



Appeal Decision

Virtual Hearing Held on 17 and 18 December 2020

Site visits made on 13 December 2020 and 5 January 2021

by J Wilson BA (Hons) BTP MRTPI DMS

an Inspector appointed by the Secretary of State

Decision date: 29th March 2021

Appeal Ref: APP/D1265/W/20/3254594

Land West of Bournemouth Road (at E 389797 N 104244), Charlton Marshall, Dorset.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Mr L Dungworth of Hallam Land Management against Dorset Council.
 - The application Ref 2/2019/0626/OUT, is dated 26 April 2019.
 - The development proposed is described as Outline Planning Application for up to 70 dwellings, open space and landscaping (including children's play and community orchard), new vehicular and pedestrian access, parking, engineering (including ground modelling and drainage) works and infrastructure (including cycle and pedestrian connections).
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Decision

1. The appeal is dismissed, and planning permission is refused.

Application for costs

2. An application for costs has been made by Hallam Land Management against Dorset Council. This application is the subject of a separate Decision.

Procedural Matters

3. In view of the ongoing Covid 19 pandemic, the hearing was carried out on a 'virtual' basis.
4. In the week before the hearing I made an unaccompanied visit to the area where I viewed the site from the main A350 and from various points along the North Dorset Trailway (the trailway). This trailway is an off-road route/cycleway/bridleway which passes along the western side of the site and which connects Blandford (to the north) and Speitsbury (to the south west).
5. During the course of the planning application the scheme was amended to provide up to 70 dwellings. I have determined the appeal on that basis.
6. The application was made in outline with all matters save for access reserved for subsequent approval. Consequently, other than the access shown on drawing SK_01, I have taken all other plans to be for illustrative purposes only.

7. Although there is no formal decision or putative reasons for refusal, the Council in its Statement of Case (SOC) identified four main issues. In summary, these relate to conflict with the spatial strategy and countryside policies; the impact of the development on the character and appearance of the area; the impact on heritage assets; and whether the scheme comprised sustainable development. These matters are reflected in the main issues set out below.
8. On 1 April 2019, North Dorset District Council ceased to exist and became part of a Unitary Authority known as Dorset Council. The development plans for the merged Councils remain in place for the area within the new Unitary Authority to which they relate until such time as they are revoked or replaced. I have therefore determined the appeal having regard to the policies set out within the North Dorset Local Plan Part 1 (NDLP) 2016, and the 'saved' policies of the North Dorset District Wide Local Plan (DWLP) 2003.
9. Prior to the hearing a completed Unilateral Undertaking (UU) was put forward by the appellants. That undertaking includes: the provision of 40% affordable housing; financial contributions to community leisure and outdoor sports provision; contributions to education provision; the creation of a community land trust; the provision of open space and community allotments; and highway and transportation improvements incorporating ecology, grey, green and social infrastructure. I have had regard to the UU in reaching my decision.

Main Issues

10. Considering the above context, the main issues are:
 - Whether the development would accord with the spatial strategy for the area;
 - Whether the appeal site represents a suitable location for housing, having particular regard to its accessibility by sustainable modes of transport and access to services and facilities;
 - the effect of the development on the character and appearance of the area; and
 - the effect of the development on designated heritage assets, in particular whether the development would preserve or enhance the character or appearance of the Charlton Marshall Conservation Area (CA); and the effect of the development on the setting of the Grade II listed Old Dairy Cottage.

Reasons

Spatial Strategy

11. The spatial strategy in this part of Dorset seeks, through the NDLP, to focus development towards the four main towns. Beyond the main towns, Policies 2 and 20 focus growth towards Stalbridge and the eighteen larger villages, which includes Charlton Marshall.
12. The appeal site lies outside the settlement boundary for Charlton Marshall. For the purposes of the development plan it is therefore in the countryside. Policy 2 of the NDLP states that in the countryside, development will be strictly controlled unless it is required to meet essential rural needs. Policy 20 also states that beyond settlement boundaries, development is only permitted

where required to enable essential rural needs to be met; with the focus on meeting local rather than strategic needs. These policies steer most new development to places that offer the best access to services and facilities, helping to reduce the need to travel consistent with paragraph 103 of the National Planning Policy Framework (The Framework). As a development for primarily open market housing in the countryside, the scheme would be contrary to Policies 2 and 20 of the NDLP.

13. The appellants argue that Policy 20 is a strict exceptions policy as it restricts development regardless of its impact. My interpretation of this policy is more nuanced in that the policy makes clear that development will be permitted in accordance with policies which guide development in the countryside. Moreover, the Policy has been examined, found to be sound and adopted as part of the development plan for the area.
14. Policy 20 indicates that beyond settlement boundaries development will only be permitted if it is a type appropriate to the countryside or where there is an overriding need for development to be located there. For an overriding need to be proven the local plan requires that development proposals are measured against other relevant policies in the development plan, including those relating to sustainability and the protection of the environment.
15. The settlement boundaries are argued by the appellants to be ineffective and out of date, given their age and having been saved in the DWLP. However, they serve to identify areas where development is to be limited to meeting local or rural need. As pointed out by the Council, the boundaries serve a sound planning purpose by defining settlements and areas of open countryside. In this regard the settlement boundaries carry significant weight in protecting the open countryside; an aim which accords with Paragraph 170 of the Framework.
16. Charlton Marshall, in general terms, is tightly constrained by its settlement boundary though the extant permissions indicate that there is capacity to provide for expansion in the village. Those permissions would amount to a 19% increase in the supply of dwellings in the village. The inclusion of the appeal site would increase that expansion to a 33% increase. This would represent a very substantial addition to a village which has no local facilities and which would not accord with the established spatial strategy.
17. Policy 6, which guides housing distribution, indicates that during the plan period at least 825 dwellings will be provided in the countryside including in Stalbridge and the villages. It was put to me at the hearing that whilst the Council had exceeded that provision at a point only halfway through the plan period, it was not a target and could be exceeded. However, the supporting text to Policy H6 confirms that the overall level of housing in the countryside will be the cumulative number of new homes that have been delivered to meet local and essential rural needs as defined by neighbourhood plans, rural exception sites and the functional need for rural workers' dwellings. As a result, this does not justify allowing the appeal scheme.
18. I therefore conclude that due to its location beyond the settlement boundary for Charlton Marshall, the proposal conflicts with the spatial strategy for the area contrary to Policies 1, 2, 6, and 20 of the NDLP, Saved Policy 1.7 of the DWLP, and to the aims of Paragraph 9 of the Framework in guiding development towards sustainable solutions. These policies seek, amongst

other things to concentrate development in sustainable locations, directing development to the main settlements in order to minimise the need to travel; protect the countryside; or, deliver affordable housing on rural exceptions sites where it would meet local rather than strategic need.

Accessibility/Location of Development

19. Charlton Marshall has a village hall, a church, and a public house. There are no day-to-day facilities present in the village and occupants of the proposed development would need to travel in order to meet the majority of their day-to-day needs. The nearest shop is located 2km away whereas other services are some 2.8km distant in Blandford.
20. Two footways have been referred to as serving the appeal site: the first being the rural trailway to the south west of the site and the second the footpath along the A350 (to the north east).
21. Emphasis has been placed by the appellants on the sustainability credentials of the trailway which would be accessed directly from the appeal site. I walked the route from the appeal site which links to Wards Drove, another roughly surfaced path which then connects to the narrow footpath along the A350 towards Blandford. It was evident to me that the length, rural characteristics, roughly surfaced condition, and indirect route would be unlikely to provide a realistic or attractive alternative for most people to shop for provisions, to travel to work or to school, or to meet most of their day-to-day needs. This would be especially so in the hours of darkness or in inclement weather or for use by the elderly, or those with mobility limitations.
22. Although car journeys between the site and Blandford would be relatively short, this form of transport would be relied upon for access to other services and facilities, which are some distance away. As a result, the site does not exhibit strong credentials in respect of accessibility to services on foot.
23. Despite plans to fund £44,000 of improvements to the trailway it would not provide a sustainable method for all potential future occupiers to access facilities. An enhanced contribution of £250,000 is referred to in the submitted UU. However, this figure would relate to improvements to the trailway in the opposite direction towards Spetisbury. Notwithstanding the level of expenditure, future upgrades would not shorten the distance nor reduce the reliance on the private car in order to access day-to-day services and facilities.
24. The alternative footpath along the A350 also has significant limitations. It is only on one side of the A350 and for a large proportion of its length it is particularly narrow. For people to pass one another, one person would be forced to step onto the highway. As this is a busy "A" class road which is heavily trafficked such manoeuvres would be extremely hazardous, especially for the elderly or for pedestrians with young children.
25. These factors are likely to render the routes identified unattractive for most day-to-day trips by pedestrians or cyclists. Given these factors and the distances involved, the routes would not form realistic options for occupants of the proposed development to walk or cycle at all times of the year and not in the hours of darkness or in inclement weather.

26. There is an hourly bus service to Blandford with the bus stops located close to the proposed entrance to the site. However, the bus service does not run in the early morning and is limited in the early evening. This presents clear limitations for access to services and facilities and would not necessarily be convenient for school children, commuters or people wishing to access day-to-day amenities. Whilst the appellants state that Blandford is accessible by bus within 10 minutes this refers to the duration of the bus journey and not the frequency of the service which would limit the convenience with which day-to-day needs could be met.
27. The appellant's concede that the village does not have day-to-day facilities but argues that the strong functional relationship overcomes that deficiency. Paragraph 78 of the Framework also states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
28. However, the site's location adjacent to a village with only a very small number of facilities of its own, limits the potential for the proposed housing to carry any particular health, social benefits, or convenience for future occupants. Residents are therefore likely to be car dependant to meet their needs; a factor which weighs heavily against the scheme. In this regard the proposed development would have insufficient accessibility by sustainable modes to be considered a sustainable location for development.
29. Consequently, taking all these factors into account, the development would not represent a suitable location for housing having regard to accessibility to facilities by sustainable modes of transport. The proposal would conflict with Policies 1, and 2 of the NDLP and to the aims of the Framework at paragraph 9 and 108. These Policies seek, amongst other things, to concentrate development in sustainable locations, directing it to the main settlements in order to minimise the need to travel.

Character and appearance

30. The site is open agricultural land formed from part of a gently sloping field at the northern end of the village of Charlton Marshall, around 2 miles (3km) from the centre of Blandford Forum. The appeal site is not subject to any statutory or non-statutory landscape protection nor is it a valued landscape under the terms of paragraph 170 (a) of the Framework. Nonetheless, the fields along with land further to the south west are visually prominent in the wider landscape. They contribute positively to the rural character of Charlton Marshall providing an attractive countryside setting to the north western part of the village.
31. The North Dorset Strategic Landscape and Heritage Study: Stage 2 (October 2019), assesses landscape character around Blandford. The appeal site is within the South Blandford Downs Local Character Area, the sensitivity of which is increased by the elevated, open, and exposed physical character. The site is also highly visible from parts of the recreational Trailway which is part of a network of routes managed by the Dorset Countryside service, and from longer range views from the north west and from parts of the surrounding footpath network.

32. This level of visual prominence means the appeal site is easily discernible by those passing by on the trailway or using public footpaths. Though some of these views are from long distance and would be viewed against rising ground towards Charlton on the Hill, development on the site would nonetheless be prominent.
33. It has been argued that the appeal site does not display any unusual attributes other than those associated with an arable field, and that it is typical of agricultural land surrounding the village. However, the topography of the appeal site coupled with its visibility over some distance contributes significantly to the rural character of this part of the village and to its wider setting.
34. The appeal site, in its undeveloped form, makes an important contribution to the village character. The rural appearance of the site which the Council emphasise is part of a highly distinctive and well-preserved characteristic of historic river-valley settlements, would unquestionably be altered by the introduction of extensive built form which would be visually prominent and dominant.
35. The resulting effect would irrevocably alter the setting of the north western part of the village. Moreover, the experience of users of the trailway would be dramatically altered as would the appreciation of the character and appearance of this part of the settlement. The appeal proposal would lead to the urbanisation of the site which, when viewed from the north west, would encroach into the countryside and would erode the distinctive rural character of the site which would cause a significant and harmful visual change.
36. The illustrative plan indicates that landscaping would help to soften the visual impact; and that parts of the site would be dedicated to open space, allotments, or community orchard. However, these provisions would not be sufficient to mitigate the visual harm which would be caused. Furthermore, the topography would prevent the effective landscaping of the site particularly from longer range views. Development would effectively merge the built form with the group of houses at Charlton on the Hill which are presently physically and distinctly separate from the village of Charlton Marshall.
37. I have considered the various sites drawn to my attention within or adjacent to the village settlement boundaries which have been granted planning permission. However, I am satisfied that the circumstances of this appeal are sufficiently different from those other sites. Furthermore, the decision to approve planning permission for residential development elsewhere does not justify allowing the appeal before me given the harm that I have identified.
38. Consequently, the development would harm the character and appearance of the area in conflict with Policy 4 of the NDLP and the aims of the Framework in Paragraph 170. These, amongst other things, seek to respect the natural environment including features which make it special and to recognise the intrinsic character and beauty of the countryside.

Heritage Assets

39. The agricultural field that makes up the appeal site lies immediately adjacent to the CA and the site frontage and hedged bank are within the CA. On the opposite side of the A350, and also within the CA, lies a Grade II listed

building at Old Dairy Cottage. The significance of which is derived from its architectural and historic interest with its thatched roof, tall chimney stacks and imposing boundary walls. In particular the garden area/grounds of the Cottage mark a distinct visual break between the historic part of the village and the modern development located to the north. These features contribute positively to its significance.

40. The field which comprises the appeal site is a relatively small part of the area surrounding the whole CA but it is, nonetheless, an integral component of the historic rural hinterland to the village of Charlton Marshall. The open nature and rural appearance of the appeal site contributes positively to the character and setting of the CA, the fringes of which are visible from the elevated land of the railway in longer range views across the appeal site.
41. Given this juxtaposition, as decision-maker I must consider the statutory duties placed upon me in Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require that special regard shall be had to the desirability of preserving heritage assets or their settings or any features of special architectural or historic interest which they possess. I am also required through those provisions to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA.
42. The appeal site is elevated above the level of the road on the site frontage by around 1.5 to 1.9 metres. The alteration needed to form the vehicular access would result in a material change to levels and the formation of visibility splays would have a significant visual impact through the loss of the banked hedging, adversely affecting its appearance within the CA. Even though planting behind the proposed visibility splays are indicated, the changes would materially and negatively alter the appearance of the CA which would neither preserve nor enhance its character or appearance.
43. The manner in which Old Dairy Cottage is experienced would also materially change, not only due to the visual impact of the new access, but also by the introduction of extensive and urbanising built form on the appeal site which would impinge on the rural setting of the listed building, such that it would negatively and harmfully alter its wider setting.
44. The appellant's position is that the effect on the two designated heritage assets would be minor to negligible. However, I consider that there would be a much greater and indeed significant effect on the setting of the CA. The proposal would also be harmful to the setting of Old Dairy Cottage. Although this harm would be less than substantial, it would nonetheless still be material. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.
45. For the reasons given, I find that there would be harm to the appearance of the CA through the creation of the access; and to the character of the CA through the introduction of extensive built form in an area which contributes positively to the significance of the CA. To a lesser, but no less important degree there would be harm to the Grade II listed building at Old Dairy Cottage through extensive modern development in its wider setting. Although

these harms would, in the words of the Framework, be less than substantial they are harms to which I give considerable importance and weight. Consequently, the development would conflict with Policy 5 of the NDLP and to the aims in Paragraph 192 of the Framework, these require that I take account of the desirability of sustaining and enhancing the significance of designated heritage assets.

46. Paragraph 194 of the Framework specifies the need for clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset, however slight the harm and whether through direct physical impact or by change to its setting. Paragraph 196 requires that where less than substantial harm occurs, as in this case, it should be weighed against the public benefits of the proposal.

Benefits

47. There is no dispute that the proportion of affordable housing would accord with the requirement set down in Policy 8 of the NDLP which requires that outside settlements 40% of the total number of dwellings to be delivered are to be affordable. This would be a notable benefit arising from the scheme.
48. The scheme would also deliver benefits through the provision of 1.9 hectares of open space and by the inclusion of boundary hedging to new public realm to form a high quality landscape framework for the development; though given that the site lies in open countryside this would be a measure of mitigation for the development. Furthermore, there is no evidence to indicate that there is any deficiency in the amount of open space and play areas in the vicinity, nor that the village lacks a specific facility or service that the appeal scheme would remedy and these features I regard as mitigation for the development.
49. The Framework at Paragraph 78 states that in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It also recognises that rural housing is essential to ensure viable use of local facilities. However, facilities in Charlton Marshall are extremely limited and there is no evidence that this development, or the intended contributions in the UU, would sustain the limited facilities that exist. Nor would the scheme provide additional facilities to meet the needs of the village such that the benefits to local facilities carry only limited weight.
50. The development would support the construction industry, including employment provision and upon occupation of the dwellings there would be additional household expenditure within the local economy, Council tax payments and the New Homes Bonus. However, these aspects would be a benefit of any housing development and would not be an unusual benefit of this scheme such that the weight to be afforded to them should be anything other than modest.
51. Contributions contained within the UU, such as the Trailway Strategic Project and community leisure and outdoor sports education and transport improvements, would have wider economic or social benefits. In addition, the proposed enhanced connectivity to the trailway and cycle routes would derive social benefits from the proposal and these weigh in favour of the scheme. However, the majority of these aspects mitigate the impact of the appeal proposal.

52. The proposal would also provide some environmental benefits in terms of new hedgerow and other landscape planting, as well as some modest biodiversity enhancements, but these are also in mitigation of the impact of the development. Although they would have some biodiversity gain, this would be offset against the loss of the open field. As such the overall biodiversity benefit would be limited.
53. The appellant's state that the scheme is deliverable and a condition has been suggested requiring submission of reserved matters within 2 years demonstrating genuine intent to provide housing quickly. The provision of new housing is a public benefit that weighs in favour of the scheme.
54. However, taking all of these matters into account the public benefits of the proposal would not, either individually or cumulatively, be sufficient to outweigh the harms that would be caused to the CA by the alteration to the site frontage, or to the wider settings of the CA and Old Dairy Cottage which would result from the urbanising effect of the development.

Other Matters

55. There is no dispute between the parties that the Council currently lacks a 5-year supply of sites for the provision of housing in this part of the Council's area. The extent of the under supply differs between the parties with figures of 2.8 and 4 years being quoted. Whichever of these figures is utilised the shortfall in supply is a serious one which carries considerable weight. Even though the extent of the shortfall is not agreed by the parties the fact remains there is a deficiency. Moreover, the recent Housing Delivery Test (HDT) figures show that the Council's persistent under delivery of housing in its area indicates that the most important policies for determining the application are out of date and I have attached considerable weight to the lack of supply, and the contribution that the development would make in this context.
56. The appellants sought to illustrate that the delivery of some of the sites which contribute to the housing supply did not accord with the Framework definition of deliverable set out in the glossary. Whilst there were some sites which did not meet the definition the adjustments to the housing total would not materially affect the overall housing supply situation and importantly a shortfall would remain.
57. Evidence indicates that the Council's spatial strategy has not historically been effective in meeting housing needs and that there have been significant and persistent affordability issues within the district. However, it is apparent from the evidence that it has been the delivery of strategic sites in the main towns which has been subject to slower delivery.
58. Since the close of the hearing the appellants have further emphasised the lack of housing delivery by drawing attention to the 2020 HDT figures indicating 59% delivery against the requirement. The Council highlights that the position has been updated now that its Local Plan is more than five years old. Significantly, the publication of the recent HDT figures does not materially affect the situation and a housing shortfall would remain. In this context the scheme would provide a benefit by contributing to the supply of housing.
59. A number of court judgements relating to the application of policy have been referred to. Whilst I have had regard to these, I have little information

regarding the evidence which was before those decision makers to determine whether the circumstances, in those cases, are similar to those before me in this appeal. Likewise, both parties have cited other appeal decisions in support of their differing positions. However, decisions to allow planning permission elsewhere do not justify allowing the appeal before me given the harm that I have identified in relation to the main issues. I have reached my conclusion on the basis of the individual merits of this case and on the evidence before me.

60. There are no technical objections to the scheme in terms of transport, drainage, noise, air quality, conservation, landscape, ecology, ground conditions or flooding. My attention has also been drawn to the fact that the appeal site would have no impact in relation to likely archaeological interest nor is it within a designated Area of Outstanding Natural Beauty. The dwellings could also be of a good design and constructed of high-quality materials. Nevertheless, the lack of objections, even on a range of matters weigh neither for nor against the scheme.
61. I note that the appellants take issue with the Council's Conservation Officer applying a planning balance in the consultation response. Whilst the Conservation Officer may have commented on an aspect which was the domain of the Planning Officer, it is clear to me that the Council evaluated the planning balance and the comments of the Conservation Officer do not undermine the position taken by the Council.
62. A proportion of the appellant's SOC is taken up with an explanation of the chronology of events during the life of the planning application and particular reference has been made to agreed extensions of time and discussions with officers. Although I appreciate that these matters are of concern to the appellants, they are not material planning considerations that weigh in favour of allowing this appeal.
63. The evidence includes a letter from Sovereign, an affordable housing provider which states an intention to purchase the site to deliver all 70 units for affordable use. Whilst this would boost the supply of affordable units which would be a benefit, this is not the basis on which the application is made nor is it reflected in the UU, and I afford it little weight in this case.
64. The appellants have highlighted that the circumstances of the site granted permission at Newlands in 2019 are said to be indistinguishable to the current appeal. However, I note that the effect on heritage assets was not the same and that particular site is not prominent in the context of its position in the landscape. Whilst both sites are in the countryside and the provision of affordable housing was considered to weigh significantly in the planning balance at Newlands, the schemes are not directly comparable in the key areas of impact on the character and appearance of the village nor the effect on the CA. As such I am not bound by that decision.

Planning Obligation

65. The scope and content of the undertaking was discussed at the hearing. The only area of dispute being the inclusion of including a so-called "blue pencil clause" which would negate the need for a higher level contribution to the upgrading of the railway should I determine it to be unnecessary or otherwise not in accordance with the Community Infrastructure Levy

Regulations 2010 ('the CIL Regulations'). In all other respects the content of the obligation has been reached in agreement with the Council. I have commented previously that the higher rate figure is not warranted but that conclusion is not, in any event determinative in relation to the outcome of the appeal.

Planning Balance

66. Paragraph 11(d)(i) of the Framework states that the presumption in favour of sustainable development should be engaged unless the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development; or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. Importantly, footnote 6 includes policies relating to the protection of designated heritage assets, a factor applicable in this appeal. Given this conflict the presumption in favour of sustainable development does not apply.
67. The starting point for any planning decision is Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Development which would conflict with and undermine the strategy of an approved development plan and the Framework when read as a whole would, in planning terms, be harmful.
68. For the reasons given above the appeal scheme would conflict with the spatial strategy for the area, would result in unsustainable travel patterns and a reliance on the use of the private car, would be harmful to the character and appearance of the area, the character and appearance of the CA and the setting of the Grade II listed Old Dairy Cottage. Whilst the scheme would provide notable public benefits, including the provision of much needed market and affordable housing, the other material considerations in this case do not justify taking a decision other than in accordance with adopted development plan policy.

Conclusion

69. For these reasons, and having regard to all other matters raised, the appeal is dismissed and planning permission is refused.

J Wilson

INSPECTOR

Appearances

For the Local Planning Authority

Mr R Lennis of Dorset Council (Area Lead (Major Applications))

Mr M Wood of MWA Planning

Mr J Weir of Dorset Council (Senior Conservation Officer)

Mr P Reese of Dorset Council (Senior Policy Officer)

For the Appellants

Ms F Parmenter of David Lock Associates

Mr R Bourne of Orion Heritage (Heritage witness)

Mr J Stacey of Tetlow King (Affordable housing witness)

Mr J Roberts of Tetlow King (Affordable housing witness)

Mr M Grist of Jubb (Transport witness)

Ms K Fleming of FPRC (Landscape witness)

Local Residents

Mr M Baker

Ms L Chippendale

Mr R Higgins

Mr T Hill

Mr S Ible

Ms R Lamb

Mr & Mrs Kinnane

Mr C Newby

Mr G Prince

Mr P Santer

Ms V Santer

Documents presented during the virtual hearing

- HDoc 1 - Stage 1 Assessment - Strategic Landscape and heritage Study for the North Dorset Area by LUC - October 2019
- HDoc 2 - Stage 2 Assessment - Strategic Landscape and heritage Study for the North Dorset Area by LUC - October 2019
- HDoc 3 - Assessment of land surrounding the larger villages - Strategic Landscape and Heritage Study for the North Dorset Area by LUC - October 2019
- HDoc 4 - Biodiversity Mitigation and Enhancement Plan - 09 December 2019
- HDoc 5 - Dorset Biodiversity Appraisal Protocol - Certificate of Approval 11 December 2019
- HDoc 6 - Dorset Council - Memorandum of Completion of a Section 106 Unilateral Undertaking.

Documents submitted post hearing

- HDoc 7 - Plan for Site Visit Locations - Dorset Council (agreed with the appellants)
- HDoc 8 - Letter dated 20 January 2021 from appellants re Housing Delivery Test 2020
- HDoc 9 - Dorset County Council response to appellants comments on Housing Delivery Test