



## Development Management

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Date: 5 March 2021  
Contact: Ellie Lee  
Our Ref: 3/20/2281/PNAGD  
Your Ref:  
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Dear Mr Cain,

### Notification for Prior Approval

**Application No:** 3/20/2281/PNAGD

**Location:** BARN ADJ. TO ANCHOR PADDOCK, BATCHELORS LANE,  
HOLT, WIMBORNE, BH21 7DS

**Proposal:** Convert Machinery Barn to residential dwelling

The above application was received on the 19 December 2020.

The Council has been unable to respond to your prior notification submission within 8 weeks (56 days) of the date of the information being received and there was no written agreement of an extension of time from both parties. Therefore, the proposal benefits from deemed prior consent under Schedule 2, Part 3, Class Q, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The prior notification process set out in Schedule 2 Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is separate to an assessment of whether the proposal does or does not require planning permission. To formally establish whether your proposal accords with the permitted development requirements a Certificate of Lawful Development would be required.

The application site is between 400m and 5km of a European protected heathland (Dorset Heathland) and given the proposed residential use, the development should be the subject of appropriate assessment.

The matter of appropriate assessment under the Habitats Regulations is a separate issue that must be resolved prior to commencement. The ability or otherwise to mitigate the proposal by payment in a unilateral obligation in accordance with the Dorset Heathlands Planning Framework is to be dealt with separately from the Council's consideration of any application for Prior Approval under Class Q. More information and a template unilateral undertaking is available on <https://www.dorsetforyou.gov.uk/article/387392/Dorset-Heathlands-Planning-Framework>

The applicant needs to be aware that the Community Infrastructure Levy (CIL) would be applied to this development.

The applicant also needs to be aware that the Council's Environmental Health Officer has advised that there is potential for previous agricultural contaminative activities on site given the proposed residential end use, and advises a desktop preliminary risk assessment should initially be undertaken to establish the potential risk of any possible contamination.

Yours sincerely,

Ellie Lee  
Planning Officer