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1.0 INTRODUCTION

1.1 This statement provides a brief description of the site and its general locality together with details of the proposed development. The statement then goes on to assess the merits of the proposed development having regard to the local and national planning policies and any other material considerations.

1.2 This statement demonstrates that having regard to the planning policy objectives, this proposal is an opportunity to provide a high-quality development that will contribute to the provision of new housing within a sustainably located site without any adverse impact upon the character of the area.

1.3 This should be read in conjunction with the detailed plans produced by Crickmay Stark Architects, these illustrate the general location and scale of the proposed development and the means of access. The statement is also designed to fulfil the requirements of a Design and Access Statement as set out in paragraphs 14-029 – 14-032 of the National Planning Practice Guidance (NPPG) and reflects best practice.

2.0 SUMMARY OF PROPOSED DEVELOPMENT

2.1 In summary, this proposal relates to the re-use of the former scout hut as a dwelling house. The scout facility itself consists of two buildings with a short porch building providing linkage and the larger of the two buildings, a brick built being a former water pumping station. The former water pumping station that has some architectural merit is to be retained whilst the adjacent timber building will be replaced on the same footprint and size. The former pump house will consist of the living accommodation with kitchen on the ground floor and living room within a mezzanine level whilst the bedrooms will be within the smaller extension.

2.2 The proposal essentially retains and enhances the current brick built former pump house and includes the replacement of the adjoining timber frame structure with a modest zinc clad structure that will complement the functional appearance of the principal structures historic use.

2.3 The building was previously in the ownership of the Dorchester and West Dorset Scouts who purchased the building from the water authority in the 1950's although the use of the building ceased due to the poor state of repair and associated cost required to update the building as well as the lack of outside amenity space sufficient to fulfil a practical function of the scouts need. As a result, the building was subsequently sold by the scouts and purchased by the applicant.

3.0 SITE CONTEXT

3.1 The former scout hut is centrally located within a housing association development in the control of Magna Housing. There is the Dorchester Youth Association HQ to the north of the site also accessed off Lubbecke Way, which is in-turn adjacent to the Dorchester Ambulance Station. The access from Lubbecke Way to the development site is shown below.



Figure 1.1 Looking towards the application site from Lubbecke Way and secondly looking east to the river Frome.

3.2 To the south of the Lubbecke Way is the Red Cow farm development, which has been built out pursuant to 1/D/09/001378 for, 'Construct new road, demolish existing farm buildings, convert existing barn into three dwellings and erect fifty one further dwellings and employment with associated garaging and access. Provide allotments and public open space.'

3.3 The proposal is within the Defined Development Boundary (DDB) for Dorchester.

3.4 The river Frome lies to the east although the land raises significantly such that it falls within Flood Zone 1 with a low probability of flood risk and the Environment Agency Flood Map for Planning is included at **APPENDIX A**.

3.5 There are no listed buildings within the immediate locality and the site does not fall within a Conservation Area. There are no public rights of way in the immediate locality although there is a path from the housing estate to Little Britain which is shown below and is retained notwithstanding it is within the applicant's ownership.

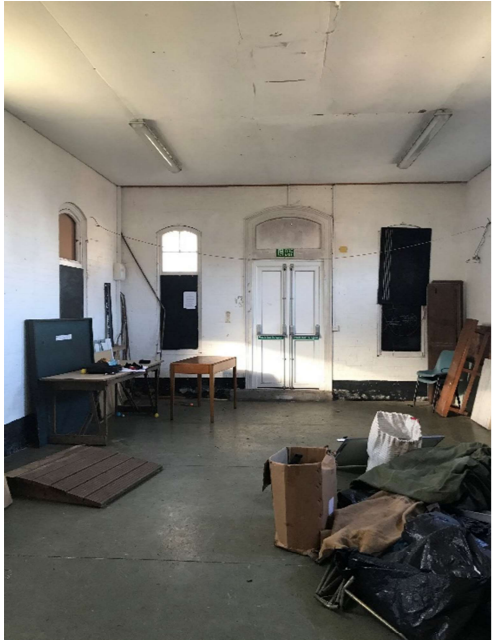


Figure 1.2 Footpath access from the estate to Little Britain and secondly viewed towards the development site.

3.6 The following photos show the site the existing buildings.



3.7 The following are internal photos to provide context to the current condition of the building internally.



4.0 PLANNING HISTORY

No relevant planning history.

5.0 DESIGN CONSIDERATIONS

5.1 The proposal is of high-quality design retaining the former waterworks building whilst a subservient zinc clad extension will integrate effectively with the functional form of the immediate setting of the principal building.

5.2 The NPPF collectively seeks, amongst other things, at paragraphs 124, 127, 192 and 193, to provide; (a) high quality design; (b) visually attractive development that is sympathetic to local character and respects the established pattern of buildings and spaces; (c) the creation of a strong sense of place; (d) the desirability of sustaining and enhancing the significance of heritage assets; and (e) the desirability of new development making a positive contribution to local character and distinctiveness.



Figure 1.3 Principle south east and south west elevations.

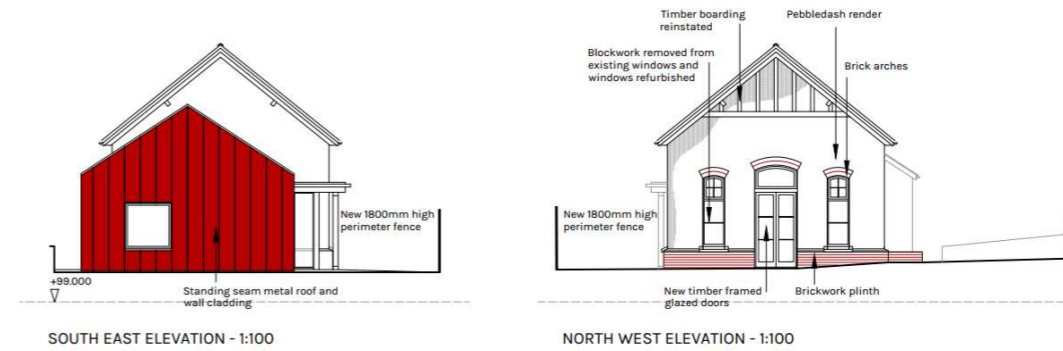


Figure 1.4 The 'side' south east and north west elevation.

Access

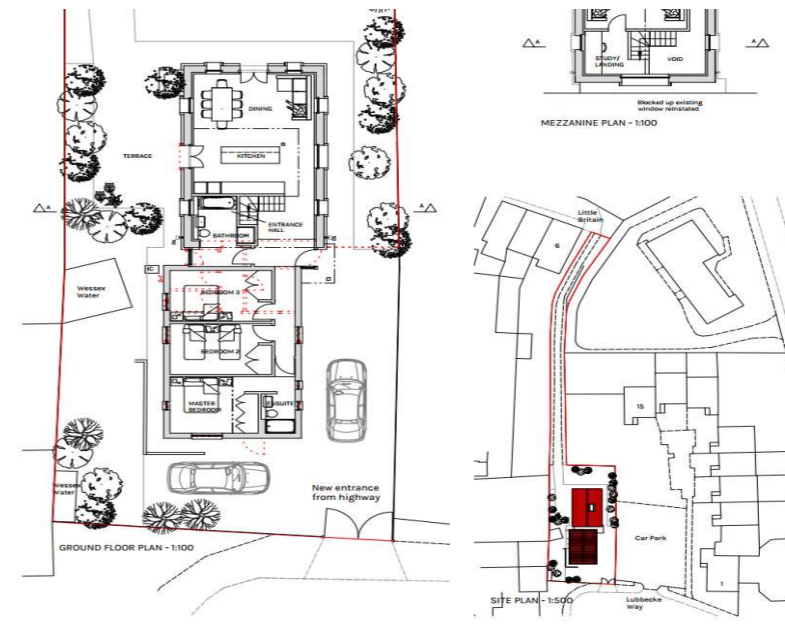


Figure 1.5: Two parking spaces accessed from Lubbecke Way.

5.3 There will be a new access from Lubbecke Way to provide off street parking for two vehicles. The site is sustainably located with a reasonably short walk into Dorchester town centre and bus and train services therein.

Layout and Appearance

5.4 The need for good design in new residential development is outlined in local plan Policy ENV12. The NPPF states that the Government attaches great importance to the design of the built environment and good design is a key aspect and core planning principle of sustainable development, which is indivisible from good planning, and should contribute positively to making places better for people.

5.5 The layout of the proposal has been designed to ensure that it is respectful to the close relationship to the properties to rear and ensure that neighbouring amenity is not compromised. The dwelling will involve the refurbishment of the existing former water works building whilst the extension is of innovative high-quality design with the use of high-quality materials.

Sustainability

5.6 The site is sustainably located within the defined development boundary close to public transport links and many amenities reducing the need for motorised transport. It is expected the new dwelling would be built with due regard to environmental awareness and sustainably constructed and built with a high standard of thermal insulation.

Landscaping

5.7 There is no soft landscaping as the property exists and therefore there is some potential to provide an attractive soft landscaping scheme as part of these proposals, which could enhance the immediate area.

6.0 PLANNING POLICY CONSIDERATIONS

6.1 The national and local planning policies relevant to the development are considered below.

National Planning Policy Framework (2019).

6.2 The National Planning Policy Framework (NPPF), as amended 2019, sets out a policy approach to determining applications and formulating policy.

6.3 The NPPF at paragraph 11 states that at the heart of the planning system there is a presumption in favour of development, which should be seen as a golden thread running through both plan-making and decision taking. Paragraph 59 of the Framework also highlights that local planning authorities should approve development proposals that significantly boost the supply of homes, which accord with the development plan without delay.

6.4 At paragraph 124 of the Framework it sets out that high quality buildings and design is a key aspect of sustainable development and great weight should be given to innovative design which promotes high levels of sustainability.

Local Planning Policy

6.5 The development plan for the area is the West Dorset, Weymouth and Portland Local Plan (2011-2031).

¹¹ Para 2, Page 4 of the National Planning Policy Framework (2019).

Design and Access Statement

Relevant Local Planning Policies;

6.6 Section 70 (2) of the Town and Country Planning Act 1990 dictates that planning applications must be determined in accordance with the development plan, in this instance the West Dorset, Weymouth and Portland Local Plan (adopted October 2015), unless material considerations indicate otherwise. The National Planning Policy Framework (2019) is a material consideration in determining planning applications.

6.7 The NPPF at paragraph 2 it states;

*'2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.'*¹

6.8 MATERIAL PLANNING ISSUES:

-Principle of development.

-Impact on the character and appearance of the locality.

-Impact on the residential amenity of neighbours.

-Loss of community facilities.

-Car parking considerations.

6.9 The relevant Local Plan policies are of relevance to this application;

INT1 – Presumption in favour of Sustainable Development.

SUS2- Distribution of development.

ENV10 – Landscape and Townscape Setting.

ENV12 – The Design and Positioning of Buildings.

ENV13- Achieving high levels of environmental performance.

ENV 16 – Amenity.

COM3 – The retention of local community buildings and structures.

COM7 –Create a Safe and Efficient Transport Network.

COM9 - Parking Standards for New Development.

Other material planning considerations.

6.10 West Dorset Design and Sustainability Planning Guidelines- Supplementary Planning Document (2009).

Material Planning considerations.

Principle of development.

6.11 The is sustainably located within the defined development boundary and as a result has the available public transport links and proximity to train and bus connections and the town centre facilities therein. The National Planning Policy Framework (2019) advocates a presumption in favour of sustainable development and policies INT1 and SUS2 of the West Dorset, Weymouth and Portland Local Plan (adopted October 2015) are reflective of this aim.

Five Year Land Supply.

6.12 Following a recent appeal in Charminster in 2019 the Inspector concluded that the Council cannot demonstrate a 5-year land supply for the West Dorset, Weymouth & Portland plan area. This means that para 11(D) of the NPPF is 'engaged' and relevant the supply of housing, including Policy SUS2 may no longer be considered to be up to date. Paragraph 11(d) of the NPPF sets out how the presumption in favour of sustainable development should be applied where there are no relevant development plan policies or where the relevant policies are out of date, which includes the situation where a local authority cannot demonstrate a 5 year land supply. It states that planning permission should be granted unless (i) the application of NPPF policies relating to the protection of areas and assets of importance provide a clear

reason for refusing the development proposed or (ii) the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies as a whole.²

6.13 In this case the site is of course sustainably located within the defined development boundary and the NPPF encourages residential development in such locations where it would support supply and where jobs, services and shops can be accessible without the need for a car. The provision of additional residential unit would make a positive, if modest contribution, to the LPA's housing need as well as boosting the local economy through short term construction and use of local services thereafter.

Impact on the character and appearance of the locality.

6.14 The surrounding area is an attractive housing association development constructed in 1984 and run by Magna Housing Association consisting of number of tenanted houses and flats many of which are retirement housing. The houses are constructed around open green frontages which provide a spacious and visually attractive development.

6.15 The proposal retains the existing and nicely detailed former water works building, which will be enhanced, and it is original and attractive brickwork restored. A subservient zinc clad extension will reflect the current building in size and functionality and the two buildings will have a short link section between the two buildings.

6.16 The development will be a high-quality addition that will undoubtedly enhance the locality.

² <https://www.localgovernmentlawyer.co.uk/planning/318-planning-features/41673-what-is-the-latest-on-five-year-housing-land-supply>

Design and Access Statement

Change of Use of Former Scout Hut to a Three Bedroom Dwelling, Lubbecke Way, Dorchester, DT1 1QL for Skelly Construction Ltd

Loss of existing community building.

6.17 Com3 of the Local Plan dictates that applications which result in the loss of community buildings will not be permitted unless it can be demonstrated that there is no need for the facility or that such a facility is no longer viable, and an alternative community use is not needed or viable.

6.18 Dealing with the first limb of Com3, the aged buildings are in poor condition and in need of considerable investment now necessary to bring the buildings back to a condition where it could accommodate a successful occupier. In view of the current trading conditions for the potential sectors that use the building, there is considerable doubt that there is any prospect of an alternative tenant or use coming forward that could justify the significant investment required that would make such a project economically viable.

6.19 The applicant has provided a statement from the Dorchester and West Dorset Scouts at **APPENDIX B**, which states amongst other matters that;

'We commissioned an independent review of the building in 2019, to review the financial feasibility of repairing the building, however this reflected the need for some £100k of investment to make this viable for youth sections to meet there again, this was simply beyond the resources available and potentially meant many years of fundraising whilst the hall continued to deteriorate.'

6.20 It is clear that an investment of £100,000 just to make the buildings 'useable' is not a realistic proposition given that the building is located within a residential area, has no allocated parking or sufficient outside space to meet the needs of either the scouts or other organisations.

6.21 In any case, in recent years there was no demand for the building beyond its use for a couple of hours a week by the scouts on a Monday evening and the occasional use by adult scouts. Beyond this occasional groups have occasionally used the building, but this has been a very short-term affair where alternative and more appropriate modern building has been sought. Indeed, no regular meetings have taken place in the building since 2018. Of course, it remains that the Dorset Youth Association have a larger facility available in the immediate locality at Lubbecke Way, which has in addition the ability to book meeting rooms for community use.

6.22 Policy Com3 also requires it to be demonstrated that the premises are no longer required to meet any other needs of the local community and even with the considerable investment required to ensure that the building meets modern standards there is no demand for the use of the building, given the capital cost of repair or replacement, the future running costs would be far more than any possible rental income.

6.23 This is not a situation where a local well-loved pub, village hall or community field is being lost but rather a very dated scout hall and there is no realistic prospect that any organisation would come forward that meets the needs of the community. There is little evidence, therefore, that the community values the facility, or its potential for an alternative community use and given the deteriorating condition of the building, there is little prospect of the existing use being commercially viable now, or in the foreseeable future. No application has been made for it to be listed as an Asset of Community Value.

6.24 In addition to the above, the letter from the Dorchester and West Dorset Scouts at **APPENDIX B** confirms that the sale of the asset will aid the development of a new facility in Crossways that will provide a new meeting and training facility and the relevant paragraph is repeated below;

'...the sale of the asset was very straight forward and we hope to apply for planning permission in the summer of 2021 to commence the development of a new HQ with sleeping accommodation at the campsite in Crossways, this will not only provide a meeting place for the local Explorer Scout unit, but a bespoke meeting and training facility and venue for residential experiences for all our youth sections all year round.'

Highway Impact.

6.25 The application site is within the defined development boundary of Dorchester and as such is a sustainable location. Whilst the site it is on the eastern periphery of the town given the centrally contained nature of the town it is a reasonably well located to the town centre as well as the railway and bus interchanges as well as town centre car parks. Notwithstanding the sustainable location two car parking spaces are proposed with the development with sufficient turning space.

Residential Amenity.

6.26 One of the core principles of national policy set out in the NPPF is the achievement of a good standard of amenity for all existing and future occupants of land and buildings. This is consistent with Local Plan Policy ENV 16 to minimise their impact on amenity on both existing and future occupiers and proposals that **significantly** adversely affect general amenity will be resisted.

6.27 The proposed dwelling will sit within the existing curtilage to the buildings and will provide a modest but sufficient garden amenity space to meet the likely functional needs of the future occupiers. The private garden amenity space will primarily to be the rear of the dwelling where the proposed terrace is located as shown in figure 1.6 below.



Figure 1.6 Block plan showing the dwelling with surrounding garden.

6.28 The nearest dwellings to the development are 17-22 Lubbecke Way to the rear which given the rise of the land are slightly elevated to the application site. This does result in the existing boundary fence to these properties providing sufficient privacy to the future of occupiers of the dwelling as well as existing neighbouring occupiers.

6.29 Equally the proposed residential unit presents no opening to the roofs of the proposal on the south west elevation (see figure 1.7 below) to protect neighbouring amenity of the occupiers of 19-22 Lubbecke Way as well as future occupiers of the dwelling.

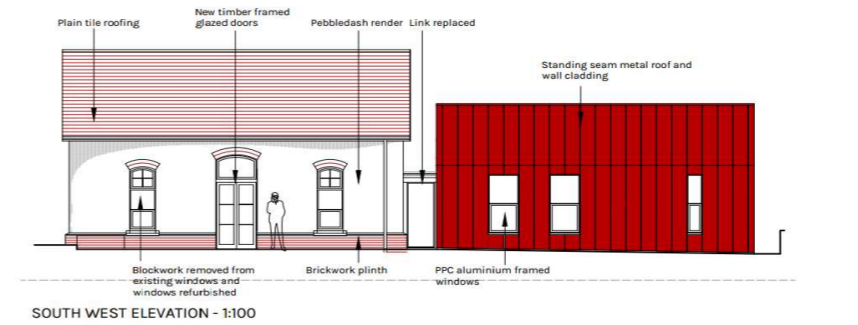


Figure 1.7 south west elevation.

6.30 The properties at 1-15 Lubbecke Way lie to the front of the development and are orientated around a central green and car park and by virtue of the separation distance with these dwellings there is no impact on neighbouring amenity. The massing and appearance of the dwelling is of course consistent with the current position and would not be an overbearing or visually intrusive feature. In addition, there is the potential to provide additional planting via a soft landscaping scheme.

6.31 Whilst there may be some coming and goings of additional vehicles associated with the dwelling the numbers involved would be so insignificant it would result in no noticeable difference to that of the existing vehicular activity associated with the estate.

6.32 It is recognised that there will be some minor disruption during the construction phase, although this is normally a short-term inconvenience to be expected when building operations are taking place and does not weigh against the proposal. A planning condition can be imposed to restricting the hours of work should this be considered necessary although this can of course be suitably controlled under alternative legislation.

6.33 Therefore, there would be no conflict with Local Plan Policy ENV 16, which requires proposal to minimise their impact on amenity on both existing and future occupiers and proposals that **significantly** adversely affect general amenity will be resisted.

Socio-economic benefits

6.34 In addition, the proposal would contribute to the provision of housing in the area (albeit modesty) in a sustainable location, where there currently exists a less than a five-year housing land supply. There would be some limited economic and social benefits in that the proposal would enhance the economy via the support of local jobs within the construction and the additional accommodation will result in residents supporting existing local services and businesses. Significantly, this will take place at a time when the economy is under such severe pressure due to the Covid 19 crisis.

7.0 CONCLUSION

7.1 The proposed development, by way of retaining and restoring the original pump house and removing the asbestos sheeted timber building and its replacement with a high quality zinc clad building reflective of its previous appearance and subservient status makes a positive contribution to the character and appearance of the area. In addition to enhancing the visual context of the locality the proposal carefully ensures that neighbouring residential amenity is protected by keeping the openings to the rear to a minimum. The proposal complies with national and local planning policy and the development would present the continued use of the building whilst providing much needed local housing.

7.2 In the light of the above, we therefore respectfully request that planning permission is granted.

Design and Access Statement

APPENDIX A – ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING



Flood map for planning

Your reference: DT1 1QL
 Location (easting/northing): 370176/90403
 Created: 23 May 2021 14:50

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

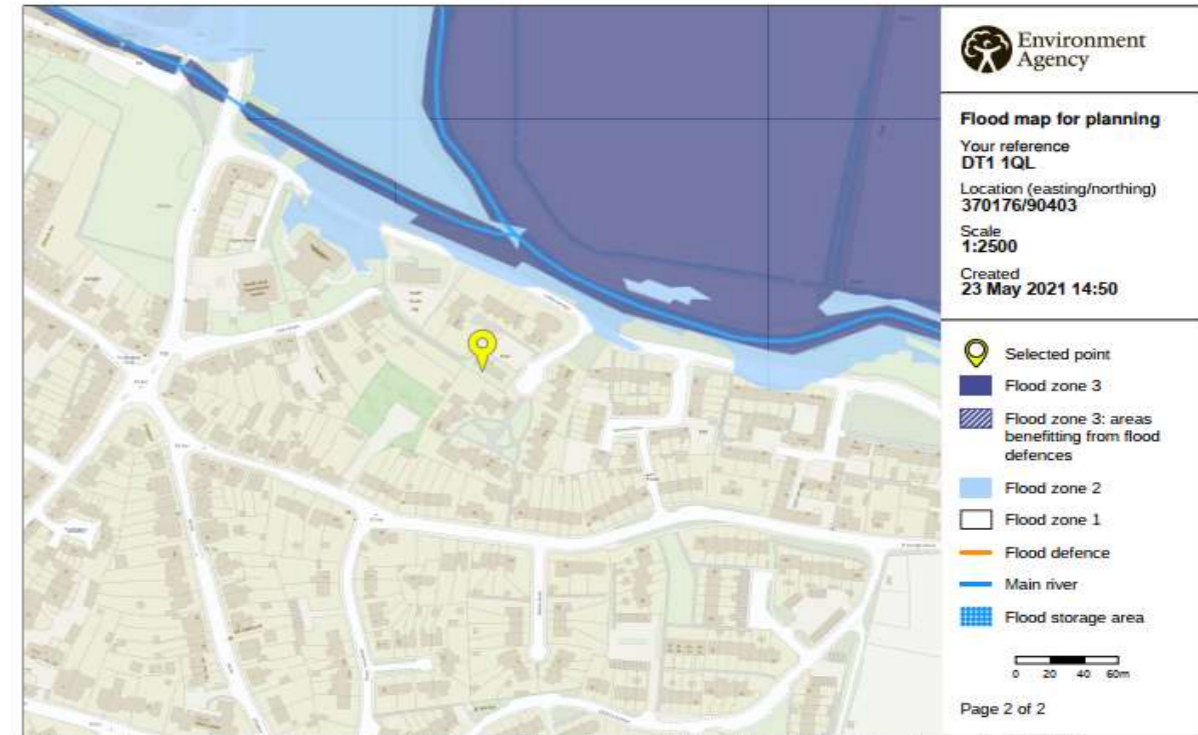
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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APPENDIX B – LETTER FROM DORCHESTER AND WEST DORSET SCOUTS

Dorchester and West Dorset
District Scouts



12 Laurel Close
Bridport
Dorset
DT6 5RQ
dc@dwdscoouts.org.uk
26th April 2021

To whom it may concern,

Dorchester and West Dorset District Scouts have owned "Little Britain Scout HQ" since it was purchased from the water authority in the late 1950's, during this time 3rd Dorchester Scout Group have used the hall as their meeting place, although they have long since folded and as such have not used the hall for in excess of 20 years. In more recent times the local Dorchester Explorer Scouts are the only youth section who used the hall as a meeting place, however given the limited outside space and poor state of repair they have not met their regularly since 2018. The hall is used for training and meetings for our adult members, but is cold and damp in winter time, with the floor coverings presenting a slip hazard.

We commissioned an independent review of the building in 2019, to review the financial feasibility of repairing the building, however this reflected the need for some £100k of investment to make this viable for youth sections to meet there again, this was simply beyond the resources available and potentially meant many years of fundraising whilst the hall continued to deteriorate. The scout district has 2 campsites, one of which is some 15 minutes' drive from "Little Britain" so a decision was made by the District Executive to dispose of this asset and reinvest in the campsite near Dorchester to build a new HQ and enhance the facility for young people.

Formal permission was sought and granted from the Scout Association Trust Corporation who held the building as trustees on the Scout District's behalf.

We initially considered and accepted an offer from a local housing authority, however after many months the Housing association withdrew their offer in order to focus on 'other projects'.

We were approached by Skelly construction and agreed a price, the sale of the asset was very straight forward and we hope to apply for planning permission in the summer of 2021 to commence the development of a new HQ with sleeping accommodation at the campsite in Crossways, this will not only provide a meeting place for the local Explorer Scout unit, but a bespoke meeting and training facility and venue for residential experiences for all our youth sections all year round.

We look forward to developing this facility for the benefit of young people both in Dorset and further afield.

Yours faithfully,

Dave Hillier

District Commissioner

Registered charity - 1039833