

## Planning Committee – Update Sheet

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P/FUL/2021/01429	Land at Wincombe Lane, Shaftesbury	4b	27 - 72

Update 1:

Officers recommend that an additional item is added to the legal agreement heads of terms, and that this requirement is contained within the S.106 Agreement, as follows:

- The requirement for a scheme to be submitted that would provide for a link to the footpath network in the north of the site. There would be a requirement for the applicant to make a connection to the footpath network.

This requirement would ensure that the development achieves sufficient pedestrian links and permeability through the site.

The layout provides the opportunity to form a link, and the obligation within the S.106 Agreement would make it a requirement:



Update 2:

Please note the following in respect of the Exception Test:

None of the proposed dwelling footprints are within a high or medium surface water flood risk area, but some dwellings towards the north are sited in areas at low risk. Paragraph 163 of the NPPF states that the need for the exception test will depend on

the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

The proposed dwellings are classified as “More vulnerable” development for the purposes of the Flood Risk Vulnerability Classification, which advises that such development would only require the Exception Test if within Flood Zone 3. As such, it is considered that the Exception Test is not required. Surface water and drainage issues are addressed in Pages 61-62 of the Committee Report.

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WD/D/20/003114	Sandringham Sports Centre, Armada Way, Dorchester	4c	73 - 84

Update 3:

Please note the recommendation to include an archaeology condition, as requested by the Council’s Senior Archaeologist:

No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To safeguard and/or record the archaeological interest on and around the site.