



Bothenhampton & Walditch

Parish Council since 1886

14th January 2021

Dorset Council
Planning

Via email

Dear Katrina

PLANNING APPLICATION OBJECTION WD/D/20/002660 MARROWBONE LANE

Bothenhampton & Walditch Parish Council have considered this application, together with the report prepared by Dorset Planning Consultant Ltd. and have carried out multiple visits to the site and discussions with local residents.

Our findings are as follows: -

The Site

This is within a countryside location and is outside the defined development boundary. It is within Dorset AONB and development may only be considered in 'exceptional' circumstances (as listed in SUS2), we do not believe that this is the case. The closeness of this site to the defined development boundary is immaterial, the development will still be 'outside of it'. Should the defined development boundary be extended by a Neighbourhood Plan then the application could progress, however as it stands we believe it should not.

There are issues with its compliance to Policy ENV1 of the Local Plan and Policy L1 of the Neighbourhood Plan. These cover the area's exceptional landscapes, a policy of enhancing the natural beauty and refusal of proposals that do not preserve and enhance the AONB.

New developments should use developed land ahead of greenfield sites. The land is agricultural land (or having no established use).

The site abuts further greenfield sites, and it should be taken into account that any approved planning applications could set a precedent for further development outside the defined development boundary.

Access

Marrowbone lane is a private, single track, largely unmade lane with no through route. It is also a designated public footpath. Any development along this lane would add to road traffic.

Access is primarily by car given the absence of public transport. Bothenhampton has no shops or services.

Waste

The disposal of foul sewage is not sufficiently clear.

Visual impact

The area is recognised for fine landscapes and views. This development is clearly visible and would change the rural character of the countryside. The land slopes away steeply below Langdon Green and therefore the proposed development will have an overbearing and dominant position overlooking both Glenhaven and Middle Hill Farm.

Omissions from this Planning Application

Biodiversity

This is a greenfield site in excess of 0.1 ha, not 0.04 ha as shown on the application form. We have not seen the Biodiversity Appraisal or Mitigation Plan.

Access

No detail has been provided of all land required from a public highway. For specific detail on planning consideration we have viewed: -

Dorset AONB

West Dorset and Weymouth Local Plan, ENV2 / adopted Weymouth and Portland Local Plan 2019 Bridport Area Neighbourhood Plan Policy L1 Framework Paras 127 and 172 and L2

We believe that these cover many of the issues with this application.

In terms of Material Planning Considerations, **the corporate view of Bothenhampton & Walditch Parish Council is that this application should be refused** for reasons of: -

- Local planning policies
- Highway issues
- Physical infrastructure
- Adverse effect on nature conservation
- Outside Local Development Area

Previous planning applications

Bothenhampton has seen approval of substantial sites that have, on construction, proved to be controversial and disruptive. Two of particular note have led to multiple complaints from residents with subsequent appeals. It should be remembered that one had initial planning for four dwellings and a supplementary application for this to increase to six. The Parish Council draw your attention to the recent Daily Mail article relating to one such development at the following link:

https://www.dailymail.co.uk/news/article-9142321/Australian-millionaire-faces-having-demolish-4million-eco-home-enraging-locals.html?ito=email_share_article-drawer

The Parish Council believes that unhindered development in the village, with added vehicle traffic, problems with access, and multiple precedents set to allow yet more development must be addressed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A J Basker', written on a light-colored rectangular background.

Cllr A J Basker
Chairman
Bothenhampton & Walditch Parish Council
clerk@bothenhamptonwalditchparishcouncil.com
Website www.bothenhamptonwalditchparishcouncil.com

Cc: Cllrs Christopher, Bolwell, Clayton, Williams
Dorset Council Planning Area Team Area West & Denise Hunt (Democratic Services)