRA	31/07/2013	Variation of condition (hours) <i>Variation to 6/2010/0624 (Riding school)</i>

*O/A = Outline Application

- 6.1. Planning consents granted in 2011 and 2013 in connection with use of land as a riding school and a menage include the application site within the red line. However, the application site does not appear to have been used for those purposes, instead it has been used for grazing.
- 6.2. The refused application from 1976 related to the whole of the current application site and the applications from 1981 related to two smaller portions of the application site. These were refused due to the site's location outside of the defined village envelope and within the Green Belt. In view of the ages of these records and the significant changes in applicable planning policies they do not have significant relevance to the current proposals.

7. List of relevant constraints

- Tree Preservation Order (TPO/2025/0062)
- Mineral Sites Plan 2019 and Waste Plan 2019 – Safeguarding Sites and Allocated Sites - Lytchett Matravers Landfill Site; WI86; Landfill Site - Distance: 99.74m
- SGN - 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
- Risk of surface water flooding: Low with confidence of 1 and 3
- Groundwater Source Protection Zone
- Groundwater – Susceptibility to flooding
- Poole Harbour Nutrient Catchment Area; Poole Harbour
- Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar
- Poole Harbour Recreation Zone
- Higher Potential ecological network
- Dorset Heathlands - 5km Heathland Buffer;
- High Opportunity Nature Areas
- Ancient Woodland: Dyett's Coppice- Distance: 415.5m
- Natural England - RAMSAR - Distance: 2110.81m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 2110.81m, Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 4754.54m
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England Consultation required
- Radon: Class: 1.0 (low risk – protective measures unlikely to be required)

8. Consultations

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

Consultees

1. Dorset Police Architectural Liaison Officer

No objection, advice offered in respect of permeability/movement, surveillance and defensible space. Recommend that the security of any new dwelling meets the standards laid out in Secured By Design (SBD) guidance.

2. National Highways - No objection

3. Dorset Wildlife Trust

No comments received.

4. Forestry Commission

No comment

5. Wessex Water

Initial comment, 15/07/2025

Objection

- Wessex Water assets in the site boundary include a 150mm foul sewer rising main which requires no buildings or surface water attenuation features within 3m.
- domestic foul flows and connections can be made to the existing public sewer that passes through the site or the existing sewer located in Flowers Drove.
- Surface water must be disposed of via the SuDS hierarchy with no surface water runoff permitted to a sewer that carries sewerage.
- A water supply with a minimum diameter of 90mm will be required - nearest suitable connection is the 10" distribution main in Lime Kiln Road.

Further comment, 20/05/2026

Wessex Water holding objection - layout conflict not resolved

Further comment, 01/06/2026

We accept that the developer has traced and plotted the public assets and has produced a drawing which clearly shows that all required standoffs have been met

We are happy for the holding objection to be lifted.

6. SGN (Southern Gas Networks)

There is a high-pressure gas pipeline in the vicinity, but the safety and integrity of assets will not be affected by the proposal. - the development should comply with the restrictions set out in the consultation response.

7. Scottish And Southern Energy -sub-stations

No comments received.

8. Natural England 16 July 2025

Further information required in the form of an appropriate assessment (AA).

Updated comment - 29 September 2025

Agrees to the content of the AA and that the impacts on Dorset Heathlands and Poole Harbour would be appropriately mitigated.

9. Dorset Fire & Rescue Service

Notes the requirement to comply with approved document B of the building regulations.

10. Dorset Council (DC) – Landscape – 06/08/2025

Generally supportive of the principle of the development as no major adverse landscape or visual effects are reported in the Landscape and Visual Appraisal.

- additional planting required to screen the development from Flowers Drove and Wimborne Road.
- recommend that the hedge on either side of the new access is translocated.
- Details of the management of the existing and proposed planting required but can be secured by condition along with further details of the hard and soft landscaping.
- insufficient detail on existing and proposed levels across the site

Updated comments 02/03/2026

Subject to conditions covering boundary treatments, planting details, tree/hedge canopy impacts, and long-term management of landscaped areas including retained woodland, the landscape impacts of the scheme are acceptable.

11. DC - Highways Initial comments – 29/09/2025

Defer for amendments and further information

- Levels and gradient information for access points
- Uncontrolled tactile crossing (UTC) either side of entrance
- UTC north and south of Wimborne Road
- Junction radii should be adjusted at the Blaney's Corner junction
- UTC to be provided at the southern end of Flowers Drove.
- Permissive footpath needs to provide safe and suitable access which provides a suitable vis splay, discharge points, gradient and evidence to support it. Confirmation that the footpath will be available for the lifetime of the development and an independent stage 1 road safety audit.

Updated comments – 01/05/2026

No objection subject to conditions - the Highway Authority considers that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) - December 2024

12. DC - Dorset Waste Team

No comments received.

13. DC - Urban Design – further information/amendments requested

- Development density of 14dph, in line with expectations from the allocation.

- 9m change in levels across the site is considered significant for the site layout particularly in terms of plot boundaries and relationship between buildings.
- There is an issue with reliance on turning heads and little in the way of activities to discourage them from being used for parking.
- The approach to the density of development (higher at the east and centre) is appropriate.
- The development needs to be providing equipped and designated play space.
- Change to the housing mix recommended

14. DC - Housing Enabling Team

Recommend refusal due to lack of affordable housing provision

15. DC - Planning Policy

Confirmation of relevant policy requirements and considerations.

16. DC - Building Control Purbeck Team

No comments received.

17. DC - Trees (East & Purbeck)

No objection subject to conditions in respect of tree protection and landscaping.

18. DC - Natural Environment Team (NET)

The scheme does not reach the threshold for consultation regarding Biodiversity Net Gain (BNG).

Certificate of approval of Ecological Impact Assessment (EclA) issued.

19. DC - Flood Risk Management

23 July 2025 - holding objection

- Drainage strategy should provide commentary to describe how the scheme will address each of the new SuDS standards.
- The applicant needs to demonstrate that the proposed surface water management scheme is both viable and deliverable - the discharge to an existing ditch is not yet fully substantiated.
- Submitted basin drawings should include labelling to confirm slopes which should meet CIRIA standards
- Further information should be provided to reassure that the capacity of the proposed basins will not be compromised by surface water flow path.

Updated comments, 27/02/2026: Holding objection.

- The responsible authority for the surveyed surface water pipe has yet to be identified by the applicant. Suspected that this may be a highways asset and therefore the applicant would need Approval in Principle (AIP) to discharge surface water before the LLFA will be in a position to withdraw the objection.
- The ditch that the applicant proposed to discharge to appears to be designed as field drainage and would be surprised if there is already a connection from this ditch to the pipe - further clarification required as to whether the pipe does connect or whether a new connection will need to be made.
- Applicant advised to discuss this with the Highways Authority.

Updated comments, 12/05/2026

No objection subject to conditions.

20. Lytchett Matravers Parish Council

Initial comments: Concerns raised regarding lack of affordable housing and the design of the development, specifically highlighting the use of non-functional chimneys.

Key issues:

- Lack of affordable housing
- Design of site entrance
- Layout and arrangement of south-west corner of the development
- Inclusion of appropriate architectural features, particularly the use of flint and dummy chimneys
- Potential implementation of traffic calming.

Updated comments, 27/02/2026

Object

- Absence of affordable housing
- Absence of an integral play area is contrary to Neighbourhood Plan principles (policy I) and crossing the road to play at Blaney's Corner is not acceptable.
- Removal of the footpath access to the north is in contradiction with Neighbourhood Plan policy I

- All new sites should include provision of a site with power for a defibrillator for public use.

Reconsultation 21/05/2026

Object for same reasons as previously outlined including the lack of affordable housing.

21. Lytchett Matravers and Upton Ward councillors

No comments received

Representations received

Total - objections	Total - No objections	Total - comments
23	0	0

Summary of comments of objections:

- Design, Scale and Appearance
 - Development out of character with surrounding area
 - Density of housing incongruous; indication of overdevelopment
 - Plot and garden sizes insufficient
 - Buildings would be visually dominant, including siting on a hilltop
 - Properties fronting Flowers Drove excessively tall; preference for single storey form
 - Concern over emergence of a uniform developer-led style within the village
 - Description of the area as suburban disputed
- Impact on Character of the Area and Landscape
 - Adverse landscape impacts identified in submitted appraisal
 - Intrusion into views
 - Loss of Green Belt land
 - Impact on listed building and conservation area
- Residential Amenity
 - Loss of privacy and overlooking, including impacts to properties at White Owls, Wyndham, Lime Kiln Road and Frhuling, Flowers Drove
 - Loss of light and overshadowing, including at 206 Wareham Road
 - Overbearing presence
 - Noise and disturbance
 - Light pollution from introduction of street lighting
- Highways, Access and Movement
 - Impacts on highway capacity and congestion, including at Wimborne Road/A350 junction

- Highway safety concerns, including accident hotspot at Wareham Road/Huntick Road
- Access on or near blind bends opposite Blaneys Corner development
- Verge required for access identified as common land
- Increased traffic with existing issues of speeding and poor driver behaviour
- Car dependency due to limited public transport, footways and cycle infrastructure
- Poor pedestrian environment, including road crossings, access to the SANG and safety concerns along Flowers Drove; requirement for footway provision
- Traffic survey data not representative due to limited survey period
- Requirement for assurance of no vehicular access from Flowers Drove
- Environmental Impacts: Flood Risk, Drainage and Utilities
 - Existing flooding and drainage issues, including at Flowers Drove
 - Increased surface water run-off due to topography and clay soils
 - Inadequacy of the site for soakaway drainage; unsuitable ground conditions and criticism of testing methodology
 - Sewer network capacity insufficient, including risk of failure and overflow during outages
 - Requirement for drainage and sewer network upgrades prior to additional connections
- Ecology, Green Infrastructure and Trees
 - Loss of nature and impacts on wildlife
 - Uncertainty over delivery of biodiversity net gain
 - Existing hedgerows should be retained
 - Landscaping required, including screening and treatment of specific plots
- Infrastructure, Services and Facilities
 - Insufficient capacity in schools and GP surgery; facilities already over-stretched, and incorrect assumptions made about provision
 - Loss of local shops and limited employment opportunities leading to out-commuting
 - Bus services limited and less frequent than stated
- Housing Provision
 - Lack of affordable housing and inadequate justification for policy departure
 - Identified need for affordable rather than market housing
- Sustainability and Energy
 - Lack of detail or commitment regarding renewable energy provision including potential requirement for retrofitting to achieve energy integration
- Planning Policy and Procedural Matters
 - Lack of consultation with neighbouring residents
- Public Open Space and SANG
 - Adequacy of SANG provision questioned in terms of size and facilities
 - Unclear provision of safe pedestrian access to SANG
 - Existing informal use of SANG land prior to permission suggesting it is not a true benefit

Summary of comments of support (made in the context of overall objections):

- Support for mix of 2, 3 and 4 bedroom dwellings

Summary of other comments (made in the context of overall objections):

- Suggestion for one-way system within the village
- Request for communication with residents during construction period

9. Duties

- 9.1. s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.
- 9.2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

10. Relevant policies

Development plan

In this case the development plan comprise the Adopted Purbeck Local Plan 2024, the Bournemouth, Dorset & Poole Waste Plan 2019 and the Lytchett Matravers Neighbourhood Plan (LMNP) 13 June 2017

Adopted Purbeck Local Plan:

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

V1: Spatial strategy for sustainable communities

V2: Green Belt

E1: Landscape

E2: Historic environment

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

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

Bournemouth, Dorset & Poole Waste Plan 2019

Policy 22 - Waste from new developments

Policy 24 - Safeguarding waste facilities

Lytchett Matravers Neighbourhood Plan (LMNP) 13 June 2017

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.

- Policy 2 (NP Policy 2) relates to design and sets out criteria which should be followed, including adequate storage space, sustainable waste management, sustainable drainage systems, appropriate mix of dwelling types/sizes to meet local housing need & demand, integrate with the site surroundings & village, minimise light pollution, include clearly defined private spaces, landscape led design, and that proposals should create a place with a locally inspired or otherwise distinctive character.
- Policy 3 (NP Policy 3) refers to 'Home Zones' which sets out that new development that involves the creation of new internal roads will be encouraged to introduce shared spaces and speed limits, utilising the principles of "Home Zones."
- Policy 4 (NP Policy 4) encourages the provision of open spaces, corridors, trees and hedgerows within new development.

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 with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- 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.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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 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.

10. 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.

10.1. 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.

11. Public Sector Equalities Duty

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

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

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

11.3. The proposals have been designed to provide opportunities for active travel and inclusive mobility. They will provide for a new off road footpath link to the south western corner of the site and uncontrolled crossing points with tactile paving and dropped kerbs across Wareham Road, Wimborne Road and Flowers Drove.

11.4. A proportion of the houses have been designed to comply with part M4(2) of the building regulations, meaning that they are able to meet or be adapted to meet the needs of elderly or disabled people.

11.5. Financial contributions will also be made towards the provision of improved healthcare and education provision.

11.6. Construction impacts such as noise, dust and temporary disruption have been considered. Conditions requiring a construction method statement including controls on working practices will help limit adverse effects on nearby residents, including those who may be more sensitive to disturbance due to age or disability.

11.7. Having regard to the above, the Local Planning Authority is satisfied that the requirements of the Public Sector Equality Duty have been met.

12. Public Benefits

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

What	Amount / value
Material considerations	
Affordable housing	£133,043
Education	Primary school provision - £58,493 Secondary and post 16 education - £ 120,176 SEND provision - £43,140.98
Health	£2,320
Public Right of Way improvements	£12,470
Public open space	On site provision
Non material considerations	
CIL	Approx. £600,000
Council tax	Approx £79,000 per annum, based on a band D property.

13. Planning Assessment

Principle of development

- 13.1 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 30 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 at Blaneys Corner where the Council has resolved to grant planning permission for a development of 25 dwellings, subject to the completion of a legal agreement. The proposed development comprises 29 dwellings and is therefore in accordance with policy H6.

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

Policy requirement	Assessment
<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>	10 plots have been designed to be M4(2) compliant, equating to 34%.

<i>b. 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>	A new pedestrian connection connecting to Flowers Drove and measures to improve road safety at Blaneys Corner junction are included. A pedestrian crossing point across Wimborne Road will be provided. The development will also make a financial contribution towards Public Rights of Way
<i>c. provide financial contributions for local health infrastructure and education (as required by Policy I1)</i>	The scheme will provide a financial contribution in accordance with policy I1.
<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

- 13.3 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 but the Purbeck Local Plan was adopted more recently and therefore carries more weight. The neighbourhood plan does not include any specific housing allocations for this or other sites although does recognise that these were being considered through the Purbeck Local Plan at the time that the neighbourhood plan was being prepared.
- 13.4 As set out above, in addition to the works provided as part of the development, the scheme would provide a financial contribution towards public rights of way, and towards local health infrastructure and education.
- 13.5 Policy V2 of the Purbeck Local Plan amended the boundaries of the Green Belt to exclude the application site, allowing for its allocation under policy H6. The development is on an allocated site removed from the Green Belt and is therefore not inappropriate development.

Affordable housing, S106 and Viability

- 13.6 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.

- 13.7 Additionally, the following financial contributions will be sought through a S106 legal agreement:

Contribution	Rate	Total
Primary school provision	£2017 per qualifying unit.	£58,493
Secondary and post 16	£4144 per qualifying unit	£120,176
SEND provision	£1487.62 per qualifying unit	£43,140.98
Health contribution	£80 per unit	£2,320
Public rights of way	£430 per unit	£12,470
	Total:	£236,599.98

- 13.8 The applicant has submitted viability information as they do not consider that the scheme can support any contribution towards affordable housing. The applicant has explained that the development cannot support affordable housing contributions due 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 are not reflected in the viability assessment for the Purbeck Local Plan.
- 13.9 The applicant considers that a policy compliant scheme delivering 40% affordable housing would generate a residual value of -£1,265,130. The subsequent sensitivity analysis within the applicant's viability statement for a 100% market scheme identifies a residual value of -£49,285. Both figures allow for a benchmark land value for the site of £708,000.
- 13.10 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:

Policy Compliant Inputs	Agent	DVS	Agreed (Y/N)
Assessment Date	January 2025	December 2025	N
Scheme Description	Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure.		Y
Development Period	22 months	21 months	N
Gross Development Value	£12,320,500	£12,537,080	N

Market Housing GDV	£9,976,500	£10,460,000	N
Affordable Housing GDV	£2,344,000	£2,077,080	N
Planning Policy	£821,205	£1,267,627	N
Construction Cost	£7,043,579	£7,565,764	N
External Cost	Included in above	Included in above	-
Abnormal Cost	£1,078,114	£580,036	N
Professional Fees	8%	8%	Y
Contingency	5%	5%	Y
Finance Interest	7.75%	Debit 7%Credit 2%	N
Open Market Marketing Sales & Agency Fees	2.5%	2%	N
Affordable Sales & Marketing Fees	1%	1%	N
Legal Fees for Disposal	£1,250 per unit	£750 per OM Unit £400 per AH Unit	N
Land Acquiring Costs	Land Acquisition Cost - £12,390 £20,000 - Valuation fee. Plus SDLT at Prevailing Rate	Negative land value so not included.	N
Profit Target	17.5% Open market GDV 6% Affordable Housing GDV	17.5% OM 6% AH	Y
Residual Land Value	-£557,130	-£361,384	N
Benchmark Land Value	£708,000	£708,000	Y
Existing Use Value	£322,000	£70,800	N
Premium	2.2 of EUV	10 x EUV	N
Purchase Price	Not Disclosed	Unknown	Y
Alternative Use Value	-	-	Y

Viability Conclusion Full Policy Scheme	Not Viable	Not Viable	Y
Viability Conclusion Max Policy/Deliverable Scheme	Not Viable	Viably supports a scheme with CIL contributions of £599,388 and S278 Contributions of £50,000, nitrate mitigation contributions of £147,803, S106 contributions of £235,506, SANG contributions of £217,500, and a surplus of £140,178 towards off-site affordable housing contributions.	N

- 13.11 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 surplus sufficient to support the required S106 contributions detailed above as well as supporting a contribution of £140,178 towards off-site affordable housing provision.
- 13.12 The DVS appraisal was based on an outdated set of contributions towards education, health and public rights of way but the DVS has confirmed that changes to the contribution package, while affecting the allocation of funds, do not alter the overall total amount.
- 13.13 The applicant does not agree with the DVS's conclusion and has submitted information to challenge several of the inputs, particularly with regard to sales costs and borrowing costs. This additional evidence has been subject to further review by the DVS who advise that it is not sufficient to justify a departure from the figures adopted in their original assessment. In light of this response the applicant has, without prejudice to their submitted evidence, agreed to the level of contributions set out in the DVS's report. The development would therefore deliver the following contributions, which would be secured by S106 agreement:
- Primary school provision - £58,493
 - Secondary and post 16 education - £ 120,176
 - SEND provision - £43,140.98
 - Health - £2,320
 - Public Rights of Way - £12,470
 - Affordable Housing - £133,043

- 13.14 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.

CIL Exceptional Circumstances Relief

- 13.15 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 their 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 provide on-site affordable housing at the rate set out in policy H11, and any other requirements as set out in the local plan.
- 13.16 As the development would not provide for affordable housing on site, CIL relief under this policy would not be available and the full CIL liability for the development can be expected to be paid.

Housing Mix

- 13.17 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	0	0%	4% (1 unit)
2 bedrooms	8	27.5%	34% (10 units)
3 bedrooms	10	34.5%	44% (13 units)
4+ bedrooms	11	38%	18% (5 units)

- 13.18 The proposed mix does not precisely meet the anticipated mix for open market housing which is set out in the 2018 SHMA review. As can be seen from the table above, the actual proposed mix skews towards larger houses, with 11 proposed against the SHMA expectation of 5. This leads to under provision of 1 and 3 bedroom units by 2 and 3 units respectively and the lack of any 1-bed provision.
- 13.19 It is considered that the provision of a single 1-bedroom unit on the site would be impractical on the site given that this would ordinarily be provided as an apartment, of which there are none within the proposal.
- 13.20 With regard to the larger units the applicant notes that the mix is broadly in accordance with the prevailing mix of housing in the area (based on 2011 census data), that a proportion of the smaller 3 bedroom units would offer versatility by also meeting the

needs of families with requirements for fewer bed spaces but where a study may also be required. They conclude that the proposal represents the optimal use of the site.

- 13.21 The SHMA is more up-to-date than the 2011 census figures and is also intended to reflect the need for housing, rather than simply replicating the status-quo. However the application site is one of three within Lytchett Matravers which are allocated through the Purbeck Local Plan. The site immediately to the south at Blaneys Corner for which the Council has resolved to grant planning permission has a relative over-supply of smaller units, in particular 1 bedroom flats which goes some way to ensuring that the overarching housing mix is achieved.
- 13.22 There does however remain a variance between the SHMA expectations and the current proposals which leads to more than twice as many 4 bedroom houses than would be expected being provided, to the detriment of smaller housing stock and the objective of achieving mixed and balanced communities. The proposals do therefore conflict with policy H9 of the Purbeck Local Plan. This conflict is afforded moderate weight against the scheme.

Design, character and appearance

- 13.23 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”.
- 13.24 The proposed development includes:
- The development of 9 new homes as a mix of terraced, semi-detached and detached houses
 - A new vehicular and pedestrian access on to Wimborne Road
 - A new pedestrian access on to Flowers Drove
 - Public open space
 - Retention of protected trees, existing hedgerows and the provision of additional landscaping.
- 13.25 The development has been laid out with public open space and surface water drainage infrastructure along the western boundary of the site, responding to the site’s topography and the constraints imposed by below-ground utilities. The western boundary is proposed to create an attractive linear open space area, with play facilities, helping to retain some of the openness which is currently experienced along Flowers Drove. The entrance to the site has been designed to be higher density, with terraces and pairs of semi-detached

houses set close to the rear edge of the pavement. The site then opens out into a more spacious layout to the western edge.

- 13.26 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. All proposed properties have off-street parking provided. This is achieved with a mix of on-plot driveways, generally to the side of the proposed dwellings, an off-plot parking area serving the terrace on the southern side of the access and a more informal courtyard arrangement in the southwestern corner of the site.
- 13.27 The on-plot and courtyard arrangements are generally appropriate to the context. The off-plot parking arrangement for the terrace (plots 5-7) is less successful, leading to a localised area which would be dominated by parking provision adjacent to the terrace. It is however recognised that this arrangement is the result of a retained sewer and required stand-off zone within which no buildings may be accommodated. This constraint limits the ability to achieve a more distributed housing layout which could accommodate a greater proportion of on-plot parking as well as providing for a rationalised plot layout in that part of the site.
- 13.28 The layout has sought to accommodate the site's topography and in particular the transition from a relatively gently sloping area at the entrance to the site to more steeply sloping areas in the west. The layout reflects this with north-south oriented cul-de sacs broadly following the contour lines in the western part of the site, with the change in levels across the site being accommodated within the garden spaces.
- 13.29 Plot boundaries primarily comprise close boarded fences to the side and rear boundaries of the houses, with brick walls used in publicly facing areas such as between units 19 and 20 and to the rear of units 12-15. Boundaries on key public edges and the site entrance will use estate fencing with post and rail fencing being utilised at the northern boundary of the site, onto the woodland. 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.
- 13.30 The development comprises a number of house types which create a variation in architectural design and visual interest across the site. 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 and 'dummy' chimneys. The use of flint considered to be appropriate for the location and features in various locations around the village, and the inclusion of chimneys would add a degree of visual interest to the roofscape and would be appropriate to the traditional aesthetic of the proposed dwellings.

- 13.31 The architectural style adopted is similar to that of other new development in the vicinity notably at Wareham Road, where planning permission has been granted, and Blaneys Corner, where the Council has resolved to grant planning permission. Both of these have been proposed by the same applicant as this application. 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.
- 13.32 Dorset Council's Urban Design and Landscape officers have been consulted. Their comments confirm that the density of the development is considered to be appropriate, but comments are provided in respect of the reliance on turning heads and the potential for unauthorised parking. The applicant has however confirmed that the levels changes across the site and the constraints on the siting of the houses imposed by the presence of existing sewers precludes the provision of a circular route through the site to avoid the need for turning heads. The comments also noted the need for the inclusion of some designed play facilities within the proposals. The applicant has provided amended drawings showing the inclusion of play facilities within the open space to the western edge of the site, meeting this requirement. 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.
- 13.33 A landscape strategy has been provided which is focussed primarily on ornamental planting to the frontages of properties, transitioning to meadow planting at the western edge of the site. Key landscape features being retained include the existing hedgerow which defines the southern boundary in the eastern part of the site and the hedge line which forms the western boundary, together with the woodland area at the northern edge. Full details of hard and soft landscaping, and their maintenance are to be secured by condition.
- 13.34 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

- 13.35 Several objections have been received from neighbours on the basis of the impact of the development on their amenity. In particular these have been received from neighbours who live on Flowers Drove where particular concerns have been raised in respect of overlooking, overbearing and overshadowing impacts.
- 13.36 The development of the site would lead to the introduction of new built form within what is currently an undeveloped and open site. The proposed layout of the site is such that there would be significant separation distances between the new houses and the houses on Flowers Drove. The separation distances between units 16 to 19, which would face directly towards the properties on Flowers Drove range between 49 and 55 metres. At the southern end of the site the separation between units 14 and 15 and the closest

property, Tilopa, 3 Flowers Drove, would be less, 26.5m from unit 15 and 32.8m from unit 14. Although this separation is lower than elsewhere, the relationships would be with the sides of the units which feature only bathroom windows at first floor level.

- 13.37 Although it is acknowledged that the proposed dwellings would be on higher ground than the properties on Flowers Drove, particularly towards the northern end of the site, the separation distances are significant. There would also be open space, two roads and a hedgerow between the properties. It is not therefore considered that the development would result in harmful overlooking of the properties in Flowers Drove.
- 13.38 The potential for overbearing and overshadowing impacts are also influenced by the relative ground levels. As has been noted the site is sloping but is at its lowest point at the boundary with Flowers Drove.
- 13.39 Although the new housing would be visible above the retained hedgerow from Flowers Drove, given the rising ground levels travelling eastwards though the site, the significant setback of the houses from the site boundary, particularly at the northern end of the site would limit the impact to the point that it is not considered that there would be a harmful impact by way of overbearing. Similarly, the distance of the houses from the site boundary and the houses on Flowers Drove is sufficient to ensure that the development would not lead to harmful overshadowing of properties on Flowers Drove.
- 13.40 The site is in closer proximity to properties on the southern and eastern boundaries of the site. The relationship with Wyndham, to the southwestern corner of the site, represents the closest proximity between existing and proposed dwellings; however, this is mitigated by the oblique alignment of the buildings and the relative difference in levels, with Wyndham occupying higher ground. As a result, there would be no direct window-to-window relationship, and views would be limited to oblique and downward aspects, which would not result in significant harm sufficient to justify refusal of planning permission.
- 13.41 The separation to the property to the east, Oriani, would increase to approximately 24m. In addition to being a more significant separation the relationship would be to the side elevation of the semi-detached units in the southwestern corner of the site, so it is not considered that there would be any harm as a result.
- 13.42 The relationship of the site to Grey Bank reduces separation once again to 16m at the closest point. However, the relationship with all proposed units would be oblique. The closest separation distance would be to units which would look on to the side of the property while the closest unit with a more direct view would be more than 19m from the rear elevation. Taking into consideration the retention of the hedgerow it is considered that this would ensure that the residential amenity of that property would be appropriately protected.
- 13.43 To the north side of the access road, the dwellings on the site would be set approximately 12m from the nearest neighbouring property, Sunnyside Cottage. However, the relationship would be between the backs of the proposed dwellings and the

side elevation of Sunnyside Cottage, which does not have any windows facing the site. There would not therefore be a harmful relationship.

- 13.44 The rear of Sunnyside Cottage and its immediate neighbours, Sunnyside Farm and Sunnyside Barn all face towards the site and would be facing towards proposed units 21-23 within the site. However, the separation distances would range between 30m and 38m and would be to the front elevations of the proposed houses, with the access road and landscape tree planting proposed between which would help to filter any intervisibility, making a greater contribution as the planting matures.
- 13.45 Several comments have raised concerns over noise and disturbance during the construction period. Some degree of additional noise is inevitable during the construction period. However, it is considered appropriate to impose controls on the construction process. As recommended by the Highways Authority, a condition to secure a construction traffic management plan is proposed. A condition is also recommended to limit working hours.
- 13.46 Concerns have also been raised in respect of the impact of additional street lighting within the scheme. The proposed lighting strategy includes street lighting for only those parts of the site where the highway is proposed to be adopted, so would be focussed on the southern and eastern parts of the site, with the northern parts and areas closest to Flowers Drove utilising lower impact bollard lighting. The street lighting would be designed to minimise outward spill and the strategy submitted by the applicant indicates that the illuminance levels at the site boundaries would be below 0.2 lux, similar to the light of a full moon or lower. Therefore, while the site would introduce a change, it is not considered that the change would be so significant as to warrant refusal of planning permission.
- 13.47 Overall, it is therefore concluded that the development of the site would avoid harmful impacts on neighbouring amenity while providing an appropriate level of amenity for future residents. The proposal is therefore considered to comply with policy E12 of the local plan in this regard.

Flood risk and drainage

- 13.48 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 an area identified as being at low risk of surface water flooding in the low-lying areas to the western part of the site. The area of surface water flood risk is generally contained to the parts of the site which would comprise surface water drainage features or open space.
- 13.49 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 in the northwest of the site, which will outfall at a controlled rate to an existing ditch in the northwestern corner of the site. The design is intended to replicate the existing drainage of the site. The drainage strategy has been reviewed by the Lead Local Flood Authority which initially raised concerns over the status of the ditch to which the site

would drain. Further information has been provided in the form of a photographic survey which shows that the ditch connects to a piped network which conveys water to a watercourse to the north of the site. On the basis of this clarification the LLFA has confirmed that it has no objection to the application, subject to conditions and informative notes.

- 13.50 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.
- 13.51 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

- 13.52 The principal access to the site is to be taken from the north side of Wimborne Road, approximately 75m to the east of the junction with Wareham Road, and approximately 31m east of the location of the proposed access for the development site to the south. The application has been supported by a transport statement which has considered the likely impact of development traffic on the network. It is predicted that the site would generate 16 two-way movements in both the AM and PM peak hours. It is considered that this can be accommodated within the capacity on the network. The Highways Authority has considered the location of the new junction in relation to the access for the site to the south and has confirmed that the offset distance is proportionate and acceptable.
- 13.53 Initial comments from the Highway Authority requested amendments and further details in order to ensure that the proposal provides appropriate active travel connections and pedestrian facilities. Amended plans have therefore been provided to include a new uncontrolled pedestrian crossing point with tactile paving across Wimborne Road, a new pedestrian access and uncontrolled pedestrian crossing with tactile paving across flowers drove, and an additional connectivity with Wareham Road, including an uncontrolled pedestrian crossing. The latter of these duplicates measures considered as part of the scheme to the south.
- 13.54 The internal layout of the scheme has been designed to create a low-speed environment with proportionate levels of parking. The applicant has also provided a swept path analysis to demonstrate that a refuse collection vehicle and fire tender are able to enter the site, turn and exit in forward gear. Parking is predominantly provided on-plot with a mix of driveways, car ports and garages. Some areas of courtyard parking are proposed but these are relatively limited and remain overlooked. Visitor parking spaces are available on-street. Parking levels ensure that each unit has at least two off street parking spaces either on a drive or a carport, with garage spaces provided in addition. Dwellings which do not have garages will be provided with a garden shed to allow for secure cycle storage.

- 13.55 In addition to the vehicular access to the site a secondary pedestrian access is proposed from Flowers Drove in the southwestern corner of the site. This will be accompanied by an uncontrolled crossing point across Flowers Drove. This additional access will contribute to the provision of active travel and connectivity by foot towards the village centre via Lime Kiln Road/Purbeck Road or Wareham Road. The initial version of the scheme also included a pedestrian access onto Flowers Drove in the northwestern corner of the site but this was removed because significant hedgerow removal or the creation of a build-out in Flowers Drove would have been required to achieve a safe access. The omission of this element has also been raised as a point of objection by the Parish Council.
- 13.56 Although the loss of the connection does reduce available pedestrian routes from the site, the benefits of that access are considered to be limited. The access would primarily allow for a walking route towards the new SANG from the site. However, that route would be along a national speed limit road, while an alternative route via Wimborne Road (30 and 40mph speed limit) and a public footpath is available and is in fact shorter. Therefore, the loss of the access is not considered to be so detrimental as to result in an overall conflict with the policy requirements for the inclusion of pedestrian linkages.
- 13.57 Following the receipt of amendments to the scheme, the highway authority has confirmed that the residual cumulative impact of the development on the network cannot be thought to be severe when consideration is given to paragraphs 115 and 116 of the National Planning Policy Framework. Therefore, subject to their recommended conditions the proposal is considered to comply with policy I2 of the Purbeck Local Plan.

Trees

- 13.58 There is a single protected tree on the boundary of the site, with the Tree Protection Order (TPO) having been made in response to this planning application. The tree officer notes that the layout would not directly impact upon the tree but as the canopy overhangs the site it is appropriate to serve the notice to ensure its long-term protection.
- 13.59 The development will result in the removal of several low-quality trees and hedges. Replacements are included in the proposed landscaping scheme, and it is intended that details of these will be secured by condition. The Council's tree officer has no objection subject to conditions to ensure that the development is carried out in accordance with the submitted Arboricultural method statement, with appropriate tree protection, and details of services.

Biodiversity

- 13.60 The application is accompanied by an Ecological Impact Assessment (EclA) and Ecological Technical Note which has been reviewed and certified by the Council's Natural Environment Team (NET), in accordance with the Dorset Biodiversity Appraisal Protocol. The assessment has included a phase 1 survey of the site- and species-specific surveys for Bats, Dormouse and Great Crested Newts.

- 13.61 The technical note responds to specific queries raised by NET during the review process. It confirms mitigation measures for foraging and commuting bats including a buffer to the western boundary and retention of the woodland to the north. With regard to barn owl foraging, it is confirmed that none were recorded during fieldwork and it was considered unlikely that the site currently contributes significantly to foraging opportunities. Similarly for reptiles it is concluded that there is a very limited extent of suitable reptile habitat at the site but that precautionary measures are appropriate during construction.
- 13.62 The approved technical note includes a commitment to the preparation of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) to ensure that appropriate precautions and mitigation are in place for the course of the development. Subject to these being secured by condition to ensure that the appropriate mitigation is provided, it is considered that on-site biodiversity interests will be appropriately protected.
- 13.63 With regard to Biodiversity Net Gain (BNG) the applicant has provided an up-to-date biodiversity metric which confirms a gain of 32.9% in area habitats and 28.09% in linear habitats (hedgerows) which is largely achieved through the enhancement of retained habitats and additional tree planting. The net gain features are not considered to be 'significant' and BNG will therefore be addressed through the discharge of the statutory Net Gain condition.

Habitats sites

- 13.64 The application site lies within 5km but beyond 400m of the Dorset Heathlands and Poole Harbour both of which are internationally protected habitats sites.
- 13.65 The proposal for 29 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 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.
- 13.66 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.
- 13.67 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.

Heritage

- 13.68 A number of comments, including those of the Parish Council have raised concerns over the impacts of the proposals on heritage assets including listed buildings and a

conservation area. The nearest listed building to the site is Kiln Cottage, which Grade II listed and to the south-west of the site on the southern side of Lime Kiln Road. The site is not within a conservation area, and there are no conservation areas within Lytchett Matravers. The nearest conservation areas to the site are the Lytchett Minster Conservation Area, to the south-east, and the Morden Conservation area, to the west. Both of these are sufficiently distant from the site that it is not considered that the proposals would impact upon them or their setting.

- 13.69 Kiln cottage is however closer, at a distance of approximately 50m from the south-western corner of the site with some visibility towards the site along Flowers Drove. The setting of the listed building comprises predominantly 20th century suburban development which is characteristic of much of the village. The application site would be set behind the existing housing fronting Lime Kiln road, with the existing hedgerows largely maintained. Therefore, it is considered that the impact on the setting of the listed building would not be significant and would not cause any harm to its significance.
- 13.70 Additionally, Tall Tree Cottage is a grade II listed building which is located approximately 85m to the west of the site. That building is largely surrounded by 20th century housing which forms its setting. The site is separated from the listed building by the housing fronting Flowers Drove meaning there is extremely limited intervisibility. Therefore, it is not considered that the proposal would have an impact upon the setting of the listed building or result in harm to its significance.
- 13.71 The proposal will not therefore result in harm to any designated heritage assets. It therefore complies with policy E2 of the Purbeck Local Plan.

Other Matters

- 13.72 Several third party comments have raised objections to the development on the basis of the site being within the Green Belt. As the site has been allocated for development within Purbeck Local Plan, the site has specifically been removed from the Green Belt, so it is not necessary to consider the proposals against relevant green belt policies or for the applicant to demonstrate Very Special Circumstances to justify the development. As part of the evidence base for the Local Plan, exceptional circumstances to justify the removal of the site from the green belt have been demonstrated.
- 13.73 Concerns have been raised that an area of the verge which would be needed to provide access is common land. A review of the Council's records confirms that there is no common land in the vicinity of the site. Some of the land may constitute highways land however it is noted that the applicant has signed certificate B to confirm that notice has been served on the Council in its capacity as Local Highway Authority.
- 13.74 Concerns have also been raised in respect of foul sewer capacity and the ability to accommodate the additional load of the development. Wessex Water has been consulted and has not raised any issues in respect of sewer capacity.

- 13.75 Initial comments from Wessex Water did however raise an objection to the application on the basis of the proximity of the proposed houses and surface water drainage infrastructure to public sewers beneath the site. Amendments to the scheme have sought to ensure that appropriate stand-offs from sewers are provided and the applicant has confirmed that the sewers have been traced. Where stand-offs cannot be accommodated a sewer diversion has been proposed.

14. Environmental implications

- 14.1 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.

15. Summary of issues and the planning balance

- 15.1 The site is allocated for residential development within the Purbeck Local Plan, which establishes the acceptability of the development in principle. The contribution of the site towards the council's housing land supply weighs in favour of the scheme.
- 15.2 The Council is also unable to demonstrate a 5 year housing land supply meaning that the 'tilted balance' set out in paragraph 11d of the National Planning Policy Framework applies. This requires that planning permission is granted unless policies relating to specific areas that require protection (as set out in footnote 7 of the framework) provide a strong reason for refusing permission or the harm associated with the development would significantly and demonstrably outweigh the benefits.
- 15.3 The development has been assessed against the requirements of the Purbeck Local Plan and Lytchett Matravers Local Plan in respect of design and amenity, highways, ecological impacts, trees, habitats and flood risk and is considered to comply with relevant policies. Where the scheme meets the established expectations, this is afforded neutral weight in the planning balance. There are no conflicts with policies relating to areas or sites listed in footnote 7 of the NPPF. There remains some conflict between the mix proposed by the applicant and the expectations set out in the SHMA and local plan policy H9. This weighs against the scheme in the planning balance.
- 15.4 Although the scheme will not provide a fully policy-compliant contribution towards affordable housing as expected by policy, the applicant has submitted a viability assessment to demonstrate that the scheme cannot viably support this. The assessment 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 a policy compliant affordable housing contribution. Nonetheless the scheme will deliver a commuted sum towards off site affordable housing provision as well as policy compliant contributions towards education, health and rights of way. As relevant policies allow for the consideration of viability evidence there is no conflict with the development plan in this regard. The financial contributions to be secured weigh in favour of the scheme.

- 15.5 To conclude on the planning balance, the benefits of the scheme in terms of contribution to housing land supply would be substantial while the financial contributions towards affordable housing, education, health and rights of way are considered to be significant benefits. The main disbenefit of the scheme in not fully contributing to mixed and balanced communities through the conflict with the expected housing mix weighs moderately against the scheme. Considered against paragraph 11d of the National Planning Policy Framework, the disbenefits would not significantly and demonstrably outweigh the benefits.
- 15.6 Therefore, the planning balance weighs in favour of the scheme and accordingly it is recommended that planning permission be granted.

16. Recommendation

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

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

- an Affordable Housing Contribution of £133,043.00 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision
- Financial contributions of £221,809.98 Index Linked index-linked using RPI from the date of this committee report, towards education provision.
- Financial contributions of £ 2,230 Index Linked index-linked using RPI from the date of this committee report, towards healthcare provision.
- Financial contributions of £12,470 Index Linked index-linked using RPI from the date of this committee report, towards public rights of way.
- Provision of on-site open space play facilities
- Provision and promotion of SANG.

And the following conditions (and their reasons).

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:

121_DI_15 5 Location Plan
121-DI-24 2 Block Plan
121-DI-14 32 Proposed Site Layout
A005 lbb-BF-C-V Plot 01 Proposed Floor Plans & Elevations
A005 chi-PB-C Plot 02-03 Proposed Floor Plans & Elevations
A005 bea-B-C-T4-V A Plot 04-07 Proposed Floor Plans & Elevations
A005 lyt-BF-I2-V2 Plot 08 Proposed Floor Plans & Elevations
A005 chi-B-C Plot 09-12 Proposed Floor Plans & Elevations
A005 bea-PB-C A Plot 13-14 Proposed Floor Plans & Elevations
A005 sil-B-C-V1 4-16696 Plot 15 Proposed Floor Plans & Elevations
A005 spe-BF-I Plot 16 Proposed Floor Plans & Elevations
A005 mor-B-I Plot 17 Proposed Floor Plans & Elevations
A005 lbb-PB-C-V Plot 18 Proposed Floor Plans & Elevations
A005 sil-BF-C-V2 4-1669 Plot 19 Proposed Floor Plans & Elevations
A005 lbb-B-C1-V Plot 20 Proposed Floor Plans & Elevations
A005 mor-BF-C A Plot 21 Proposed Floor Plans & Elevations
A005 mor-B-C Plot 22 Proposed Floor Plans & Elevations
A005 spe-B-I Plot 23 Proposed Floor Plans & Elevations
A005 lyt-BF-I2-V Plot 24 Proposed Floor Plans & Elevations
A005 chi-B-C & chi-B-CV A Plot 25-27 Proposed Floor Plans & Elevations
A005 lyt-BF-C Plot 28 Proposed Floor Plans & Elevations
A005 reg-B-C Plot 29 Proposed Floor Plans & Elevations
A005 SG2-B Plot 1, 8, 21 & 22 Garage
A005 DG2-B Plot 16, 17 & 23 Garage
A005 TwG2-B Plot 24, 25, 28 & 29 Garage
121-DI-19 3 Roof Plans
121-DI-20 3 Parking Layout
121-DI-21 3 Boundary Materials
121-DI-22 3 Scheme Master Plan
121-DI-23 3 External Materials
121-DI-25 3 Play Provision Plan
A005 ES01 Electricity Substations
813-11-44 E Landscape General Arrangement
0903-01-PHL-101 B Preliminary Access Arrangements
0903-01-PHL-102 C Proposed Pedestrian Access Along Flowers Drove
0903-01-PHL-1101 B Preliminary Site Levels
0903-01-PHL-1201 B Road Profiles
1644-LB-EX-XX-DR-E-7080-41 PO4 A Street Lighting Strategy Horizontal Illuminance

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

3. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient

Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

5. 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 signsThe development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

6. Prior to commencement of works (including site clearance and any other preparatory works) a plan showing final service routes, including the position of soakaways and a method for installation near trees shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

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

7. 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 Local Planning Authority.

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 prepared by Barrell Tree Consultancy, ref: 17127-AIA4-CA dated 3rd February 2026

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.

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

- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

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

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

10. Prior to the commencement of development, details of a scheme demonstrating how inclusive and accessible movement for all users will be achieved within any shared surface areas without segregated footways and appropriate tactile paving crossing junctions, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development and thereafter retained.

Reason: In the interests of highway safety and in accordance with Inclusive Mobility guidance.

11. 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.

12. 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.

13. 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) Details of existing and proposed walls (including retaining walls), fences, and any other boundary and surface treatments/finishes.
- ii) Plans showing the mature height and spread of both retained and proposed trees and hedges to indicate their impact on sight lines and structures.
- iii) Planting plans which show the species, number, size, and position of all new trees, shrubs and other plant material.

- iv) A plant schedule and planting specification which includes details of soil preparation, amelioration, and planting methods.
- v) Details of ongoing management and maintenance of the open space and other landscaped areas including the woodland that is to be retained at the northern end of the site, with a view to maintaining the amenity value and mitigation function of all existing vegetation that is to be retained and the proposed planting into the future.

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.

14. Prior to the commencement of any hard landscaping works, detailed specifications for all proposed tree planting within hard landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- 1. Location of each tree within the hard landscape scheme.
 - 2. Type and materials to be used for hard landscaping, including specifications where applicable for:
 - a) Permeable paving systems
 - b) Tree pit design
 - c) Underground modular support systems
 - d) Integration with Sustainable Urban Drainage Systems (SuDS)

The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that tree planting within hard landscaped areas is designed and implemented to promote healthy establishment and longevity, while safeguarding retained trees and complying with BS5837:2012 and best practice for urban tree planting.

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

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

16. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the 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.

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

17. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Local Planning Authority:
- Proposed footway access works and uncontrolled pedestrian crossing with tactile paving, Flowers Drove - Drawing 0903-01-PHL-102 C
 - Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wareham Road, to include accommodation works to narrow existing radii at the junction with Wareham Road and Wimborne Road - Drawing 0904-01-PHL-102 C
 - Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wimborne Road - Drawing 121_DI_14.32

(broadly in accordance with Drawing 0903-01-PHL-102 C, Drawing 0904-01-PHL-102 C, Drawing 121_DI_14.32 to be agreed in writing with the Local Planning Authority).

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

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 121_DI_14.32 must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

19. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

20. 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 should 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 should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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.

21. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the following ecological reports, certified by the Dorset Council Natural Environment Team on 2 March 2026:

- Land at Flowers Drove, Lytchett Matravers: Ecological Appraisal (HDA, 2025) Sections 8.3 - 8.5.
- Land at Flowers Drove, Lytchett Matravers: Bat Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: Badger Survey Report (HDA, 2025) Section 4.
- Land at Flowers Drove, Lytchett Matravers: Great Crested Newt eDNA and HSI Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: TECHNICAL NOTE TO ADDRESS COMMENTS RAISED BY DNET IN RELATION TO THE PROPOSED DEVELOPMENT OF LAND AT FLOWERS DROVE, LYTCHETT MATRAVERS. Sections 5 - 7

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

- i) the recommendations detailed in the above mentioned sections of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the Local Planning Authority.

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.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) 17127-AIA4-CA dated 3rd February 2026 and Tree Protection Plan (TPP) 17127- TPP-7. 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. On completion of the development a final arboricultural monitoring report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be prepared by a suitably qualified and pre-appointed arboriculturist and shall evidence compliance with the approved Arboricultural Supervision and Monitoring Statement, including details of any remedial actions undertaken.

Reason: To ensure compliance with approved tree protection measures in accordance with BS5837:2012 and to safeguard retained trees.

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

Reason: To safeguard the amenity of existing residents

Informative Notes:

1. Biodiversity Net Gain

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

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

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

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

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

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

2. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan
 1. The application for planning permission was made before 12 February 2024.
 2. 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.
 3. 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.
 4. The permission which has been granted is for development which is exempt being:
 - 4.1 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).
 - 4.2 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).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 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).

4.5 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).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "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.

3. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:
 - habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)
 - habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
 - habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
 - enhancements to habitat condition, for example from poor or moderate to good
4. In addition to this permission, the junction works referred to in condition 8 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.
5. In addition to this permission, the highway improvement(s) referred to in condition 17 must be carried out to the specification and satisfaction of the Highway Authority in consultation

with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

6. The applicant 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.
7. The developer is responsible for coordinating and booking their own road space for utilities and construction works to minimise disruption to the highway network. Guidance is available here: <https://www.dorsetcouncil.gov.uk/w/highway-works-for-new-developments>
8. The applicant is advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from 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.
9. 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.
10. 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.

11. 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 attenuation features are in line with their design requirements.
12. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 24 December 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

In the absence of a completed legal agreement the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure:

- Affordable housing
- Education contributions
- Health contributions
- Public Right of way Contributions
- Provision of on-site open space and play space
- Promotion of available SANG.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies E7, E8, H11, I1 and I4 of the Purbeck Local Plan