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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 11 JANUARY 2023

Present: Cllrs Mike Barron, Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, David Morgan, David Tooke, Bill Trite and John Worth

Apologies: Cllrs Julie Robinson

Also present:

Officers present (for all or part of the meeting):

Philip Crowther (Legal Business Partner - Regulatory), Kim Cowell (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer), Naomi Shinkins (Planning Officer), Joshua Kennedy (Apprentice Democratic Services Officer) and Steve Savage (Transport Development Manager)

316. Apologies

Apologies for absence were received from Cllr Julie Robinson. For the afternoon session, apologies for absence were received from Cllrs Barry Goringe, Mike Dyer and Bill Trite.

317. Declarations of Interest

For the Arne application, the RSPB was the landowner. Cllrs Bartlett, Brenton, and Tooke declared that they were all members of the RSPB. As the councillors were not directors, trustees, or management of the charity, the Senior Lawyer advised that it was appropriate for councillors who were members of the RSPB to take part in the discussion and decision.

318. Minutes

The minutes of the meeting held on Wednesday 7th December 2022 were agreed and signed.

319. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

320. Planning Applications

Members considered written reports submitted on planning applications as set out below.

Application No: P/FUL/2022/05149 - The Moors at Arne East of the community of Ridge and North of Arne Road

- a) The Case Officer presented to members the creation of intertidal habitat and restricted tidal exchange shallow saltwater lagoons, through managed realignment involving selective breaching of existing tidal embankments. The provision of new set-back earth embankments, including the provision of flapped surface water outfalls, tidal exchange culverts, and an improved channel and outfall for the Furzebrook Stream. The formation of permissive footpaths and screens for public to view birds from, maintenance access tracks and the provision of associated gates, fences, and boundary treatment works.

An update was provided by the Case Officer as follows:

- Environmental Statement Chapters 1-4 will be added to condition 2 as an approved document
- Condition 9 updated as presented
- Condition 22 is a duplicate of condition 15 and should be a sand lizard condition as presented.
- An updated HRA has been provided by the MMO requiring conditions presented instead of conditions 23 and 24
- Recommendation after paragraph 15. 14.3 should read as underlined:
A) Grant permission subject to the completion of a legal agreement under section 106 of the town and country Planning Act 1990(as amended) in a form to be agreed by the legal services manager to secure the following: to secure biodiversity compensation payment and the conditions noted below.

With the aid of visual representation, members were shown the location and design of the proposed site. Details regarding neighbouring properties were also provided. The Case Officer informed members that the site was predominately grassland and was mostly owned by the RSPB. The importance of the site was discussed due to rising sea levels, The Case Officer believed that the site had potential to deliver environmental habitats.

Members were informed that the appearance of the site would change from grassland to intertidal with footpaths, viewing points, new habitats, and creeks. The most significant change would be the embankments. The Case Officer informed members that existing materials on the site would be used if fit for purpose to help create the new embankments. The Case Officer informed members of the visual impacts of the site. Members were informed that the construction period would be approximately 3 years and a result of this led to cause temporary visual impacts. In addition to this, traffic on local roads would also increase throughout the construction period. The Case Officer also provided details regarding proposed parking. Members were shown pictures of new footpaths and the informal crossing into the permitted route. Dorset Council Highways had been consulted and raised no concerns or objections.

The presentation also included details regarding the significant amount of wildlife habitats being lost. The Case Officer informed members that the loss of habitats require compensation. Members were informed that a financial contribution would need to be secured if approval was granted. In addition to this, members were also informed of concerns raised regarding neighbouring amenity and noise. They were assured that an assessment was carried out for concerns raised. The applicant had agreed to provide noise mitigation and members were informed that this had been secured by condition in the officer's report.

The Case Officer highlighted the need for the location had been established by the hold the line policy. She discussed the benefits that the site would have on the area, in particular the creation of wildlife and coastal habitats, prevention of flooding from the harbour and some increase in public access to the site via restricted permissive paths. The recommendation was to approve planning permission subject to conditions and legal agreement to secure the required compensation payment or refuse if legal agreement is not secured.

Public Participation

Members of the public and the applicant spoke in favour of application. They highlighted the climate emergency and believed that the project would help support this. They recognised issues raised but believed that the proposal was necessary to protect the environment and biodiversity. The importance of the design and planning was highlighted. Members of the public praised collaboration between the local people and officers. They agreed that the site provides many benefits. The applicant discussed the threat of rising sea levels and informed members of obligations to support the environment. They hoped that members would support the application.

The Local Ward member, Cllr Beryl Ezzard, discussed the importance of the hold the line policy and believes that the moors would develop this. She noted that the site was a complex project which would have directly impacted the area. Cllr Ezzard highlighted the importance of monitoring and reviewing in line with Arne Parish Council comments

Members questions and comments

- Members praised the scheme as a good response to climate change and believed it would become a great tourist attraction
- Concerns regarding the limited number of parking spaces and the sufficiency of limited disabled parking.
- Members asked for clarification regarding connecting footpaths to the site and car parks.
- Management for no dog signage on the site was raised.
- It was considered to be an effective nature reserve in a popular area.
- Mitigation of flooding was discussed.

- Members questioned as to whether materials taken from site would have been fit for purpose and sufficient. The case officer advised it is anticipated to be, but a contingency is allowed for some soil to be brought in
- References to condition 21 were made.
- Changes to condition 16 were made to include the wording 'The monitoring strategy will cover a period of a minimum of 10 years beyond completion of the development'.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to grant was proposed by Cllr David Tooke and seconded by Cllr Robin Cook.

Decision:

A To grant planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure a secure biodiversity compensation payment and conditions outlined in the officer report as amended and updated at the officer presentation to Committee.

Application No 3/21/1115/FUL - 184 RINGWOOD ROAD, ST LEONARDS AND ST IVES, BH24 2NR

- b) The Case Officer presented to members the demolishing of existing residential buildings and erect block of 15 apartments with parking, bin, and cycle stores.

The Case Officer gave an update regarding the waste scheme. Members were informed that the current waste arrangement didn't comply however this could have been resolved by movement of the bin store or the option of private waste collection.

With the aid of visual representation, members were shown aerial photographs of the site as well as neighbouring amenities. In addition to this, the presentation included details regarding the proposed site layout, design of dwellings as well as street scenes which showed how the proposal would look. Details regarding retaining most trees on the site was also discussed, members were informed that some trees would be removed. The Case Officer also provided information regarding refuse vehicles and informed members that the site had no impacts on neighbouring amenities. Members were informed that there were no objections from National Highways or Dorset Council Highways, therefore the recommendation was to approve planning permission subject to conditions set out in the officer report or refuse if a section 106 is not secured.

Public Participation

Representations of the public spoke in objection of the development. They raised their concerns regarding the site contributing to an already busy and dangerous road. This concerned residents as a serious safety issue. They also believed that the development would become an unwelcome precedent to the area and would ruin tranquillity and create noise pollution. The objectors didn't see how the development referred and acknowledged the local planning policy. They didn't believe it was in an acceptable location and hoped for the proposal to be refused.

The agent spoke in support of the development. He informed members that careful consideration had been made to make access to the site safe. He also discussed onsite parking; he believed that 15 parking spaces would support the site comfortably. In addition to this, the agent also informed members that the development was designed to create visual interest and that a retaining existing vegetation to the frontage would reduce visual impact. Members were informed that the applicant agrees to the conditions set out in the officer's report and believed that the proposal would have provided improved landscaping. The agent hoped the committee would approve planning permission.

Members questions and comments

- Concerns regarding parking spaces are not sufficient for the number of flats and visitors.
- Concerns regarding the site being next to a busy and dangerous road.
- Financial contribution to affordable housing was a very low figure. The development didn't contribute to affordable housing or conform with the neighbourhood plan.
- Concerns regarding access the proposed development.
- Clarification of refuse vehicles and how it would be managed.
- Confirmation as to whether the site was shared access or not.
- Members requested information regarding nearby public transport.
- Members discussed the lack of parking spaces and requested to revisit the parking policy as they didn't believe it was fit for purpose.
- Questions regarding if an area character assessment had been carried out.

In accordance with Procedural Rule 8.1 the committee voted to extend the duration of the meeting.

Steve Savage, DC Highways, addressed concerns and comments made regarding highways. Members were informed that the development complied with the highways safety requirements and National Highways have raised no objection. He also informed members that site access had been widened to ensure a car and refuse vehicle could pass. National highways were satisfied with the information provided.

An additional concern raised was the submitted viability assessment and

whether this should be given weight as per paragraph 58 of the NPPF. Officers could not answer this question during the meeting and the application was therefore proposed to be deferred as proposed by Cllr Robin Cook and seconded by Cllr Alex Brenton.

Decision: To defer this item to the next meeting.

**Application No: 3/21/1566/RM - Land south of Leigh Road Wimborne
Dorset BH21 2DA**

- c) The Case Officer presented to members the approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas: provision of public open space and landscaped areas.

An update was provided as follows:

- The recommendation for approval has been updated:
Grant subject to the previously noted conditions and confirmation from an independent valuer that the proposed change to the open market unit mix does not substantially increase the developer profit and that the issue of any decision to grant be delegated to Officers (in consultation with the Chair and Vice Chair) and the previously noted conditions.
- An informative in relation to drying areas has been added:
The applicant is advised outdoor drying areas should be provided for apartment blocks where possible

With the aid of visual representation, members were shown details of the site location, an aerial view of the site altogether with views from the highway and detailed access to the site. In addition to this, members were also shown designs of the dwellings and garages. Details regarding the materials used was also discussed, members were informed that they would be in keeping with other nearby developments and affordable housing units would use the same materials to help integration on the site. The Case Officer informed members that the affordable housing complied with the local plan and section 106 agreement however there were changes to the open market mix.

In addition to this, members were given details regarding hedgehog highways, parking, and public open spaces. Mitigation had been considered for protected species. The Case Officer also provided details regarding flooding and refuse vehicles. The Recommendation was to approve planning permission subject to conditions in the officer's report.

Public Participation

The applicant outlined to members the benefits that the new residential development would bring to Wimborne. She discussed the need for

affordable housing and explained that the site responded to this need by the provision of 49 affordable housing units. Members were also informed that the approval of the site would mean community benefits such as a new open space and leisure services which residents could rely on. Ms Lobacz also discussed that after 18 months of collaboration and careful consideration, the site had been appropriately designed and was the final part of the development. She reiterated to members that the proposed 174 dwellings were in a sustainable urban location and hoped that they would approve planning permission.

Members questions and comments

- Members discussed the shortage and need of affordable housing with 4-bedroom affordable homes.
- Members praised the development and believed it would benefit the area.
- Location of affordable housing on site as well as dark corridors for bats and footpaths.
- Clarification of distance from local amenities to the site.
- Members discussed refuse vehicles and were pleased to be informed that there were no objections.
- Landscaping and materials of the roads.
- Garage sizing for the dwellings.
- Comments were made regarding climate emergency. Members wanted clarification on communal drying area.
- Management of land drainage run off from the river Stour.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, as motion to grant was proposed by Cllr David Morgan and seconded by Cllr Robin Cook and matters relating to viability evidence were delegated to Officers as set out in the updated Officer recommendation

Decision: Grant subject to the previously noted conditions and confirmation from an independent valuer that the proposed change to the open market unit mix does not substantially increase the developer profit and that the issue of any decision to grant be delegated to the Service Manager for Development Management and enforcement of the Head of Planning (in consultation with the Chair and Vice Chair) and the previously noted

321. **Urgent items**

There were no urgent items.

322. **Exempt Business**

There were no exempt items.

Appendix- Decision Sheet

Duration of meeting: 10.00 am - 2.50 pm

Chairman

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**Eastern Area Planning Committee
11 January 2023
Decision List**

Application Reference: P/FUL/2022/05149

Application Site: The Moors at Arne East of the community of Ridge and North of Arne Road

Proposal: The creation of intertidal habitat and restricted tidal exchange shallow saltwater lagoons, through managed realignment involving selective breaching of existing tidal embankments. The provision of new set-back earth embankments, including the provision of flapped surface water outfalls, tidal exchange culverts, and an improved channel and outfall for the Furzebrook Stream. The formation of permissive footpaths and screens for public to view birds from, maintenance access tracks and the provision of associated gates, fences and boundary treatment works.

Recommendation:

A) To grant planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure a biodiversity compensation payment and conditions outlined in the officer report as amended and updated at the officer presentation to Committee.

Or

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Decision: To Grant the application subject to the conditions outlined below:

Conditions:

[Pre-commencement conditions agreed in writing on 28.12.2022]

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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

ES Chapter 1-4	ENVIMSW00213
Appendix A.1 Environmental Action Plan	
ES Appendix C Causeway Outfall	

ES Appendix C Furzebrook Outfall	
232726_The Moors at Arne_Mitigation_WSI	
Appendix G.12 Figure 8.8 Final Landscape Masterplan Sheet 1 Of 4	
ES Appendix G.13 Figure 8.8 FLM 2 of 4	
ES Appendix G.14 Figure 8.8 FLM 3 of 4	
Appendix G.15 Figure 8.11 Final Landscape Masterplan Sheet 4 Of 4	
Proposed Topography	ENVIMSW002130-ATK-00-3AW-DR-C-000013
Overview Plan p0402	ENVIMSW002130-ATK-IZ-3AW-DR-C-000001
Eastern Embankment Typical Cross Section	ENVIMSW002130-ATK-DE-3AE-DR-C-000007
Western Embankment Typical Cross Section	ENVIMSW002130-ATK-DE-3AE-DR-C-000006
Turner's Cove Breach GA	ENVIMSW002130-ATK-00-3AW-DR-C-000005
Central Breach GA	ENVIMSW002130-ATK-00-3AW-DR-C-000006
Eastern Breach GA	ENVIMSW002130-ATK-00-3AW-DR-C-000007
Creek Network Typical Cross Section	ENVIMSW002130-ATK-LH-3AW-DR-C-000002
General Arrangement Sheet 1 of 3	ENVIMSW002130-ATK-IZ-3AW-DR-C-000002
General Arrangement Sheet 2 of 3	ENVIMSW002130-ATK-IZ-3AW-DR-C-000003
General Arrangement Sheet 3 of 3	ENVIMSW002130-ATK-IZ-3AW-DR-C-000004
Eastern Embankment Outfall 1 Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000025
Eastern Embankment Outfall 2 Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000026
Eastern Embankment Outfall 3 Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000027
Access Track Typical Details	ENVIMSW002130-ATK-ZZ-3AE-DR-C-000001
Furzebrook Outfall GA	ENVIMSW002130-ATK-00-3AW-DR-C-000003
Lagoon Exchange Structure GA	ENVIMSW002130-ATK-00-3AW-DR-C-000002
Lagoon Exchange Structure Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000029
Lagoon Inlet Structure GA	ENVIMSW002130-ATK-00-3AW-DR-C-000001
Lagoon Inlet/Outlet Structure Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000028

Lagoon Outlet Structure GA	ENVIMSW002130-ATK-00-3AW-DR-C-000034
Southern Lagoon Viewpoint General Arrangement	ENVIMSW002130-ATK-00-3AW-DR-C-000050
Intertidal Viewpoint General Arrangement	ENVIMSW002130-ATK-00-3AW-DR-C-000051
Eastern Embankment Viewpoint General Arrangement	ENVIMSW002130-ATK-00-3AW-DR-C-000052
Fencing Typical Details	ENVIMSW002130-ATK-ZZ-3AE-DR-C-000002
Main construction works Year 1 Rev P01.01	ENVIMSW002130-ATK-00-3AW-DR-C-000038
Main construction works Year 2	ENVIMSW002130-ATK-00-3AW-DR-C-000039
Construction Compounds, Haul Roads and Water Management	ENVIMSW002130-ATK-00-3AW-DR-C-000032
Fencing Layout Rev. P03.0	ENVIMSW002130-ATK-00-3AW-DR-C-000032
Public Access Plan	ENVIMSW002130-ATK-XX-3XX-DR-PL-000004
Arne Fluvial modelling - Climate change update Sep 22	
RVT Group - Soundex Quilt - 2022	
Offsite Highway Works Location Plan	ENVIMSW002130-ATK-00-3AW-DR-C-000033
Footpath Crossing - Arne Road	ENVIMSW002130-ATK-00-3AW-DR-C-000041
Highway Details Sheet 1	ENVIMSW002130-ATK-00-3AW-DR-C-000042
Sunnyside Farm Entrance GA	ENVIMSW002130-ATK-00-3AW-DR-C-000054
Passing Place 3 GA	ENVIMSW002130-ATK-00-3ZZ-DR-D-000003
Passing Place 6 GA	ENVIMSW002130-ATK-00-3ZZ-DR-D-000006
Accessible Parking Spaces GA	ENVIMSW002130-ATK-00-3AW-DR-C-000067
232726 The Moors at Arne Mitigation WSI Geoarchaeology Addendum	

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

3. Prior to the commencement of the development hereby approved details of any access facilitation works and a plan showing the location of barriers in accordance with BS5837:2012 Trees in relation to design, demolition and construction shall be submitted to and approved in writing by the local planning authority before any equipment, machinery or materials are brought on to the site for the purposes of the development. The barriers shall be erected and maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

4. The applicant shall carry out the archaeological investigations and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition), as detailed in the approved written scheme of archaeological investigation DM/2022/004 – 232726.01 December 2022 and submit to the LPA a report on the findings within 2 years of breaching the existing embankments.

Reason : In the interest of preserving and recording heritage assets and archaeological remains.

5. No development maybe commenced until a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority.

The CMS must include details of:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water - oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the process for the control and removal of spoil and wastes.

The approved CMS shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction on the surrounding highway network.

6. No development maybe commenced until a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods

- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

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

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

7. No development may be commenced until a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority.

The CEMP must include:

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones"
- A timetabled protected species mitigation strategy to cover habitat translocation and pre-commencement habitat mitigation establishment/enhancement
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction including lighting, noise, vibration and visual impacts (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- Responsible persons and lines of communication.
- Use of protective fences, exclusion barriers and warning signs.
- Storage of construction materials/chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction.
- Method of construction of the jetty to reduce contamination risks to the Harbour
- Visual screening (for SPA birds)
- The times/activities during construction when specialist ecologists need to be present on site to oversee works, including the details and remit of the Ecological Clerk of Works on site during construction activities
- Contingency plan for unforeseen events
- Site management contact details during construction.

The approved CEMP shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on surrounding protected sites species.

8. No construction work in relation to the development, which would generate noise audible beyond the site boundary, shall take place other than between the hours of 07:00 to 19:00 Monday to Saturday and at no time on Sundays or Public or Bank Holidays.

No use of plant machinery or tools, save hand tools, within 100m of the boundary of the Ridge Farm Camping and Caravan Site shall take place during July and August other than between the hours of 08:00-18:00 Monday to Friday, 08:00 -13:00 Saturdays and at no time on Sundays or Public or Bank Holidays.

If specific construction work is required to take place outside of these hours a detailed scheme shall be submitted to and agreed in writing by the LPA. Prior to this specific work taking place two notice will be given in writing by the applicant to adjoining neighbours.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2.

9. Prior to the construction of the toe drain and western embankment hereby approved, heras fencing at least 2m in height shall be erected along the frontage of the Ridge Farm campsite at a distance of 5m from the location of the edge of the toe drain hereby approved. The heras fencing shall be fitted with acoustic attenuation as detailed on the RVT Group – Soundex Quilt – 2022 specification sheet. The acoustic attenuation shall be fitted to a height on 2m. The heras fencing and acoustic attenuation shall be maintained throughout the duration of these construction activities.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2

10. No development may be commenced until the following information is submitted to and agreed in writing by the Local Planning Authority:

- 1) a ground conditions 'desk study' report documenting the site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages and incorporating risk assessment.

- 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

11. In the event that previously unidentified contamination is found at any time when carrying out the approved development, this must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment, conducted in accordance with recognised good practice, and a proposed remediation scheme shall be submitted to the Local Planning Authority for consideration and approval.

The remediation scheme shall then be carried out in accordance with the approved details and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to the Local Planning Authority for approval.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

12. No development may be commenced until a Habitat Creation and Management Plan (HCMP) is submitted to, and be approved in writing by, the Local Planning Authority. The content of the HCMP shall include the following:

- a) Description and evaluation of habitat types to be created/ managed
- b) Aims and objectives for the creation and/or management of the ecological and wildlife habitats of the Site
- c) Ecological trends and constraints on site that might influence management
- d) Appropriate management options for achieving aims and objectives

- e) Prescriptions for management actions to maintain long-term ecological value and function of the Site including a biosecurity protocol to minimize or remove the risk of introducing non-native species
- f) A protected species mitigation strategy, including habitats to be retained, created or enhanced & associated management measures required by species
- g) Detailed drawings and specifications for the habitats (e.g. vegetation composition and structure and water regimes) and associated structures (e.g. ditches, water control structures)
- h) Preparation of a work schedule (including details and timing of the scheme for the creation, translocation, management of habitat and species mitigation areas & an annual work plan capable of being rolled forward over a five-year period).
- i) Details of the body or organization responsible for implementation of the plan.
- j) Ongoing monitoring and remedial measures for habitat attributes and target species.
- k) Site management contact details.

The HCMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The HCMP shall also set out (where the results from monitoring show that conservation aims and objectives of the HCMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved HCMP must be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species.

13. Prior to the breaching of existing embankments, a recreational pressure plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Public access management plan
- Signage
- Footpath/fence/ditch maintenance
- Management responsibilities

The recreational pressure plan will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species

14. No development may be commenced until a Biodiversity Monitoring Strategy for priority habitats and target species, including a post-construction ornithological monitoring programme shall be submitted to and approved in writing by the Local Planning Authority. The content of the Strategy shall include the following:

- a) Aims and objectives of monitoring to match the stated purpose.
- b) Identification of adequate baseline conditions prior to the start of development.
- c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
- d) Methods for data gathering and analysis.
- e) Location of monitoring.
- f) Timing and duration of monitoring.
- g) Responsible persons and lines of communication.
- h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the planning authority at the intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species.

15. The development hereby approved shall be carried out in accordance with the approved fencing layout for permissive paths set out in drawing 'ENVIMSW002130-ATK-00-3AW-DR-C-000032.'

The fencing layout for permissive paths shall be retained for the lifetime of the development.

Reason: In the interest of protected sites, preventing the creation of a circular walk and public safety.

16. Prior to the breaching of existing embankments, a Visitor Monitoring Strategy shall be submitted to and approved in writing by the Local Planning Authority. The content of the statement shall include the method of monitoring and recording; frequency of recording; and the reporting procedure.

The monitoring strategy will cover a period of a minimum of 10 years beyond the completion of the development.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites, protected sites and highways safety.

17. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (titled 'The Moors at Arne Coastal Change' produced by Atkins on behalf of the Environment Agency, dated July 2022) and the following mitigation measures it details:

- Embankment crest levels shall be set as stated within the FRA.

These mitigation measures shall be fully implemented prior to use and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interest of flood risk.

18. Prior to the commencement of the development hereby approved a scheme for prevention of pollution during the construction phase shall be submitted to and improved in writing by the Local Planning Authority. The scheme should include details of the following:

- Site security.
- Fuel oil storage, bunding, delivery and use.
- How both minor and major spillage will be dealt with.

- Containment of silt/soil contaminated run-off.
- Disposal of contaminated drainage, including water pumped from excavations.
- Site induction for workforce highlighting pollution prevention and awareness.
- Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

The pollution strategy shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment

19. Prior to first use of the permissive paths, the following works must have been constructed to the specification of the Planning Authority:

- The provision of a new uncontrolled pedestrian crossing on Arne Road as shown on Dwg No ENVIMSW002130-ATK-00-3AW-DR-D-000041 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).
- The provision of the accessible parking spaces shown on Dwg No ENVIMSW002130-ATK-00-3AW-DR-C-000067 Rev P01 (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

20. Before the development commences the following works must have been constructed to the specification of the Planning Authority:

- The provision of the off-site highway works shown on Dwg No ENVIMSW002130-ATK-00-3AW-DR-C-000033 Rev P02.01 (or similar scheme to be agreed in writing with the Planning Authority).
- The provision of passing place 3 shown on Dwg No ENVIMSW002130-ATK-00-3ZZ-DR-D-000003 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).
- The provision of passing place 6 shown on Dwg No ENVIMSW002130-ATK-00-3ZZ-DR-D-000006 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal

21. Prior to the breaching of existing embankments, a Monitoring Strategy for the Furzebrook Valve shall be submitted to and approved in writing by the Local Planning Authority. The content of the statement shall include the method of monitoring and recording; frequency of recording; reporting procedure; maintenance and repair procedures; and procedures should the valve fail.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of flood risk.

22. No development may be commenced until detailed method statement covering the mitigation approach to secure the conservation status of sand lizard populations affected by the development to include measures to encourage sand lizards to disperse into retained and newly created habitats shall be submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall also include a Habitat Management and Monitoring Programme. The method statement will be implemented in accordance with the approved details.

Reason: In the interest of protected species.

23. All licensed activities, excluding tree clearing and vegetation clearance, must occur between 01 April and 31 October of each year of this licence, unless prior written approval is provided by the Marine Management Organisation (MMO) and Local Planning Authority (LPA).

An environmental protocol must be submitted to the MMO and LPA at least 6 weeks prior to the proposed commencement of the licensed activities. The protocol must include monitoring of wintering or passage waterfowl that are within Poole Harbour Special Protection Area (SPA) or supporting habitat of that SPA.

The licensed activities must not commence until written approval is provided by the MMO (in consultation with Natural England and Royal Society for the Protection of Birds).

Between 01 August to 31 March of each year of the marine licence, licensed activities must cease for two hours either side of high tide within 300 metres of roost sites.

Licensed activities shall adhere to the environmental protocol for the duration of the works.

Reason: In the interest of protected species.

24. Soft-start procedures for piling must be used to ensure incremental increase in pile power over a set time period until full operational power is achieved. The soft-start duration must be a period of not less than 20 minutes. Should piling cease for a period greater than 10 minutes, then the soft start procedure must be repeated.

Reason: In the interest of protected species.

25. Between 01 August to 31 March of each year of the marine licence, any piling must be avoided 2 hours either side of high tide unless prior written agreement is obtained from the MMO (in consultation with Natural England).

Reason: In the interest of protected species.

Informatives:

1. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
2. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
3. In addition to any other permission(s) that may be required or may have already been obtained the proposals will also require an Environmental Permit. This is required for flood risk activities for carrying out work in, under, over or near a main river (including where the river is in a culvert), on or near a flood defence on a main river, in the flood plain of a main river, on or near a sea defence. It is also required where the site is a SSSI as in this case. Please contact Blandford.frap@environment-agency.gov.uk with details of permitted works and state your planning application reference.
4. Any waste generated must be disposed of in accordance with Waste (England and Wales) Regulations 2011.

5. If waste material is brought onto site for construction purposes, the developer should ensure that appropriate permits are held according to Waste (England and Wales) Regulations 2011.
6. The applicant is advised a copy of the licence for Sand Lizards issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the works to go ahead, or confirmation in writing from Natural England that such a licence is not required, should be submitted to the Local Planning Authority.
7. Siltation monitoring is required for the site, which falls under the remit of the Environment Agency. The applicant is advised a siltation Monitoring Strategy is required for the site and should be adhered to.

Application Reference: 3/21/1566/RM

Application Site: Land south of Leigh Road Wimborne Dorset BH21 2DA

Proposal: Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas

Recommendation:

Grant subject to the previously noted conditions and confirmation from an independent valuer that the proposed change to the open market unit mix does not substantially increase the developer profit and that the issue of any decision to grant be delegated to the Service Manager for Development Management and enforcement of the Head of Planning (in consultation with the Chair and Vice Chair)

Conditions:

1. The development hereby permitted shall be carried out in strict accordance with the following approved plans:-

Site Location Plan	100 P1
Proposed Site Layout 1-500	102 P18
Proposed Materials Plan	103 P17
Proposed Boundary Treatment Plan	104 P16
Proposed Affordable Layout Plan	105 P14
Proposed Shared Driveways Plan	106 P13
Proposed Storey Height Plan	107 P13
Proposed Bin & Cycle Storage Plan	108 P13
Proposed Site Layout- Coloured Version	109 P16
Landscape Masterplan	2250-TFC-XX-00-DR-L-1001 Rev 12 2250-TFC-XX-00-DR-L-2001 Rev 07 2250-TFC-XX-00-DR-L-2002 Rev 07
Hard Landscape Proposals	2250-TFC-XX-00-DR-L-2003 Rev 09 2250-TFC-XX-00-DR-L-2004 Rev 08 2250-TFC-XX-00-DR-L-2005 Rev 07 2250-TFC-XX-00-DR-L-2006 Rev 08 2250-TFC-XX-00-DR-L-3001 Rev 07 2250-TFC-XX-00-DR-L-3002 Rev 07
Detailed Planting Proposals	2250-TFC-XX-00-DR-L-3003 Rev 10 2250-TFC-XX-00-DR-L-3004 Rev 08 2250-TFC-XX-00-DR-L-3005 Rev 07 2250-TFC-XX-00-DR-L-3006 Rev 08
Soft Landscape Specification and Schedule	2250-TFC-XX-00-DR-L-3007 Rev 08
Refuse Vehicle Tracking Analysis	BSO-E4927-2-001N
Fire Tender Tracking Analysis	BSO-E4927-2-002J
Site Layout Review	BSO-E4927-2-003J

Levels Strategy	BSO-E4927-2-005J
Exceedance Flows	BSO-E4927-2-008H
Drainage Strategy	BSO-E4927-2-010H
EA Node Location Plan	BSO-E4927-2-013H
Private Vehicle Tracking Analysis	BSO-E4927-2-014B

House type Booklet	Prepared by IDP- Dated September 2022
Noise Impact Assessment	Prepared by 24 Acoustics- Dated June 2022.
Transport Statement	Prepared by I-Transport- Dated October 2022
Landscape and Ecological Management Strategy and Management Plan	Prepared by EAD Ecology- Dated October 2022

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces for residential vehicular parking hereby approved shall be retained and at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. Prior to the commencement of development a Footpath Diversion Strategy setting out a plan for the implementation of any agreed diversion including details and duration of any planned temporary diversions or closures, shall be submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved Strategy.

Reason: To ensure the continued availability of rights of way for use by members of the public

4. The first floor bathroom window for plot 65, shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking and this shall be retained for the lifetime of the development.

Reason: In the interests of Local General Amenity

5. Acoustically rated glazing to bedrooms and specialist passive acoustically rated wall vents must be installed in the apartment blocks fronting the A31 (plots 115-174). Residential development must therefore be strictly constructed in accordance with the submitted Noise Impact Assessment (24 Acoustics Technical Report: R9501-1 Rev 2 14th June 2022).

Reason: To safeguard the amenities of the occupiers of residential properties.

7. The development hereby permitted shall be undertaken in accordance with the submitted landscaping plans set out in condition 1. Full details of structural tree pits shall be submitted and agreed in writing with the Local Planning Authority prior to the commencement of any ground works. The development shall be carried out in accordance with the approved details.

Reason : In ensure the landscaping of the site is undertaken in accordance with the approved plans.

8. The proposed development shall be built in accordance with the information provided in the Landscape and Ecological Management Strategy [LEMS] (EAD Ecology , October 2022).

Thereafter the mitigation measures set out in the LEMS shall be permanently maintained and retained in accordance with the LEMS, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

9. All works relating to site levels and finished floor levels shall be undertaken strictly in accordance with the details as set out in drawings BSO/E4927/2/005 J.

Reason: To ensure details of the proposal having regard to the existing site levels, flood risk mitigation and those adjacent hereto.

10. Prior to the commencement of highways works a block paving detail and bullnose kerb detail at plots 85 and 86 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: in the interest of highway safety and management.

11. Prior to development above damp proof course (DPC) a review of the proposed public-realm lighting scheme will be undertaken prior to the erection or installation of any lighting and shall be submitted to and approved in writing by the Local Planning Authority.

The lighting scheme shall:

- demonstrate impacts from lighting will be minimised during pre-construction, construction and operational phases
- show how the current best practice guidance for bats (BCT/ILP 2018) has been implemented
- include details such as: dark corridors, artificial lighting associated with public realm lighting, car headlights associated with traffic movements through the development and internal and external lighting associated with the residential development.

The development will be carried out in accordance with the approved Strategy.

Reason: In the interests of Protected Species and to ensure that potential adverse effects on bats are minimised.

12. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include the following:

- relevant protected species mitigation measures and accord with the BS42020: 2013 Biodiversity: Code of Practice for Planning and Development –
- Risk assessment of potentially damaging construction activities.
- Identification of “biodiversity protection zones”.
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with the approved CEMP.

Reason: To mitigate for impacts on biodiversity.

Informatives

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 22/12/2020 under Application 3/18/3305/FUL and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.
3. The proposed development is in the proximity of the Wimborne Sewage Treatment Works and Wessex Water has raised concerns regarding fly nuisance. No residential unit can be within 145m of the boundary of the plant. Should complaints be received regarding fly nuisance the Council will have a duty to investigate.

4. The applicant is advised outdoor drying areas should be provided for apartment blocks where possible.

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