



Planning, Design, Access Statement

Barn at Caundle Lane, Stourton Caundle

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Prepared for:

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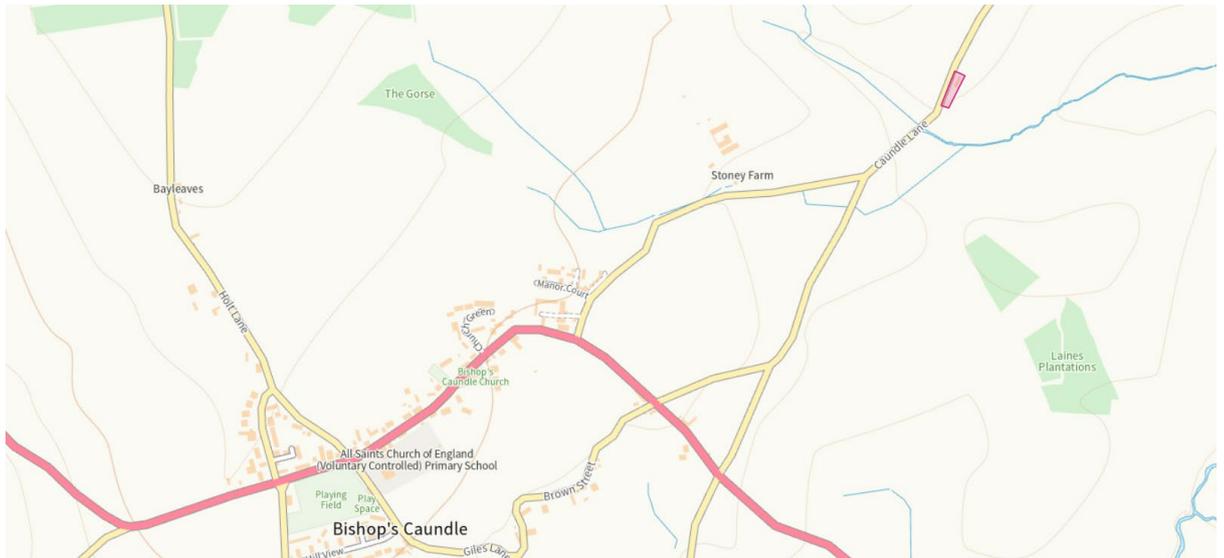
1.0 Introduction

- 1.1. This planning statement is prepared by Symonds & Sampson on behalf of Mr Simon and Mrs Boal for the redevelopment of land and buildings at Caundle Lane, Stourton Caundle. The application seeks to demolish 1no buildings to form 1no dwelling.
- 1.2. This statement will set out the proposed development and provide justification as to its adherence to the adopted local plan.
- 1.3. The application follows on from pre-application advice from the Local Authority reference P/PAP/2025/00732 as well as an extant Class Q application (P/PAAC/2025/03249). The officers advice stated:

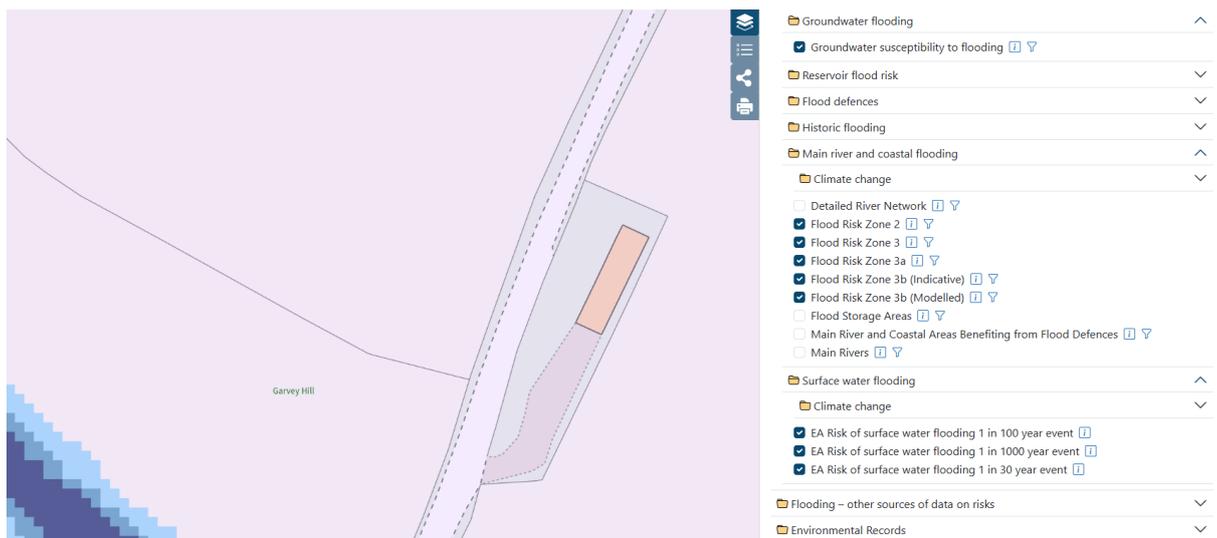
“...overall, the design concept is good and within the realm of what we would accept as ‘enhancement’ as is required under a Class Q fallback scheme...”
- 1.4. This statement should be read in conjunction with all other submitted material.

2.0 Site Description

- 2.1. The building is sited off Caundle Lane approximate 800m north east of Bishops Caundle. The steel portal framed building is roughly rectangular on plan with a clear span internal layout. The building lies under a dual-pitched roof covered with corrugated cement fibre sheeting, with a ridge line running from the front to the rear. The building is fully enclosed on all sides, save for the front which is partially open.

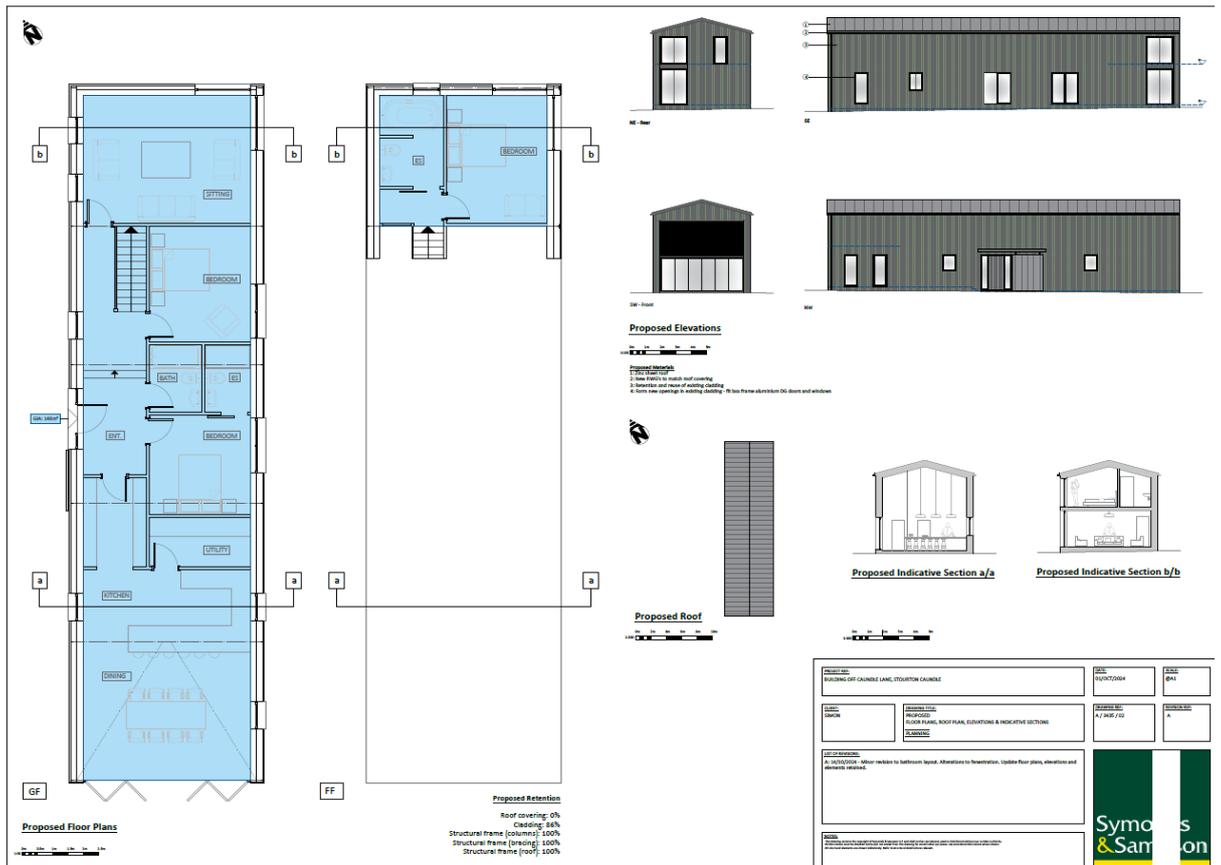


- 2.2. The building has a GIA of 136sqm:
- 2.3. The site is within flood zone 1. The site is not at risk of ground water flooding. The site is covered by an area susceptible to 'Groundwater Flooding'



- 2.4. The site is not within a National Landscape Area.

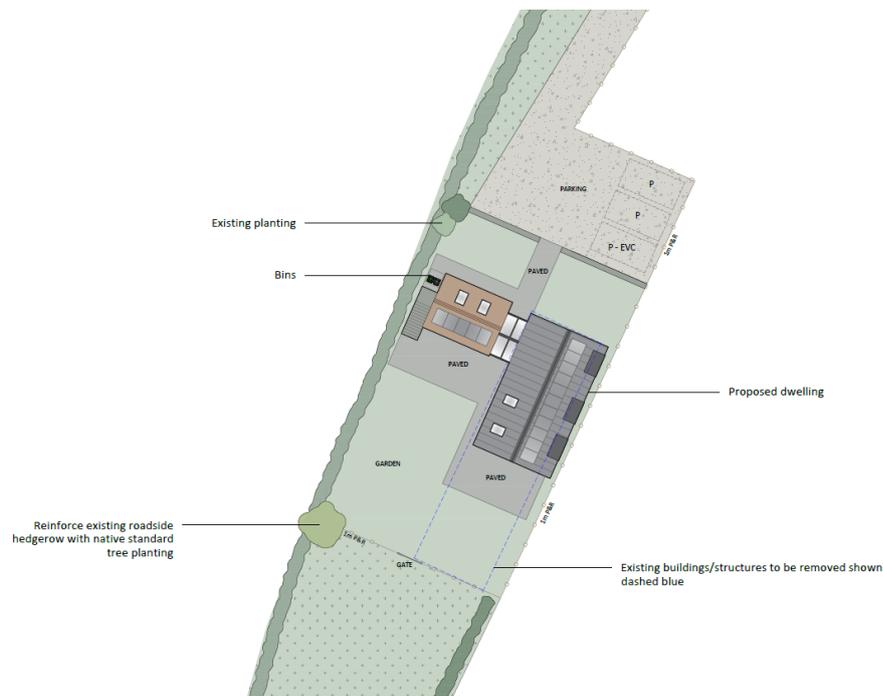
2.5. The site benefits from a Class Q consent approved under application P/PAAC/2025/03249.



2.6. There are no known sources of contamination.

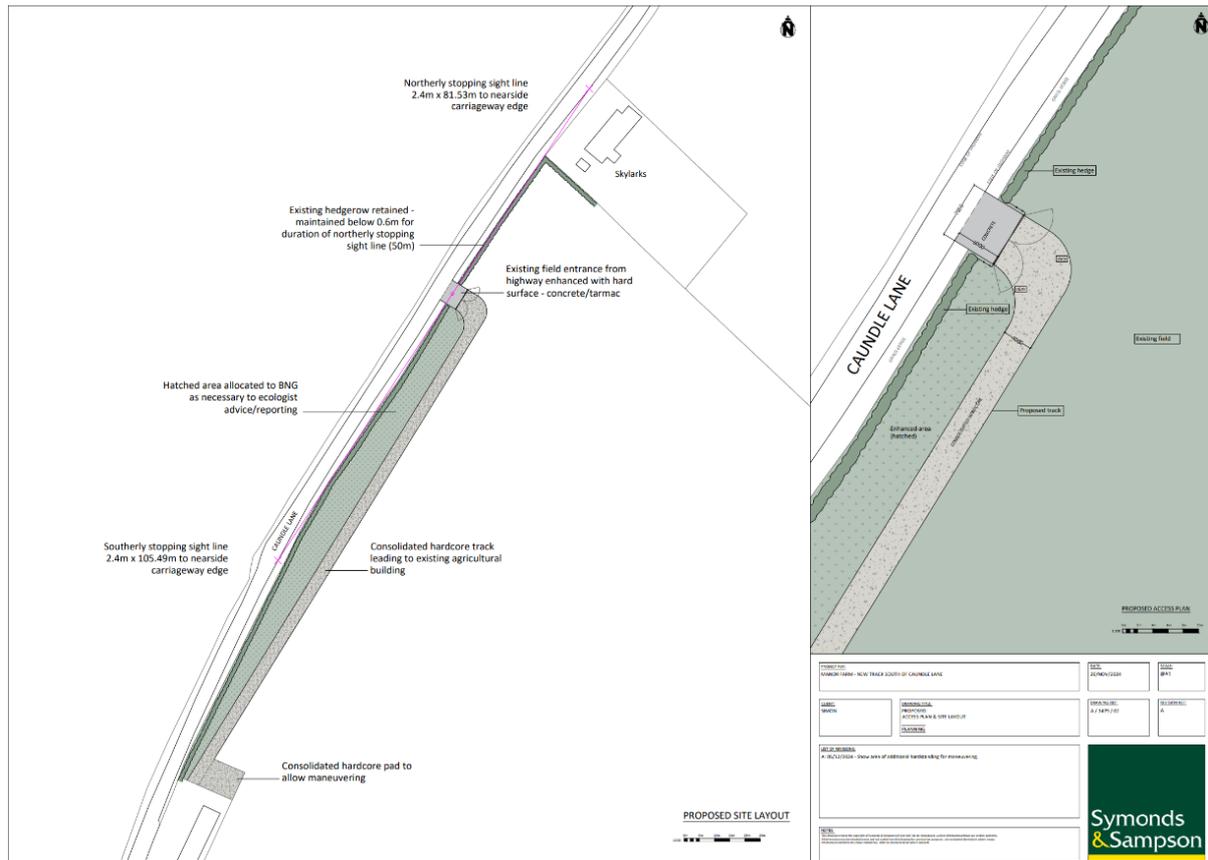
3.0 Proposal

3.1. The application seeks the redevelopment of the site and erection of a single dwelling



3.2. The proposals include the demolition of the existing building with a total floor space being demolished of 136sqm.

3.3. The access arrangements will remain the same as approved under applications P/PAAC/2025/03249 and P/FUL/2025/01496.



4.0 Planning History

4.1. There are two applications of relevance:

P/FUL/2025/01496 Creation of agricultural track
Approved

P/PAAC/2025/03249 Change of use & conversion of agricultural building to 1no. dwelling (Use Class C3)
Approved.

5.0 Planning Policy

- 5.1. All applications for planning permission must be determined in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In instances where there are no relevant development plan policies, or the policies which are most important for determining an application are out-of-date permission should be granted unless the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 5.2. On the 1st April 2019, Dorset became a unitary authority, replacing the five former District and Borough authorities of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth & Portland, and parts of Dorset County Council's administrative areas.
- 5.3. At the time of drafting this report no new Local Plan has been adopted for the unitary authority instead the previous Development Plan documents will continue to form the basis for determining planning applications.

North Dorset Local Plan

- 5.4. The North Dorset local plan was adopted on 15 January 2016 and provides the policy basis for determining applications in the district. Relevant policies include:
- Policy 1 Presumption in Favour of Sustainable Development
 - Policy 2 Core Spatial Strategy
 - Policy 4 The Natural Environment
 - Policy 6 Housing Distribution
 - Policy 7 Delivering Homes
 - Policy 20 The Countryside
 - Policy 23 Parking
 - Policy 24 Design

- Policy 25 Amenity

Other Material Considerations

5.5. The following material planning considerations should also be taken into account when determining this planning application.

The National Planning Policy Framework (NPPF) (July 2021)

5.6. The National Planning Policy Framework was revised in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied.

5.7. This revised Framework replaces the previous National Planning Policy Framework published originally in March 2012. The main sections relevant to this application include:

- Section 2 Achieving sustainable development
- Section 4 Decision making
- Section 5 Delivering a sufficient supply of homes
- Section 8 Promoting healthy and safe communities
- Section 9 Promoting Sustainable transport
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenge of climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

5.8. The overarching objectives of planning as set out in the Framework are to promote sustainable development. It goes on to identify three tranches of sustainable development.

'a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right

places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’

5.9. At the heart of the Framework is a ‘presumption in favour of sustainable development’ and set out within paragraph 11 which states:

‘Plans and decisions should apply a presumption in favour of sustainable development...

...For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission; unless:

o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or

o specific policies in this Framework indicate development should be restricted’

5.10. When determining applications for new housing the Framework sets a clear objective of boosting housing supply and the importance of identifying and bringing forward sufficient land for new homes to meet local needs.

5.11. Paragraph 72 requires local planning authorities to identify and maintain a five-year supply of deliverable housing land to meet their identified needs. This must include additional buffers of between 5% and 20% (dependent upon the performance of delivery).

5.12. Alongside an identified land supply of 5 years local planning authorities are also required to monitor progress in building out sites (para 78) and where actual levels of

delivery have fallen below 95% of the identified annual need must prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.

- 5.13. In either instance where the local planning authority cannot display five years' worth of housing land supply and/or where the delivery test falls below 75% of its identified need (subsection 8) then paragraph 11 of the Framework takes precedent and relevant local plan policies are considered out of date.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Five Year Land Supply and the Housing Delivery Test

- 5.14. 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.

6.0 Planning Considerations

- 6.1. All applications for planning permission must be determined in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In instances where there are no relevant development plan policies, or the policies which are most important for determining an application are out-of-date permission should be granted unless the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Principle of development

- 6.2. The principle of development has been established via the extant Class Q prior approval (P/PAAC/2025/03249) for the creation of 1 no new dwelling. Under this Class Q prior approval 147sqm of new residential development was allowed. Under these new proposals 168sqm of floorspace is proposed..
- 6.3. The existence of an extant class Q prior approval provides a material fallback position. The Court of Appeal case, *Mansell vs Tonbridge and Malling Borough Council* [2017] makes clear that a fallback position is a material consideration in the planning balance. Lord Justice Lindblom in their determination states:

“...The status of a fallback development as a material consideration in a planning decision is not a novel concept. It is very familiar..

...In this case, in the circumstances as they were when the application for planning permission went before the committee, it was plainly appropriate, indeed necessary, for the members to take into account the fallback available to the East Malling Trust as the owner of the land, including the permitted development rights arising under Class Q in the GPDO and the relevant provisions of the development plan, in particular policy CP14 of the core strategy. Not to have done so would have been a failure to have regard to a material consideration, and thus an error of law...”

- 6.4. Therefore, regards must be had to the potential for a fall-back position when consideration a planning application. Lord Justice Lindblom also notes that:

“...Therefore, when the court is considering whether a decision-maker has properly identified a “real prospect” of a fallback development being carried out should planning permission for the proposed development be refused, there is no rule of law that, in every case, the “real prospect” will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker’s planning judgment in the particular circumstances of the case in hand...”

6.5. Lord Justice Lindblom highlights that for a prospect to be a “real prospect”, it does not have to be probable or likely; a possibility will suffice. In this instance a prior approval has been granted by the local authority firmly establishing the prospect of housing on the site. This is closely linked with stated aspirations of the applicant/owner who wishes to redevelop the site.

6.6. Pre-application advice was sought from the local authority with officers stating:

“...Section 38(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. As spelt out above, the previous permission granted via permitted development of Schedule 2, Part 3, Class Q is a valid fallback position. Therefore, it is a material consideration, and one given significant weight as it has clearly been established that a dwelling is permitted at the site.

Also, 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 Plans 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...

In light of this, it must be stated that an alternative scheme must provide betterment or enhancement on the extant scheme, and alternatives should not have a materially greater impact on the surroundings than the buildings/scheme it replaces”

*Authors emphasis

- 6.7. Overall given the considerable need for new housing as well as the extant Class Q fall-back position it is considered that the principle of development is firmly established.

Design and Betterment

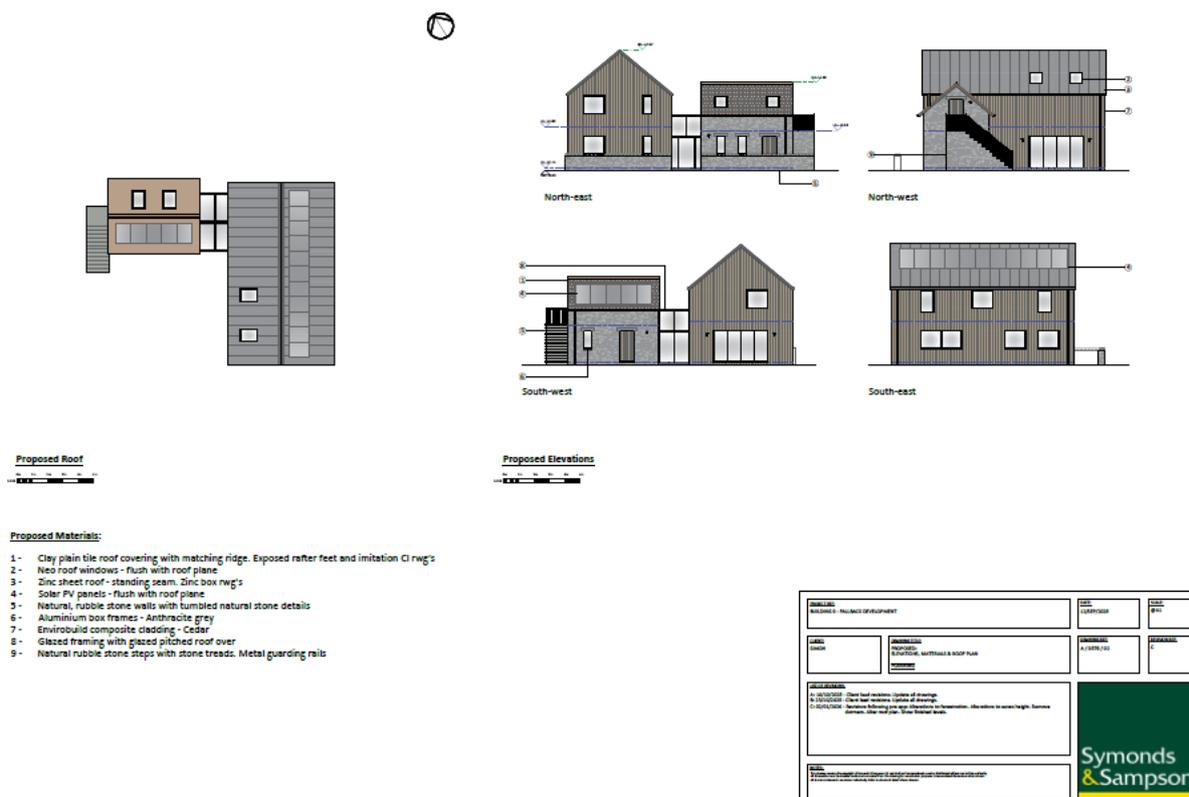
- 6.8. Following on from the pre-application advice the designs have sought to ensure that the overall layout and design is enhanced.
- 6.9. Under the pre-application response officers considered the proposed layout and design acceptable and concluded:

“...The current site is considered utilitarian, as it consists of a simple large steel portal barn running parallel to the highway. The proposed replacement creates an ‘L’ shape dwelling, rather than the existing rectangular barn, but in turn reduces the overall footprint of the building. The visual concept of the design is acceptable; giving a nod to the past and its agricultural history. The variation in materials is good, and appropriate for the rural setting. The glazed link also helps break up some of the bulk and massing of the dwelling.

We consider that some attention is however required to the fenestrations, such as the windows, which may benefit from some varying in size. Also, the design may benefit from the alteration to the eyebrow dormers on the South-East elevation, which seemingly result in the need for downpipes to traverse centrally down the elevation.

Having said that, overall, the design concept is good and within the realm of what we would accept as ‘enhancement’ as is required under a Class Q fallback scheme...”

- 6.10. The requested alterations to the fenestration and removal of the eyebrow dormers have been made.



6.11. Overall, it is considered that the proposed development greatly enhances the site and offers a considerable betterment over the extant Class Q scheme.

Highways and Access

6.12. The access has already been approved under the previous planning application reference P/FUL/2025/01496 and given there are no changes that would materially affect the safe operation of the access it is considered the access fully complies with the adopted local plan.

6.13. There is ample space on site for parking and turning. A total of 3 spaces including provision for charging point has been allowed for.

Flood Risk and Drainage

6.14. A detailed flood risk assessment has been commissioned and submitted in support of the application.

Ecology and BNG

6.15. A detailed ecological assessment has been undertaken to inform the application. The Ecological Impact Assessment (EIA) makes a number of recommendations that can be incorporated into the scheme. The mitigation includes:

- The need to achieve a minimum 10% BNG. A separate BNG report has been produced detailing the methodology of achieving this target.
- The development should provide a minimum of one swift nest box. A purpose-designed swift box (e.g. an integrated or external swift box) should be installed at a height of at least 5 metres above ground level, ideally beneath the eaves of a building, with a clear, unobstructed flight path and oriented away from prevailing winds, preferably facing east, or southeast. Boxes should be located away from areas of high human activity.
- The development should provide a minimum of one bat roosting feature. General-purpose bat boxes, such as the Schwegler 2F or 1FF bat box, should be installed 3–5 metres above ground, ideally on an east or southeast-facing aspect, away from bright lights and high-disturbance areas, with a clear flight line of at least 2–3 metres in front of the entrance.
- Native species should be used for planting within any new landscaping proposals

6.16. A detailed BNG assessment has been submitted that shows the site can achieve a betterment well in excess of 10%.

Sustainability

6.17. Sustainable design has been incorporated into the development to ensure that energy consumption and carbon emissions are reduced. The production of a sustainability statement will feed into the Regulation 25A assessment required under the Building Regulations.

7.0 Planning Balance and Conclusions

- 7.1. This statement has set out the proposed development as well as its compliance with the adopted local plan and all other material considerations.
- 7.2. The principle of development is considered to be firmly established by virtue of the extant Class Q prior approval. In addition to this the local authority accepts that it currently does not have a 5 year housing supply.
- 7.3. The proposed designs offer a clear betterment over the Class Q scheme.
- 7.4. There are no highways, drainage or ecological issues that would prevent the development coming forwards.
- 7.5. The proposed development complies with the adopted local plan offers a well-designed residential development enhancing the local area. It is respectfully requested that planning permission be granted.