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WEST STAFFORD

**REFUSAL OF OUTLINE PLANNING PERMISSION**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**(DMPO)**  
**Town and Country Planning Act 1990**

**Application No: WD/D/17/000035**

**Location of Development:**

LAND TO EAST OF WYND CLOSE, WEST STAFFORD

**Description of Development:**

Outline application for erection of 10no. dwellings with associated parking, access & landscaping

In pursuance of powers under the above mentioned Act(s), West Dorset District Council **HEREBY REFUSE PLANNING PERMISSION** for the development described in the application above and the plans listed below.

Location Plan received on 21/12/2016

Proposed Site Plan - Drawing Number: SK06 received on 22/06/2017

**SEE ATTACHED  
REASON(S) FOR REFUSAL**

**PLEASE REFER TO NOTES ENCLOSED**

**Signed:** *Jean Marshall*

Head of Planning

Dated: 19 February, 2018

**APPLICATION NO: WD/D/17/000035**  
**LAND TO EAST OF WYND CLOSE, WEST STAFFORD**  
**REASON(S) FOR REFUSAL**

The site lies outside of any Defined Development Boundary (DDB) in the adopted Local Plan. West Stafford does not have a designated DDB in the Local Plan. The spatial strategy in adopted Policy SUS2 seeks to direct development in rural areas to the settlements with defined development boundaries in order to promote a sustainable pattern of development.

The provision of 10 houses on this site would fail to comply with the spatial strategy and would also be contrary to the Strategic Objectives of the Local Plan to provide greater opportunities to reduce car use and to support sustainable, safe and healthy communities with accessibility to a range of services and facilities. For these reasons the scheme would not represent sustainable development and would therefore be contrary to Policies INT1 & SUS2 of the adopted West Dorset, Weymouth & Portland Local Plan (2015) and the advice in the National Planning Policy Framework (2012).

**NOTES TO APPLICANT**

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