

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

PLANNING PERMISSION FOR DEVELOPMENT

To: Mrs Mary Miller
C/O Ms Elizabeth Boyd
Unit 2
Eclipse Office Park
High Street
Staple Hill
Bristol, City of
BS16 5EL
United Kingdom

Reference: **3/14/0871/FUL**

Date Received: 15 September 2014

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc.) other than Section 57 of the Town and Country Planning Act 1990.

EAST DORSET DISTRICT COUNCIL in pursuance of powers under the above-mentioned Act hereby **PERMIT**:

A hybrid planning application comprising:

A detailed application for demolition of existing buildings and redevelopment to provide 210 dwellings; formation of a new feeder road, priority junction, site access and footpaths off Boundary Lane; estate roads and parking; a replacement cricket pavilion of 200sqm; informal open space and recreation (inclusive of retained cricket pitch); landscaping; lighting; bat barn for a replacement maternity bat roost; and a Nature Reserve.

An outline application with all matters reserved for the erection of a care facility of up to three storeys and no more than 80 beds, and car parking as amended by plans received 15/10/14 and by plans received 01.07.2015 (see Schedule of Amended Plans _ Schedule of Amended Documents). at St Leonards Hospital 241 Ringwood Road St Leonards Ringwood Hants

In accordance with the approved plans and to the following conditions:

- 1 The development hereby permitted, for the residential development and associated works, shall be begun before the expiration of three years from the date of this permission.

Details of the access, appearance, landscaping, layout, and scale for the 80 bed care home hereinafter called the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted for the proposed care home shall be begun before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and by the provisions of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

121023 L(0)100A Site Location Plan
121023 L(0)101 Site Survey
121023 L(0)105F Proposed Site Plan
121023 L(0)106E Proposed House Types Plan
121023 L(0)107E Proposed Parking Plan
121023 L(0)110E Block Plan West
121023 L(0)111F Block Plan North
121023 L(0)112E Block Plan East
121023 L(0)200D Landscape Masterplan
121023 L(0)2012D Central Area Detailed Plan
121023 L(0)202D Cricket Pavilion Area - Detailed Plan
121023 L(0)203B A31 Boundary Detailed Plan
121023 L(0)204D Boundary Treatment Plan
121023 L(0)206C Planting Strategy Plan
121023 L(0)207C Tree Removal and Retention Plan
121023 L(0)208 Tree in Soft Detail
121023 L(0)209 Typical Swale Detail
121023 L(0)210A Typical Boundary Details Timber Fencing
121023 L(0)211A Site Boundary Sections
121023 L(0)219B Typical Street Elevations and Plans
121023 L(0)301D Street Elevations - Sheet 1
121023 L(0)302D Street Elevations - Sheet 2
121023 L(0)303C Street Elevations - Sheet 3
Proposed Materials 121023 L(0)571
121023 L(0)401 House Type A1 Affordable 2B4P Terrace
121023 L(0)402 House Type A2 Affordable 2B4P Terrace
121023 L(0)411 House Type B1 Affordable 3B5P Terrace
121023 L(0)421 House Type D1 Affordable 3B5P Terrace
121023 L(0)422 House Type D2 Affordable 3B5P Terrace
121023 L(0)423 House Type D3 Affordable 3B5P Terrace
121023 L(0)431 House Type E1 Affordable 4B6P Semi Detached
121023 L(0)441 House Type F1 Open Market 2B4P Terrace

121023 L(0)442 House Type F2 Open Market 2B4P Terrace
121023 L(0)451 House Type G1 Open Market 3B5P Stepped Terrace
121023 L(0)452 House Type G2 Open Market 3B5P Stepped Terrace
121023 L(0)453 House Type G3 Open Market 3B5P Detached
121023 L(0)454 House Type G4 Open Market 3B5P Detached
121023 L(0)461 House Type H1 Open Market 3B5P Terrace/ Semi Detached
121023 L(0)462 House Type H2 Open Market 3B5P Terrace/ Semi Detached
121023 L(0)463 House Type H3 Open Market 3B5P Terrace/ Semi Detached
121023 L(0)471 House Type I1 Open Market 4B6P Detached
121023 L(0)472 House Type I2 Open Market 4B6P Detached
121023 L(0)481 House Type J1 Open Market 4B6P Detached
121023 L(0)482 House Type J2 Open Market 4B6P Detached
121023 L(0)491 House Type K1 Open market 4B8P Detached
121023 L(0)501 House Type L1 Open Market 4B6P Detached
121023 L(0)502 House Type L2 Open Market 4B6P Detached
121023 L(0)511 House Type M1 Open Market 3B5P Terrace
121023 L(0)512 House Type M2 Open Market 3B5P Terrace
121023 L(0)513 House Type M3 Open Market 3B5P Terrace
121023 L(0)514 House Type M4 Open Market 3B5P Terrace
121023 L(0)521B Flat Type A Affordable 1B2P Flat Plans and Section
121023 L(0)522 B Flat Type A Affordable 1B2P Flat Elevations
121023 L(0)531B Flat Type B Affordable 2B3P Mobility Units Plans and Sections
121023 L(0)532B Flat Type B Affordable 2B3P Mobility Units Flat Elevations
121023 L(0)541 Flat Type C Open Market 2B3P FOG
121023 L(0)551 Flat Type D Open Market 2B3P FOG + Study
121023 L(0)561C Cricket Pavilion Plan
121023 L(0)562B Proposed Bat House Sheet 1
121023 L(0)563 Single and Double Garage Types
Design & Access Statement Rev A
Environmental Statement Volumes 1 and 2
0202-05.RPT M13 Planning Statement REV1
0202-06.RPT M13 Care Needs Assessment REV1
0202-07.RPT M13 Housing Statement REV1
A080884 Street Lighting Design Report
A080844 Flood Risk Assessment
Traffic and Transport Assessment
A080844 Noise Assessment
SANG Strategy for St Leonards Hospital
Utilities Assessment Report Revision 0
Energy Statement
2966-TPP Tree Protection Plan
2966-IMP/JC/imp/09/14 Tree Survey and Impact Assessment
Statement of community Involvement
121023 LEMP Habitat Montage Rev A
121023 Outline Landscape Specification Rev A
121023 L(0)217B Western Square Detailed Plan
121023 L(0)218A Tree Retention Strategy Plan
121023 L(0)219B Typical Street Elevations and Plans
121023 L(0)220B Pedestrian Flow Plan
121023 L(0)304 Street Elevation Extracts - Sheet 1
121023 L(0)523A Flat Type A1 Ground Floor Mobility 1B2P Plan and Section
121023 L(0)524A Flat Type A1 Ground Floor Mobility 1B2P Elevations

121023 L(0)564 Proposed Bat House - Sheet 2
121023 L(0)565B Cricket Pavilion Plan
121023 L(0)572 House Type A Sectional Detail
121023 L(0)573 House Type J Sectional Detail
121023 L(0)574 House Type L Sectional Detail
121023 L(0)575 Flat Type A Sectional Detail
121023 L(0)591A Care Home Illustrative Plan
121023 L(0)592 Care Home Indicative Section and Elevation
A080844_1110 Proposed Highway Adoption Plan
WYG drawing A080844 _A_017 Rev A Junction Plan
Visibility Splay Plans
Autotrack Analysis
Phasing Plan dated 21st August 2015
Access Plan for Arboricultural Contractors dated 21st August 2015
LEMP implementation schedule dated 4th September 2015
Access route for arboricultural contractors
SANG implementation schedule dated 21st August 2015
SANG Implementation Schedule Appendix 1 dated 21st August Phasing Plan
Bat Technical Note dated 21st August 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to commencement of works on site, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, samples of all bricks, roofing materials and finishes to be employed on the external faces of the dwellings hereby permitted, shall be submitted to and approved by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To be satisfied about the details of the external appearance of the buildings.

- 4 Prior to commencement of works on site, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, samples of all materials to be used for hard landscaping of front gardens, private driveways, shared surfaces footpaths or road surfaces shall be submitted to and agreed in writing by the Local Planning Authority. All surfaces shall be installed as approved prior to the occupation of the dwelling or group of dwellings to which they are associated.

Reason: To ensure a good visual appearance to the overall development.

- 5 Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of the Victory Oak tree on the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared ref: 2966-IMP/JC/imp/09/14, dated 15/09/2014. The tree protection shall be positioned as shown on the Tree

Protection Plan, 2966-TPP before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: To ensure the effective landscaping of the site.

- 6 No development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.) proposed and existing functional services above and below ground (eg. drainage power, etc.); retained historic landscape features and proposals for restoration, where relevant.]

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To ensure the effective landscaping of the site.

- 7 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
Prior to the occupation of the first dwelling on the site hereby approved, the applicants shall submit to the local planning authority, for approval in writing, a schedule of landscape maintenance for a minimum period of 5 years. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure the effective landscaping of the site.

- 8 No development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, shall commence until a surface water management scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in

writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also show ownership of the scheme and how it will be maintained and managed after completion.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

- 9 Each phase of the development hereby permitted shall not be occupied or utilised until the access, geometric highway layout, turning and parking areas shown on approved plans have been constructed in that phase, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of road safety.

- 10 The development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, hereby permitted shall not commence until a Construction Traffic Management Plan and programme of works has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities).

The plan shall also include:

Inspection of the highways serving the site jointly between the developer (or his contractor) and Dorset Highways prior to work commencing and at regular, agreed intervals during the construction phase so that any damage to the edges of the carriageway and verges can be identified and suitable remedial works, to be paid for by the developer, agreed.

A scheme of signing of the heavy vehicle route to the site agreed with advice/warning signs at appropriate points.

The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

- 11 The development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker

A drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing

The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

12

Before planning permission is implemented, other than in respect of the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Plan and demolition works, a scheme shall be submitted to the Local Planning Authority to deal with potential contamination of the site. Such scheme shall include the following actions and reports, which must be carried out by appropriately qualified consultant(s):

(a) A Site History Report, which shall, by reference to site layout drawings of an appropriate scale, include a history of the site, past land uses, current and historical maps, site plans, locations of any known spillages or pollution incidents and the location and condition of old tanks, pits, fuel or chemical storage areas. (Please note it is the responsibility of the landowner, developer or consultant to provide and disclose all relevant information). This will be completed in accordance with CLR11 and provide a Conceptual Site Model and Preliminary Risk Assessment.

(b) If development of the site over several phases is intended the developer will submit in writing for the approval of the Local Planning Authority a Phasing Plan. No alteration of the area covered by each Phase will occur unless approved in writing by the Local Planning Authority. Following approval of the Phasing Plan the conditions below will need to be addressed with respect to each Phase of the development before occupation of each Phase.

(c) Before any works commence on site, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, should (in the opinion of the Local Planning Authority) investigation works be required, consultants appointed to carry out intrusive site investigation work must submit their sampling strategy to the Local Planning Authority for approval.

(d) A Site Investigation Report (based on the information contained in the site history report), will be required where the appointed consultant and/or the Local Planning Authority anticipate that contamination may be present in, on or near the proposed development area. The site investigation report must characterise and identify the extent of contamination, identify hazard sources, pathways and receptors and develop a conceptual model of the site for purposes of risk assessment.

(e) Where contamination is found which (in the opinion of the Local Planning Authority) requires remediation, a detailed Remediation Statement, including effective measures to avoid risk to future and neighbouring occupiers, the water environment and any other sensitive receptors when the site is developed, shall be submitted to the Local Planning Authority. Any remediation scheme(s) or part(s)

thereof recommended in the remediation statement, shall require approval to be obtained in writing from the Local Planning Authority.

(f) Development shall only take place in accordance with the approved Remediation Statement.

(g) If, during works on site, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority.

(h) On completion of all the works detailed in the agreed Remediation Statement, a Remediation Completion Report must then be completed by the environmental consultant(s) who carried out the remediation work confirming that they have supervised all the agreed remediation actions. This report is to be submitted to the planning authority confirming that all works as specified and agreed have been carried out to the point of completion. Until the Planning Authority is in receipt of said Remediation Completion Report and is satisfied with the contents of the statement and the standard of work completed, it will be viewed that the remediation of the site is incomplete.

Reason: To protect controlled waters, ecological receptors, human health and property.

- 13 Prior to demolition or construction works which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, commencing in each phase of the development information demonstrating that an appropriate asbestos survey has been completed, management procedures are in place, asbestos has been removed from the fabric of buildings and verification of asbestos removal and appropriate disposal will be submitted for the local authority's approval.

Reason: To ensure the safe removal of asbestos.

- 14 Demolition and construction shall be limited to the following times only. Any works done outside these times should not generate a noise audible beyond the boundary of the site.)

Monday - Friday 07:00 - 19:00
Saturday 07:00 - 13:00
Not Sundays or Bank Holidays

Reason: In the interests of residential amenities.

- 15 No burning shall be permitted on site during demolition and construction, other than where required in the necessary ecological mitigation works set out in the LEMP and LEMP Implementation Schedule.

Reason: In the interests of residential amenities.

- 16 To protect the amenity of residents occupying the new dwellings the noise mitigation measures as set out in Chapter 6 of WYG noise assessment (A 080844) to include glazing and ventilation strategy must be implemented as set out in 6.1 so that BS8233 internal noise levels (from traffic noise) are met across the development for day and night-time noise.

Reason: In the interests of residential amenities.

- 17 Prior to commencement of works on site, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, full details of the working methods to be employed for activities within the Root Protection Area of retained trees in accordance with the principles of "No-Dig" construction, shall be submitted to the Local Planning Authority to be approved in writing. Work shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the future health and amenity value of the trees.

- 18 The development hereby permitted shall not be occupied until the works shown in WYG drawing A080844 _A_017 Rev A are completed and open to traffic, unless any variation in the design of the proposals is otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safety and free flow of traffic on the Strategic Road Network.

- 19 The development hereby approved shall be carried out strictly in accordance with the approved Construction Environment Management Plan dated August 2015 (or any subsequent revised and approved versions).

Reason: In the interests of environmental management.

- 20 The development hereby approved shall be carried out in accordance with the provisions of the Landscape Environment Management Plan (LEMP) V1.2 (or any subsequent revised and approved versions), the Bat Technical Note (August 2015) and the LEMP Implementation Schedule (August 2015).

Reason: To ensure that the development is carried out in a manner that protects the environmental sensitivities of the site and its environs.

- 21 No works shall commence to prepare habitats for translocation unless and until a detailed method statement has been submitted to, and approved in writing, by the LPA in conjunction with Natural England which confirms the methodology, locations, evidence secured, timing, aftercare and monitoring of the works proposed.

Reason: To ensure that the development is carried out in a manner that protects the environmental sensitivities of the site and its environs.

- 22 Prior to the occupation of the first dwelling on the site hereby approved, a Steering Group comprising representatives of the Planning Authority, the Developer, the Forestry Commission, Natural England and the Dorset Wildlife Trust shall be established to oversee the provision of the SANG and the implementation of the LEMP and its accompanying Implementation Schedule.

Reason: To ensure the SANG and all other environmental works set out in the LEMP and its associated documents are delivered in a satisfactory manner in accordance with the provisions of the S106 legal agreement signed between the East Dorset District Council, Homes and Communities Agency and Spectrum Housing Limited dated...

- 23 Prior to the commencement of development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP Implementation Schedule, a Lighting Strategy and accompanying Plan, shall be submitted to and approved in writing by the LPA. The development shall be carried out in strict accordance with that approved Strategy and Plan

Reason: To ensure that the development hereby approved mitigates the impact of light spillage on the surrounding environmentally sensitive areas and protected species on and adjacent to the site.

- 24 Prior to the occupation of the first dwelling hereby approved, the Suitable Natural Alternative Greenspace (SANG) established in the accompanying S106 Agreement dated 23rd December 2015 shall be complete and available to residents in accordance with the SANG Implementation Schedule date August 2015.

Reason: To ensure the impact of the residential development on the European protected Heathlands is suitably mitigated.

- 25 Prior to the commencement of the development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and the LEMP implementation schedule, full details of the play areas together with the children's play equipment shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include a means of monitoring and maintaining the play areas and shall be fully completed in accordance with the agreed details prior to the occupation of the first dwellings on the site.

Reason: To secure the safe delivery of the necessary play equipment.

- 26 Prior to the clearance of the open spaces for receptor sites and heathland restoration, in accordance with the Landscape Ecology Management plan and the Tree removal and retention plan, the trees and groups of trees that are to be retained shall be identified and marked for retention to the satisfaction of the Local

Planning Authority's Tree and Landscape Officer. The trees and groups of trees to be retained shall be protected and the protection shall be retained until all the site clearance has been completed.

Reason: To ensure the effective landscaping of the site.

- 27 Prior to commencement of any construction works on site, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and LEMP Implementation Schedule, details of the cycle and bin stores to be provided for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the dwellings, the structures shall be constructed in accordance with the approved plans and thereafter maintained.

Reason: To comply with Policy KS12 of the Core Strategy and to ensure compatibility with the operational requirements of the Dorset Waste Partnership.

- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as consolidated or any subsequent re-enactment all meter boxes shall be sites at the side of dwellings and no flues and vents shall be located on front elevations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the development as a whole.

- 29 Prior to the commencement of development, which shall be considered to exclude the necessary ecological mitigation works set out in the LEMP and LEMP Implementation Schedule, details of the energy options, including any carbon efficiency savings through construction design, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate how at least 10% of the energy to be used in the proposed development shall come from decentralised and renewable or low-carbon sources. The approved scheme shall be implemented in full and thereafter maintained.

Reason: In order to assist in meeting the UK's targets to cut carbon dioxide emissions, in accordance with guidance in the National Planning Policy Framework and Policies ME3 and ME4 of the Core Strategy.

- 30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 or any subsequent re-enactment, the roof spaces of the approved dwellings shall not be converted to additional living accommodation and no dormer windows shall be installed at first floor level.

Reason: In order to control the extent of the development and to protect the Green Belt.

The Council's decision to grant permission for the development is subject to compliance with the conditions which are specified above.

The following Informative Notes are drawn to Applicants attention:

1 The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset County Council's Developer-Led Infrastructure team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Developer-Led Infrastructure, Dorset County Council, County Hall, Dorchester, DT1 1XJ.

2 The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset County Council's Developer-Led Infrastructure team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Developer-Led Infrastructure, Dorset County Council, County Hall, Dorchester, DT1 1XJ.

3 To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises. Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B of The Building Regulations 2000 can be fully complied with. Highways England (previously Highways Agency) provided a formal consultation response in respect of the planning application in January 2015. At that time it was considered that the development proposal would have an impact on the A31 which required mitigation. These mitigation works were agreed and a condition was directed to ensure these works were in place prior to the occupation of the development.

4 To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to within a specified distance of any premises. The applicant should be advised to consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B of The Building Regulations 2000 - can be fully complied with as this may be an issue.

5 Consultation is recommended with those providing waste removal as there may be issues relating to the access constraints imposed by the trees and the parking in the central "square" of the site.

6 Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

7 Water efficiency measures should be incorporated into this scheme. This conserves water and allows cost savings for future occupants. We therefore recommend the following informative.

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/beinggreen/118941.aspx>

<http://www.savewatersavemoney.co.uk/>

8 Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

9 Should this proposal be granted planning permission, then in accordance with the waste hierarchy, the Local Planning Authority wish the applicant to consider reduction, reuse and recovery of waste in preference to off-site incineration and disposal to landfill during site construction.

10 If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on the Environment Agency website www.environment-agency.gov.uk/subjects/waste/.

11 In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs.co.uk>

12 This grant of permission is to be read in conjunction with the S106 Agreement dated 23rd December 2015 entered into between East Dorset District Council, Homes and Communities Agency, Spectrum Housing Group Ltd and Dorset County Council.

13 The applicant will be expected to have secured the agreement of Natural England and the Dorset Wildlife Trust for the method statement referred to in Condition 21 above relating to the translocation of habitat. The applicant may commence the preparation of the identified receptor sites following the grant of planning permission without further consultation with the above bodies.

14 The applicant is required to submit details of the new access which will be the subject to a Separate Section 278 agreement to be entered into with Dorset County Council and subsequently constructed in accordance with the approved details prior to work starting on the site for the dwellings.

15 In reaching this decision the local planning authority has had regard to the Government Guidance set out in the NPPF and the local planning policies contained in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy 2014 as set out in the officer's report.

Signed

Decision Date: 23 December 2015

Development Management Manager

POLICY CONSIDERATIONS AND REASONS

In reaching this decision the policies in the Development Plan for the area, which currently comprises the Christchurch and East Dorset Local Plan part 1 - Core Strategy 2014 were taken into account. Saved policies within the East Dorset Local Plan 2002, were also taken into account. These include specifically the following policies: .

NOTES TO THE APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision to refuse planning permission then you must do so within 6 months of the date of this notice.
- You can make your appeal in writing or on line.
 - If you want to make your appeal in writing then you must use a form which is available from the Planning Inspectorate, Room 301 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN., or which is available on line at www.planningportal.gov.uk/pcs.
 - As an alternative The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.
- In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

- **PURCHASE NOTICES**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has or would be permitted.
- In these certain circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

TETLOW KING PLANNING