Western and Southern Area Planning Committee
Thursday 14 October 2026
Decision List

Application: WD/D/16/000378

Application Site: Land South of Warmwell Road, Warmwell Road, Crossways

Proposal: Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road. An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG).

Summary of Recommendation: To delegate authority to the Service Manager for Development Management and Enforcement and the Area Manager Western and Southern Team to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- 35% of the units as affordable housing with 50/50 tenure split between affordable/social rented and shared ownership/low cost ownership housing.
- Education contribution of £6,951.12 per qualifying dwelling (house or flat with 2 or more bedrooms) index linked, broken down as follows for each qualifying dwelling:
    - £19.50 – Early Years Provision
    - £5,444.00 – Primary, Secondary & Post 16 Education
    - £1,487.62 – SEND Education Provision
- Provision of a minimum of 22.4ha of suitable alternative natural greenspace (SANG) with a maintenance contribution (to be determined) and supporting funding provisions (SAMM). SANG to be delivered prior to the occupation of Phase 1 and managed in accordance with the SANG Management Plan and Fallow Management Plan.
- Only Phase 1 to be commenced prior to 2030.
- Air quality contribution of £25,000 (index linked) to mitigate adverse air quality impacts on heathlands.
- Highways contributions of £467,000 (index linked) towards off-site highway works to include an improve link between Old Farm Way and Warmwell Road, improved pedestrian crossing facilities at the junction of Warmwell Road and Dick O' Th' Banks Road, and 1 x replacement bus shelter with real time traffic information.
- Provision of a minimum of three no. Locally Equipped Areas for Play (LEAPs) and financial contributions towards maintenance of the proposed LEAPs.
- Provision of village hall and associated indoor sports provision.
- Provision of a minimum of 2.5 hectares of employment land for use within Use Class B.

and subject to conditions.

or B) Refuse permission if the Section 106 agreement is not completed by 14 April 2027 (within 6 months of the committee) or such extended time as agreed by the Service Manager for

Development Management and Enforcement and/or the Area Manager for the Western and Southern Team.

.

Decision:

That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager Western and Southern Team to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- 35% of the units as affordable housing with 50/50 tenure split between affordable/social rented and shared ownership/low cost ownership housing.
- Education contribution of £6,951.12 per qualifying dwelling (house or flat with 2 or more bedrooms) index linked, broken down as follows for each qualifying dwelling:
    - £19.50 – Early Years Provision
    - £5,444.00 – Primary, Secondary & Post 16 Education
    - £1,487.62 – SEND Education Provision
- Provision of a minimum of 22.4ha of suitable alternative natural greenspace (SANG) with a maintenance contribution (to be determined) and supporting funding provisions (SAMM). SANG to be delivered prior to the occupation of Phase 1 and managed in accordance with the SANG Management Plan and Fallow Management Plan.
- Only Phase 1 to be commenced prior to 2030.
- Air quality contribution of £25,000 (index linked) to mitigate adverse air quality impacts on heathlands.
- Highways contributions of £467,000 (index linked) towards off-site highway works to include an improve link between Old Farm Way and Warmwell Road, improved pedestrian crossing facilities at the junction of Warmwell Road and Dick O' Th' Banks Road, and 1 x replacement bus shelter with real time traffic information.
- Provision of a minimum of three no. Locally Equipped Areas for Play (LEAPs) and financial contributions towards maintenance of the proposed LEAPs.
- Provision of village hall and associated indoor sports provision.
- Provision of a minimum of 2.5 hectares of employment land for use within Use Class B.

and subject to the below planning conditions. For ease of reference, the key recommended changes to the planning conditions resolved at the 7 May 2026 Western and Southern Area Planning Committee are shown in **bold and underlined**.

Approved Plans

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

    - 1677-P-01 – Site Location

    - 51628-XX-P1-02 Rev v3 – Site Plan

    - 1677-P-09 Rev D – Affordable Housing Plan

    - 1677/P07 Rev A – Proposed Streetscene A-A

- 1677/P08 Rev A – Proposed Streetscene B-B

- 1677-P-SU-01 Rev A – Surgery – Ground Floor Plan
- 1677-P-SU-02 Rev A – Surgery – First Floor, Roof Plan
- 1677-P-SU-03 – Surgery – East West Elevations
- 1677-P-SU-04 Rev A – Surgery – North & South Elevations

- 1677-P-VH-01 – Village Hall – Floor Plan
- 1677-P-VH-02 – Village Hall – West Elevation
- 1677-P-VH-03 – Village Hall – East Elevation
- 1677-P-VH-04 – Village Hall – North & South Elevations
- 1677-P-VH-05 – Village Hall – Roof Plan

- 1677-P-A-01 Rev A – Type A – Ground Floor Plans
- 1677-P-A-02 Rev A – Type A – First Floor Plans
- 1677-P-A-03 Rev A – Type A – Second Floor Plans
- 1677-P-A-04 Rev A – Type A – Roof Plans
- 1677-P-A-05 Rev A – Type A, Elevations (showing front and side 1)
- 1677-P-A-06 Rev A – Type A – Elevations (showing rear and side 2)

- 1677-P-B-01 Rev C – Type B – Floor Plans
- 1677-P-B-02 Rev B – Type B – Elevations

- 1677-P-C-01 Rev A – Type C – Floor Plans
- 1677-P-C-02 Rev A – Type C – Elevations

- 1677-P-D-01 – Type D Plans
- 1677-P-D-02 – Type D Elevations

- 1677-P-E-01 Rev B – Type E – Floor Plans
- 1677-P-E-02 Rev B – Type E – Elevations

- 1677-P-F-01 – Type F – Floor Plans
- 1677-P-F-02 – Type F – Elevations

- 1677-P-G-01 – Type G – Floor Plans
- 1677-P-G-02 – Type G – Elevations
- 1677-P-G-03 Rev A – Type G gable front – Floor Plans
- 1677-P-G-04 Rev A – Type G gable front – Elevations

- 1677-P-H-01 Rev A – Type H – Floor Plans
- 1677-P-H-02 Rev A – Type H – Elevations

- 1677-P-I-01 – Type I – Floor Plans
- 1677-P-I-02 – Type I – Floor Plans (showing roof plan)
- 1677-P-I-03 – Type I – Elevations

- 1677-P-J-01 Rev A – Type J – Floor Plans
- 1677-P-J-02 – Type J – Elevations
-
- 1677-P-K-01 – Type K Plan, 4 Bedroom House
- 1677-P-K-02 – Type K, Elevations

- 1677-P-M-01 – Type M – Floor Plans
- 1677-P-M-02 – Type M – Elevations

- 1677-P-N-01 – Type N – Floor Plans
- 1677-P-N-02 – Type N – Elevations

- 1677-P-P-01 – Type P Plans
- 1677-P-P-02 – Type P Elevations

- 1677-P-GAR-01 – Single Garage – Floor Plan and Elevations
- 1677-P-GAR-02 – Double Garage Floor Plan and Elevations
- 1677-P-REF-01 – Refuse & Cycle Store – Floor Plan and Elevations
- 1677-P-SHE-01 – Garden Store – Floor Plan and Elevations
- 1677-P10-1 Rev A – Materials Sheet 1
- 1677-P10-2 Rev A – Materials Sheet 2
- 1677-P11 Rev # – Materials Sheet 3

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

Detailed element

2. The detailed element of this development to which this hybrid 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 (as amended).

Outline element

3. Approval of the details of the access, layout, scale, appearance and landscaping (hereinafter called the Reserved Matters) of the relevant phase of the development outside of the full permission (granted for Phase 1 of this hybrid permission) shall be obtained from the Local Planning Authority in writing before any development of the relevant phase is commenced other than on Phase 1 of the development.

   Reason: To ensure the satisfactory development of the site.

4. Application for approval of any “reserved matter” under Condition 3 must be made not later than the expiration of ten years beginning with the date of this permission.

   Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. The outline element of this development to which this hybrid permission relates must be begun not later than 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 92 of the Town and Country Planning Act 1990 (as amended).

6. Not more than 401 dwellings in total shall be constructed under the outline element of the permission.

   Reason: The assessment of the impacts of the scheme are based on a maximum of 500 dwellings across the whole site and additional dwellings would require further assessments of impacts.

Phasing

7. Prior to the commencement of the development a Phasing Plan for the entirety of the development shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall make provision for:
   a. Extraction of the mineral interest in accordance with a scheme to be first approved in writing by the Local Planning Authority from the area outlined in red on the Site Location Plan Drawing No. 1701 P01 Rev A prior to the commencement of any development the subject of the outline planning permission within that same area.
   b. Delivery of the Village Green as part of Phase 1. No further dwellings in later phases to be constructed until it is complete.
   c. Delivery of serviced employment land as part of the development of the adjacent residential phase.
   d. Provision of allotments as part of the development of the adjacent residential phase.
   e. Provision of Locally Equipped Areas for Play as part of the development of the adjacent residential phase.
   f. The village hall and adjacent parking spaces being constructed and ready for first use prior to the demolition of the existing village hall or the occupation of the 250th dwelling, whichever is soonest, and the submission of a scheme for the interim landscaping of the proposed village hall site until such time as the village hall is constructed. The interim landscaping scheme for the village hall site is to include details of the planting and its maintenance and shall be implemented and completed in full as part of Phase 1 and shall be maintained and retained thereafter until such time as the village hall is constructed on the site.
   g. Provision of the doctor's surgery building.

   Thereafter the development shall be carried out in accordance with the approved Phasing Plan and any subsequent changes to the agreed Phasing Plan must also be agreed in writing by the Local Planning Authority under the terms of this condition.

   Reason: In the interests of achieving the objectives of the Local Plan and the site specific policy.

Highways

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15m of the proposed central access road from Warmwell Road within the detailed element of the application, including the junction with the existing public highway, has been completed to at least binder course level.

   Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard during construction.

9. Prior to the commencement of the detailed element of the development hereby permitted, a scheme demonstrating how inclusive, safe and accessible movement for all users will be achieved within areas containing shared surface areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by DfT document 'Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' (2021) or any subsequent update version. The details shall include a timetable for implementation. The approved scheme shall be implemented in full in accordance with the approved timetable for implementation and shall be retained thereafter.

   Reason: In the interests of highway safety and to ensure inclusive mobility and accessibility for all users, in accordance with guidance for Inclusive Mobility.

10. Prior to first occupation, the central access road shall be completed in accordance with drawing ITS2200462-GA-002 with footways completed to surface course unless an updated drawing is submitted to and approved in writing by the Local Planning Authority under the terms of this condition, in which case the works shall proceed in accordance with the updated scheme. The carriageway shall be completed to surface course prior to occupation of the 89th dwelling.

    Reason: To ensure that a suitably surfaced and constructed access to the site is provided for all users.

11. The detailed element of the development hereby permitted shall not be occupied or utilised until the access, geometric highway layout, turning and parking areas shown on Drawing Number 51628-XX-P1-02 Rev v1 have been constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

    Reason: To ensure the proper and appropriate development of the site.

12. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Planning Authority:

    i. Active travel proposals and highway improvements as set out in the submitted Transport Assessment Addendum prepared by i-Transport (ref. SJ/OT/DGo/ITS200462-003 dated 23 January 2026) along the Warmwell Road site frontage broadly in accordance with drawings ITS200462-GA-002 and ITS200462-GA-003.

    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.

13. Notwithstanding the information shown on the illustrative drawings submitted with the outline element of the development hereby permitted, before any phase of the outline element of the development is occupied or utilised, precise details of the access, geometric highway layout, turning and parking areas for the relevant phase shall have been submitted to and agreed in writing by the Local Planning Authority. The details shall include precise details for the provision of visibility splays at the proposed accesses to the site, including visibility splays to be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

    Reason: To ensure the proper and appropriate development of the site.

14. No more than 100 residential units (to include 35% affordable housing) shall be occupied unless and until the A35 Max Gate junction works are completed and open to traffic. The works shall be implemented generally in accordance with WYG Transport drawing SK09, dated 21 October 2015, titled Improvements to A35 Max Gate Priority Junction, subject to any necessary changes identified during the detailed design and Road Safety Audit process.

    Reason: In the interest of the safe and efficient operation of the A35 trunk road and to ensure the development traffic impact on the SRN is satisfactorily mitigated in accordance with DfT Circular 01/2022 and the NPPF.

15. No development within a phase shall be commenced until a Construction Traffic Management Plan (CTMP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
    a) specify the point of construction access and access route to the site;
    b) construction vehicle details (number, size, type and frequency of movement)
    c) a programme of construction works and anticipated deliveries
    d) timings of deliveries so as to avoid, where possible, peak traffic periods
    e) a framework for managing abnormal loads
    f) contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
    g) wheel cleaning facilities
    h) vehicle cleaning facilities
    i) inspection of the highways serving the site (by the developer (or their contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
    j) a scheme of appropriate signing of vehicle route to the site
    k) a route plan for all contractors and suppliers to be advised on
    l) temporary traffic management measures where necessary

    The CTMP shall thereafter be implemented in accordance with the approved details upon the commencement of the relevant construction phase of the development and be adhered to for the complete duration of the construction programme for that phase.

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

16. Each phase of development hereby permitted shall not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities serving the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be constructed before the relevant phase of development is first occupied or utilised and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

    Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

Travel Plans

17. Before any phase of development hereby approved is first occupied or utilised an updated Travel Plan for the relevant phase based on the Framework Travel Plan prepared by i-Transport (dated 22 January 2026, ref. OT/SGe/DGo/ITS200462-004) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the Travel Plan shall be complied with for the lifetime of the relevant phase unless a variation is first agreed in writing with the Local Planning Authority under the terms of this condition.

    Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

18. Prior to the approval of any reserved matters under Condition 3 above for the approved employment allocation, a Travel Plan suitable to deal with the travel impacts of the whole 2.5ha employment allocation shall be submitted to and approved in writing by the Local Planning Authority. The employment Travel Plan shall be implemented in accordance with its agreed details prior to the first occupation of any approved employment building on the site and complied with for the lifetime of the development unless a variation is first agreed in writing with the Local Planning Authority under the terms of this condition.

    Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

Drainage

19. No development within a phase shall take place until a detailed surface water management scheme serving the relevant phase, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction and a timetable for implementation, has been submitted to, and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented in accordance with the approved details in accordance with the approved timetable for implementation.

    Reason: To prevent increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

20. No development within a phase shall take place until details of maintenance and management of the surface water sustainable drainage scheme serving the relevant phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the relevant phase, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Foul Water

21. No development within a phase shall take place until a foul water drainage strategy for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme for the relevant phase shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phase. The drainage scheme shall thereafter be completed in accordance with the approved details and to a timetable to be agreed in writing with the Local Planning Authority and maintained for the lifetime of the development.

    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.

Contaminated Land

22. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:
    a) a Phase 2 Site Investigation Report informed by the Phase 1 Preliminary Risk Assessment (Desk Study) prepared by Clarke Bond (ref. WB04198/R1 and dated March 2016) detailing an adequately developed 'conceptual site model' of all potential contaminant linkages, and incorporating risk assessment.
    b) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. This shall be supported by a detailed soils management and waste management plan.
    c) a monitoring and maintenance scheme to be supervised by an appropriate specialist under a watching brief to determine the need for the consideration of unexpected finds during construction.

    The development shall proceed in strict accordance with the remediation scheme and watching brief, which shall both be fully implemented for the relevant phases of development before the relevant phases of development first comes into use or is occupied.

    On completion of the relevant phase of development written confirmation that all works were completed in accordance with the agreed details of the remediation scheme and watching brief shall be submitted for approval to the Local Planning Authority. Such

approval from the Local Planning Authority shall be received before the relevant phase of development first comes into use.

Reason: To ensure potential land contamination is addressed and to mitigate potential harm to the health and safety of persons.

23. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the remediation scheme approved under the terms of this condition a verification report shall be submitted to, and approved in writing by, the Local Planning Authority.

    Reason: In the interests of ensuring there is no unacceptable risk to occupiers of the development.

Employment Land

24. The development shall provide a minimum of 2.5 hectares of employment land for use within Use Class B1. The employment land and associated buildings shall be used for Use Class B1 and for no other purpose (including any other purpose within the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. No dwelling adjoining the eastern boundary of the residential development, adjacent to the proposed employment access road within the Character Areas 4, 5 and 6 as set out on page 48 of the submitted Design and Access Statement, shall be occupied before the employment allocation has been provided as serviced employment land in accordance with the phasing scheme approved under condition 7 above.

    Reason: In the interests of securing the economic benefits of this Key Employment Site allocation in the Local Plan and to avoid significant adverse residential amenity impacts that may arise through Use Classes B2 and/or B8.

25. Buildings constructed within the employment allocation hereby approved shall not exceed a cumulative total floorspace of 13,000 square metres (measured externally).

    Reason: In the interests of the impacts of the traffic generated by that level of employment development on the strategic highway network.

Biodiversity

26. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Ecological Impact Assessment (prepared by Pro Vision and dated July 2025), must be strictly adhered to during the carrying out of the development.

    The relevant phase of development must not be first brought into use unless and until:

    i. the relevant mitigation, compensation and enhancement measures detailed in the approved Ecological Impact Assessment have been completed in full,

in accordance with any specified timetable which may be submitted and approved in writing by the Local Planning Authority under the terms of this condition.

ii. evidence of compliance, including photographic evidence, shall be supplied to the Local Planning Authority prior to the substantial completion of the relevant phase, or the first bringing into use of the relevant phase of development, whichever is the sooner. The development of the relevant phase shall subsequently be implemented entirely in accordance with the approved Ecological Impact Assessment and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Should amendments to the approved Ecological Impact Assessment be required, an updated Ecological Impact Assessment may be submitted, certified by NET and agreed in writing by the Local Planning Authority under the terms of this condition. Should an updated Ecological Impact Assessment be agreed, the terms of this condition shall apply to the updated Ecological Impact Assessment.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

27. Prior to the commencement of any phase of development, a Construction Environmental Management Plan (CEMP) (Biodiversity) for the relevant phase must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
    a) Risk assessment of potentially damaging construction activities.
    b) Identification of “biodiversity protection zones”.
    c) 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), including **wildfire risks and** on dormice which may use hedgerows and other features to move across the site.
    d) The location and timing of sensitive works to avoid harm to biodiversity features.
    e) The times during construction when specialist ecologists need to be present on site to oversee works.
    f) Responsible persons and lines of communication.
    g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
    h) Use of protective fences, exclusion barriers and warning signs.

    The development of the relevant phase shall take place strictly in accordance with the approved CEMP.

    Reason: To protect biodiversity during the construction phase.

28. A landscape and ecological management plan (LEMP) for the relevant phase of development shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the relevant phase of development. The content of the LEMP shall include the following:
    a) Description and evaluation of features to be managed.
    b) Ecological trends and constraints on site that might influence management.
    c) Aims and objectives of management**, including practical measures to reduce wildfire risks**.
    d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP 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 LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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 LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

29. Prior to commencement of any works within a phase of development, details of any proposed lighting within the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy will reflect the need to avoid harm to protected species and to minimise light spill from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023) has been implemented. There shall be no lighting of the relevant phase other than in accordance with the approved strategy.

Reason: In the interests of on biodiversity

Scheduled Ancient Monument

30. The submission of details of reserved matters under Condition 3 shall make provision for a minimum 5m buffer around the identified remains of the Bowley's Plantation Schedule Ancient Monument enclosure as set out on page 10 of the submitted Settings Assessment by Context One received on 16th October 2017.

Reason: In the interests of the setting of the Scheduled Ancient Monument.

Acoustic Fencing

31. No development within a phase adjacent to the Hybris Business Park shall take place until details including dimensions, materials and positioning of the noise barrier/acoustic fence to be located along the site boundary adjacent to the business park as identified within the Noise Impact Assessment (ref. R5500-1 Rev 0 prepared by 24 Acoustics and dated 28 January 2016) have been submitted to and agreed in writing by the Local Planning Authority. The agreed noise barrier/acoustic fence shall be erected prior to any development above damp proof course level of the relevant phase and shall be permanently retained and maintained as such thereafter.

Reason: In the interests of neighbouring amenity.

Broadband

32. No development above damp proof course of any building hereby approved shall take place until a scheme for facilitating infrastructure to support superfast broadband technology to serve the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

    Reason: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development.

Phase 1 Detailed Consent

33. The village hall hereby approved shall be laid out with a full-size badminton court in the main hall as shown on Drwg No. 1677 P VH 01 prior to the Village Hall first being brought into use.

    Reason: In the interests of sports provision.

34. The Phase 1 full permission shall be carried out in accordance with the external materials detailed in the approved drawing No.s 1677 P10-1 Rev A, 1677 P10- 2 Rev A and 1677 P11. No development above damp proof course level of any dwelling approved under the Phase 1 full permission shall take place before samples of the external materials to be used on the relevant building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details unless revised materials are submitted to and approved in writing by the Local Planning Authority, in which case the development shall be caried out in accordance with the revised materials.

    Reason: In the interests of the character and appearance of the area.

35. No development within the Phase 1 full permission shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
    a) A statement setting out the design objectives and how these will be delivered;
    b) Earthworks showing existing and proposed levels and contours;
    c) Means of enclosure and retaining structures;
    d) Boundary treatments;
    e) Vehicle parking layouts;
    f) Other vehicle and pedestrian access and circulation areas;
    g) Hard surfacing materials and construction details;
    h) The location and construction details of furniture, refuse units, features and signs;
    i) The location of proposed and existing functional services above and below ground;
    j) The location and construction details of any lighting/floodlighting;
    k) A specification for any proposed seeding/turfing, tree, and shrub planting including their quantity, size species and position, how they will be planted, protected and maintained, and the proposed time of planting;

l) A programme of implementation including phasing where relevant.

Thereafter, the approved landscape works shall be carried out in accordance with the approved details and the implementation programme before any part of Phase 1 is brought into use.

Reason: To ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of the development and that the approved landscaping is implemented as approved.

36. No development within the Phase 1 full permission shall commence until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas, has be submitted to and approved in writing by the Local Planning Authority. Thereafter, the completed scheme shall be managed and maintained in accordance with the approved management plan. Any seeded/turfed areas, trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with seed/turf, trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: To ensure that the management and maintenance of the proposed hard and soft landscape scheme has been agreed prior to the commencement of the development and that it is implemented as approved.

37. The development shall be carried out wholly in accordance with the Arboricultural Assessment & Method Statement by Barrell Tree Consultancy dated January 2016 (ref. 14408-AA-CA). The agreed tree protection measures shall be retained during the course of the development and there shall be no variation to the agreed protection measures without the prior written agreement of the Local Planning Authority.

Reason: To protect preserved trees within and adjoining the site during construction in the interests of preserving the character of the area.

Nutrient Neutrality

38. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwellings to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

39. No development within the outline element of the development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar (as identified in the Appropriate Assessment agreed with Natural England on 19 March 2026) have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

40. Each reserved matters application for individual phases must be accompanied by a bespoke nutrient budget calculation informed by the nutrient budget agreed with the Council's Natural Environment Team on 10 February 2026. The budget shall identify the quantum of credits required to mitigate the impact of each phase of the outline element of the development on the Poole Harbour Special Protection Area SPA) and Ramsar. Development must not commence until the necessary credits for the relevant phase have been secured from an accredited nutrient credit provider. A copy of the nutrient credit certificate for the relevant phase from the accredited nutrient credit provider must be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development of that phase.

    Once approved in writing by the Local Planning Authority, the development of each phase must be undertaken in accordance with the approved Nutrient Neutrality Mitigation Strategy.

    Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour.

41. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no gates, fences, walls or other means of enclosure within the curtilage of Plots 84, 85 or 99 as identified on drawing 51628-XX-P1-02 Rev v1 (Site Plan) permitted by Class A of Schedule 2 Part 2 of the 2015 Order (as amended), shall be erected or constructed.**

    Reason: In the interests of reducing wildfire risks and policy CC3(e) of the NPPF (2026)

42. **Prior to the first occupation of any phase containing or adjacent to a SANG, details of high-volume fire hydrants within that phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the hydrants shall be installed as approved prior to first occupation of the relevant phase and maintained in working order for the lifetime of the development.**

    Reason: In the interests of reducing wildfire risks and policy CC3(e) of the NPPF (2026)

Informative Notes

1. Informative Note: If the new road layout is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.

2. Informative Note: 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 Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. Informative Note: 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 Council's Highways Development team. They can be reached by email highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. Informative Note: In addition to this permission, the junction works referred to in the recommended condition 10 above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

5. Informative Note: Prior Land Drainage Consent (LDC) may be required from Dorset Council'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.

6. Informative Note: The applicant intends to rely heavily on infiltration. They will therefore need to demonstrate, through further post extraction ground investigation, that soakaways remain feasible. Given the proposed use of soakaways across the site, it is important that soakaway tests and ground water readings are representative of all the areas expected to support infiltration. The Council's FRM team as relevant LLFA will be unable to discharge the relevant condition above without detailed information concerning ground conditions that substantiate the use of drainage through infiltration. Should the site, after mineral extraction, be found not to support infiltration, then the applicant will need to propose alternate and detailed designs for capturing and attenuating surface

water.

7. Informative Note: The highways schemes associated with this consent involves works within the public highway, which is land over which the applicant has no control. National Highways will therefore require the applicant to enter into a suitable legal agreement to cover the detailed design and construction of the works. Please contact ThirdpartyworksSWarea@nationalhighways.co.uk at an early stage to discuss the details of the highways agreement and funding arrangements.

   Commencement of works will also need to be timed to fit in with other road works on the strategic road network or local road network to ensure there are no unacceptable impacts on congestion and road safety. If the scheme also requires traffic orders these are subject to a minimum 12 week process.

   Please be advised that National Highways may charge Commuted Sums for maintenance of schemes delivered by third parties. These will be calculated in line with HM Treasury Green Book rules and will be based on a 60 year infrastructure design life period

8. Informative Note: At all times, a contact telephone number shall be displayed on site for members of the public to use to raise issues. A named person will also be provided for Environmental Health in order for contact to be made should complaints be received. The use of any radio / amplified music system on site must be kept at a level not to cause annoyance to noise sensitive premises beyond the boundary of the site. Any future sub-contractors to the site shall be made aware of, and comply with any guidelines/conditions relating to site management of emissions of noise, dust, smoke, fumes etc. made in as part of the determination of this application.

   Letter drops to adjacent residents in close proximity should be considered as part of the construction phase to give a minimum of 48 hours notice of any exceptional activities proposed. Any waste arising at the site shall be appropriately segregated and controlled prior to its removal by an appropriately licensed contractor. Any waste arising from the activity which could potentially be contaminated in any way shall also be segregated again, and removed appropriately. Environmental Health must be informed if this occurs.

9. Informative Note: The applicant's attention is drawn to the response of the Council's Rights of Way officer and the need to secure diversions for the existing rights of way.

10. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to affordable housing, SANG provision and maintenance, education, nutrient mitigation, highway improvements and children's play space.

11. Informative: National Planning Policy Framework Statement
    In accordance with **Policy DM3** of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.
    The council works with applicants/agents in a positive and proactive manner by:
    - offering a pre-application advice service, and
    - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:
- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

12. Informative: Gas pipelines
The site includes easements associated with medium pressure gas pipelines. Before any tree planting is carried out on permanent easements, written approval should be obtained from SGN. This approval must be subject to SGN retaining the right to remove any trees which might become a danger, or restrict access to the pipeline at any time in the future. The developer's attention is drawn to SNG's Guidance for Third Parties: Safe Working Near High Pressure Gas Pipelines.

13. Informative: High and low voltage underground cables
The site includes high and low voltage underground cables which serve the Hybris Business Park and existing village hall. As part of the relevant phase of the reserved matters, the applicant is recommended to open a dialog with SSEN and arrange full cable tracing for safety and in line with appropriate guidance. The application should not negatively affect this SSEN's assets.

14. Informative: Biodiversity Net Gain
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.
• The application for planning permission was made before 12 February 2024.

15. Informative: Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan
1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
4.5 Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and
iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.
* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

or B) Refuse permission for the reasons set out below if the Section 106 agreement is not completed by 14 April 2027 (within 6 months of the committee) or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Area Manager for the Western and Southern Team.

Reasons for refusal:

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing and the proposal would therefore be contrary to Policy HOUS1 of the adopted Local Plan and Policy HO8 of the National Planning Policy Framework (2026).
2. Policy COM1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community

infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be made on site. Policy CRS1 of the Local Plan sets out the expected infrastructure for this site and its development. In the absence of a planning obligation to secure the required community infrastructure the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development and to avoid and mitigate for the adverse effects upon internationally designated heathlands and additional nutrient loading upon the Poole Harbour internationally designated sites. It would namely fail to provide for:

i. Education facilities;

ii. Recreation spaces in the form of SANG and the supporting maintenance and funding mechanisms required for the future;

iii. Mitigation of the impacts upon the Poole Harbour internationally designated sites;

iv. Highway improvements;

v. Children's play provision;

vi. Indoor sports provision;

vii. Employment land.

In the absence of planning obligations to secure the above, the proposals therefore fail to meet the provisions of Policies COM1, CRS1, INT1, ENV2 and COM7 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policies CC2, DP3, TR3, HC3 and N2 of the National Planning Policy Framework (2026).

Application: WD/D/20/002569

Application Site: Land East Of Chickerell And South Of Coldharbour Chickerell

Proposal: An outline application for up to 328 dwellings with full details supplied in respect of 143 dwellings (Phase A) including creation of new accesses onto School Hill and Chickerell Link Road (B3157), including details of the internal spine road, landscaping, drainage, car parking, public open space and associated works for Phase A. All other matters reserved in respect of 185 dwellings (Phases B and C) and land for a primary school, public open space including, landscaping and associated works.

Summary of Recommendation:

To delegate authority to the Service Manager for Development Management and Enforcement or the Development Management Area Manager Southern and Western Team to

A) grant planning permission subject to conditions and the completion of a Section 106 Planning Obligation under Section106 of the Town and Country Planning Act 1990 (S106 agreement) to secure the following:

- No more than 100 dwellings to be occupied prior to the completion of the central avenue;
- Provision of 35% affordable housing, with a local connection clause;
- Financial contribution of £722 per dwelling towards NHS;
- Financial contribution of £524.72 per dwelling and £357.77 per flat towards Chesil and the Fleet mitigation;
- Financial contribution of £1,736.06 per qualifying dwelling (house or flat with 2 or more bedrooms), less land value discount of £482,000, towards primary education; plus a contribution towards SEND provision of £1,487.62 per qualifying dwelling, together with the transfer of land for the school;
- Financial contribution of £22,524 towards sports pitches and training facilities;
- Financial contribution of £106,413 towards Weymouth swimming pool;
- The provision of 0.28ha of play space, which shall include two LAP's, a LEAP, and informal play, together with the transfer of the land to be offered to Chickerell Town Council and a financial contribution of £411.84 per 2 bed unit; £587.34 per 3 bed unit; and £669.24 per 4+ bed unit; less land value discount of £98,800 towards play provision; a financial contribution of £420,000 towards maintenance, and to address the shortfall in play provision, a financial contribution of £50,000 towards enhancing the play facilities at Willowbed Hall and/or towards a skate park within the town;
- Financial contribution of £348,532.80 towards open space maintenance, together with transfer of the land to Chickerell Town Council;
- Financial Contribution of £50,000 towards improvements at Willowbed Hall;
- Financial contribution of £81,675.76 towards bus infrastructure; sustainable travel cards to be exchanged for 30 day bus ticket or cycle equipment; updating the walking and cycling maps;
- Financial contribution of £20,000 towards the upgrading of footpath S16/23;
- Financial contribution of £12,000 towards the upgrading of footpath S16/21.

Or

B) Refuse planning permission if the S106 agreement is not completed within 6 months from the committee resolution or such extended time as agreed by the Service Manager for Development Management and Enforcement or the Development Management Area Manager Southern and Western Team. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

Decision:

That authority be delegated to the Service Manager for Development Management and Enforcement or the Development Management Area Manager Southern and Western Team to grant planning permission subject to conditions as set out below and the completion of a Section 106 Planning Obligation under Section106 of the Town and Country Planning Act 1990 (S106 agreement) to secure the following:

- No more than 100 dwellings to be occupied prior to the completion of the central avenue;
- Provision of 35% affordable housing with a local connection clause;
- Financial contribution of £722 per dwelling towards NHS;
- Financial contribution of £524.72 per dwelling and £357.77 per flat towards Chesil and the Fleet mitigation;
- Financial contribution of £1,736.06 per qualifying dwelling (house or flat with 2 or more bedrooms), less land value discount of £482,000, towards primary education; plus a contribution towards SEND provision of £1,487.62 per qualifying dwelling, together with the transfer of land for the school;
- Financial contribution of £22,524 towards sports pitches and training facilities;
- Financial contribution of £106,413 towards Weymouth swimming pool;
- The provision of 0.28ha of play space, which shall include two LAP's, a LEAP, and informal play, together with the transfer of the land to Chickerell Town Council and a financial contribution of £411.84 per 2 bed unit; £587.34 per 3 bed unit; and £669.24 per 4+ bed unit; less land value discount of £98,800 towards play provision; a financial contribution of £420,000 towards maintenance, and to address the shortfall in play provision, a financial contribution of £50,000 towards enhancing the play facilities at Willowbed Hall and/or towards a skate park within the town;
- Financial contribution of £348,532.80 towards open space maintenance, together with transfer of the land to Chickerell Town Council;
- Financial contribution of £50,000 towards improvements to Willowbed Hall;
- Financial contribution of £81,675.76 towards bus infrastructure; sustainable travel cards to be exchanged for 30 day bus ticket or cycle equipment; updating the walking and cycling maps;

2. Financial contribution of £20,000 towards the upgrading of footpath S16/23;
3. Financial contribution of £12,000 towards the upgrading of footpath S16/21.

Conditions:

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

Received 28th Oct 2024:

LOC-00 Rev C Location Plan

Received 31st March 2026:

2602-02-FMOB Full Matters & Outline Boundary Plan

P932/01 G Southern Access

P932-02 G Northern Access

Received 1st April 2026:

P18_2525_EN_52 Rev A Site Location Plan

P932-84 E Phase A General Arrangement Plan 4 of 4

P932-88 E Phase A Proposed Levels and Contours Plan 4 of 4

P932-92 C Phase A Main Drainage Plan 4 of 4

P932-96 C Phase A Swept Path Analysis 4 of 4

P932-97 C Phase A Longitudinal Sections 1 of 4

P932-98 D Phase A Longitudinal Sections 2 of 4

P932-99 D Phase A Longitudinal Sections 3 of 4

P932-100 D Phase A Longitudinal Sections 4 o f4

P932-101 B Phase A Adoptable Construction Details

P932-103 A Phase A Adoptable Drainage Details

P932-104 B Phase A Fire Tender Plan Sheet 1 of 2

P932-105 B Phase A Fire Tender Plan Sheet 2 of 2

Received 22 April 2026:

2602-02-HT-So(mid)-2Br a Solway (mid) Plans & elevations

2602-02-HT-So(mid)-1Br a Solway (mid) Plans & elevations

2602-02-HT-So(end)-3Br a Solway (end) Plans & elevations

2602-02-HT-So(end)-2Br a Solway (end) Plans & elevations

2602-02-HT-So(end)-1Br a Solway (end) Plans & elevations

2602-02-HT-Sh-2St+C a Sherwood Plans & elevations

2602-02-HT-Re(mid)-3Br a Rendlesham (mid) Plans & elevations

2602-02-HT-Re(end)-3Br a Rendlesham (end) Plans & elevations

2602-02-HT-Lb-3Br a Lambridge Plans & elevations

2602-02-HT-Kn-3Br a Knebworth Plans & elevations

2602-02-HT-Kn-1Wb a Knebworth Plans & elevations

2602-02-HT-Hd(mid)-2Br a Haldon (mid) Plans & elevations

2602-02-HT-Hd(end)-3Br a Haldon (end) Plans & elevations

2602-02-HT-Hd(end)-2Br a Haldon (end) Plans & elevations)

2602-02-HT-Hd(end)-1Wb a Haldon (end) Plans & elevations

2602-02-HT-Hd(end)-1Br a Haldon (end) Plans & elevations

2602-02-HT-Gd(end)-3Br a Grizedale (end) Plans & elevations

2602-02-HT-Ga(mid)-3Br a Galloway (mid) Plans & elevations

2602-02-HT-Ga(end)-3Br a Galloway (end) Plans & elevations
2602-02-HT-Ga(end)-2St+C a Galloway (end) Plans & elevations
2602-02-HT-Da(end)-3Br a Danbury (end) Plans & elevations
2602-02-HT-Da(end)-2Br a Danbury (end) Plans & elevations
2602-02-HT-Da(end)-1Br a Danbury (end) Plans & elevations
2602-02-HT-Ct-3Br a Chiltern Plans & elevations
2602-02-HT-Cd-3Br a Charndale Plans & elevations
2602-02-HT-Cd-1R a Charndale Plans & elevations
ARo_2602-02-HT-Br-3Br a Brampton Plans & elevations
2602-02-HT-Br-2St+C a Brampton Plans & elevations
2602-02-HT-Br-2Br a Brampton Plans & elevations
2602-02-HT-Bi-1Wb a Birkdale Plans & elevations
2602-02-HT-Be-3Br a Barndale Plans & elevations
2602-02-HT-Be-2St+C a Barndale Plans & elevations
2602-02-HT-Be-1Wb a Barndale Plans & elevations
2602-02-HT-Be-1R a Barndale Plans & elevations
2602-02-HT-Al(mid)-3Br a Alnmouth (mid) Plans & elevations
2602-02-HT-Al(mid)-1Br a Alnmouth (mid) Plans & elevations
2602-02-HT-Al(end)-3Br a Alnmouth (end) Plans & elevations

Received 9th June 2026:

P932-83 H Phase A General Arrangement Plan 3of4
P932-85 G Phase A Proposed Levels and Contours Plan 1of4
P932-86 G Phase A Proposed Levels and Contours Plan 2of4
P932-87 G Phase A Proposed Levels and Contours Plan 3of4
P932-89 E Phase A Main Drainage Plan 1of4
P932-90 E Phase A Main Drainage Plan 2of4
P932-91 E Phase A Main Drainage Plan 3of4
P932-93 E Phase A Swept Path Analysis 1of4
P932-94 E Phase A Swept Path Analysis 2of4
P932-95 E Phase A Swept Path Analysis 3of4
P932-04 O Proposed Surface Water Drainage Strategy
P932-20 K Proposed Foul Water Drainage Strategy
P932-32 A Detention Basin Cross Sections
P932-37 Non-Motorised Access Arrangements
P932-81 H Phase A General Arrangement Plan 1of4
P932-82 H Phase A General Arrangement Plan 2of4

Received 11 June 2026:

2602-02-HT-Al(end)-1Wb Alnmouth (end) plans & elevations
2602-02-HT-Al(end)-2R Alnmouth (end) plans & elevations

2602-02-HT-Al(end)-2S Alnmouth (end) plans & elevations
2602-02-HT-Al(end)-3S Alnmouth (end) plans & elevations
2602-02-HT-Al(mid)-2R Alnmouth (mid) plans & elevations
2602-02-HT-Al(mid)-2S Alnmouth (mid) plans & elevations
2602-02-HT-Be-2R+C Barndale plans & elevations
2602-02-HT-Be-2Wb+C Barndale plans & elevations
2602-02-HT-Bi-2R Birkdale plans & elevations
2602-02-HT-Bi-2Wb Birkdale plans & elevations
2602-02-HT-Br-2R Brampton plans & elevations
2602-02-HT-Br-2Wb+C Brampton plans & elevations
2602-02-HT-Ct-1Wb b Chiltern plans & elevations
2602-02-HT-Ct-2Wb Chiltern plans & elevations
2602-02-HT-Da(end)-2R Danbury (end) plans & elevations
2602-02-HT-Da(end)-2Wb Danbury (end) plans & elevations
2602-02-HT-Da(mid)-2R Danbury (mid) plans & elevations
2602-02-HT-Gar(d+t) b Garage (double/twin) plans & elevations
2602-02-HT-Gar(single) b Garage (single) plans & elevations
2602-02-HT-Ha(mid)-1Wb Haldon (mid) plans & elevations
2602-02-HT-Kn-2R Knebworth plans & elevations
2602-02-HT-Lb-2Wb Lambridge plans & elevations
2602-02-HT-Re(mid)-2Wb Rendlesham (mid) plans & elevations
2602-02-HT-Rk-2Wb Rockcliffe plans & elevations
2602-02-HT-Sh-3Br b Sherwood plans & elevations
2602-02-HT-Al(end)-1Br Alnmouth (end) plans & elevations
2602-02-HT-Al(end)-1S Alnmouth (end) plans & elevations
2602-02-DD(A1) b Dwelling Distribution Plan_Phase A1
2602-02-DD(A2) b Dwelling Distribution Plan_Phase A2
2602-02-FG b Figure-Ground Diagram
2602-02-MAT(A1) b Character Areas & Materials Plan_Phase A1
2602-02-MAT(A2) b Character Areas & Materials Plan_Phase A2
2602-02-PH b Phasing Plan
2602-02-PRoW b Public Rights of Way Diversion Plan_Phase A
2602-02-RSBS(A1) b Refuse Strategy + Bicycle Storage Plan_Phase A1
2602-02-RSBS(A2) b Refuse Strategy + Bicycle Storage Plan_Phase A2
2602-02-SH(A1) b Storey Heights Plan_Phase A1
2602-02-SH(A2) b Storey Heights Plan_Phase A2
2602-02-SP(A1) b Sustainability Plan_Phase A1
2602-02-SP(A2) b Sustainability Plan_Phase A2
2602-02-SS b Proposed Street Scenes_Phase A

2602-02-SS_2 b Proposed Street Scenes_2_Phase A

2602-02-SS_3 a Proposed Street Scenes_3_Phase A

2602-02-SSec_2 Proposed Site Sections_2

2602-02-TP(A1) b Tenure Plan_Phase A1

2602-02-TP(A2) b Tenure Plan_Phase A2

2602-02-BT(A1) c Boundary Treatment Plan_Phase A1

2602-02-BT(A2) c Boundary Treatment Plan_Phase A2

Received 17 June 2026:

2602-02-HT-FB(37-42)-2R a Flat block 37-42 - plans & elevations

2602-02-HT-FB(63-66)-1Wb b Flat block 63-66 - Plans & elevations

2602-02-HT-FB(96-99)-2Wb a Flat block 96-99 - Plans & elevations

2602-02-HT-FB(106-114)-1Wb b Flat block 106-114 - Plans & elevations

P18-2525_42 C Dark Zone, Ecological Buffer - Interconnectivity

2602-02-HP(A1) a Hybrid Plan_Phase A1

2602-02-HP(A2) a Hybrid Plan_Phase A2

2602-02-MP(+B+C) b Masterplan -Whole site inc Phases B+C

2602-02-SSec c Proposed Site Sections

2602-02-SSec_3 Proposed Site Sections_3

P18-2525_29 P Strategic Landscape Masterplan

P18-2525_37_1 M Detailed Public Open Space Landscape Proposals 1 of 4

P18-2525_37_2 M Detailed Public Open Space Landscape Proposals 2 of 4

P18-2525_37_3 M Detailed Public Open Space Landscape Proposals 3 of 4

P18-2525_37_4 N Detailed Public Open Space Landscape Proposals 4 of 4

P18-2525_57 B Concept On Plot

Received 26 June 2026:

2602-02-HT-Sh-2Wb Sherwood plans & elevations

Received 29 June 2026

P932/116 Pond Sections

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

<u>Commencement – Detailed element</u>

2. The detailed element of this development to which this hybrid permission relates, as identified on drawing 2602-02-FMOB and referred to as phase A and D on drawing 2602-02-PH, 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 (as amended).

<u>Commencement – Outline element</u>

3. Approval of the details of the access, layout, scale, appearance and landscaping (hereinafter called the Reserved Matters) of the relevant phase of the development outside of the full permission (granted for Phase A and D of this hybrid permission and as identified on drawing 2602-02-FMOB) shall be obtained from the Local Planning Authority in writing before any development of the relevant phase is commenced other than on Phase A and D of the development.

   Reason: To ensure the satisfactory development of the site.

4. An application for approval of any 'reserved matter' must be made not later than the expiration of five years beginning with the date of this permission.

   Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. The development to which this permission relates must be begun not later than 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 92 of the Town and Country Planning Act 1990 (as amended).

6. Not more than 185 dwellings in total shall be constructed under the outline element of the permission.

   Reason: The assessment of the impacts of the scheme are based on a maximum of 328 dwellings across the whole site and additional dwellings would require further assessments of impacts.

Phasing Plan

7. No application for Reserved Matters shall be approved until a Phasing Plan for the development has been submitted to, and approved in writing by, the Local Planning Authority. The Phasing Plan shall generally accord with drawing 2602-02-PH b Phasing Plan but shall include anticipated delivery timescales, including timescales for the delivery of the school. Thereafter, development shall be brought forward in accordance with the Phasing Plan.

   REASON: To allow the development to proceed on a phased basis.

Design Code – phases B and C

8. No application for reserved matters shall be approved until a Design Code has been submitted to and approved in writing by the Local Planning Authority for phase B and C. Each subsequent reserved matters application for development within phase B and C should be accompanied by a written statement which sets out how proposed development in that phase has complied with the principles set out in the approved Design Code. The Design Code shall include details of the following in respect of each Character Area:

   - Minimum and maximum residential densities;
   - a palette of materials to be used in the construction of external surfaces;
   - a palette of architectural features to be incorporated into the design of buildings;
   - a palette of means of enclosure;
   - how affordable housing will be dispersed throughout each character area;

- typical street scenes;
- information of how level changes will be addressed;
- parking design;
- the location of and minimum amounts of landscaped areas within and between development parcels;

All subsequent applications for the approval of reserved matters shall be in conformity with the approved Design Code unless justification is provided and an alternative is agreed in writing by the Local Planning Authority.

REASON: To ensure the provision of a high quality development in accordance with the provisions of Policies ENV1, ENV10, ENV11, ENV12 and ENV15 of the West Dorset Weymouth and Portland Local Plan.

Design Code – School phase

9. No application for reserved matters for the school shall be approved until a Design Code has been submitted to and approved in writing by the Local Planning Authority for the 'school phase', as identified on drawing 2602-02-PH b 'Phasing Plan'. The subsequent reserved matters application for development within the 'school phase' should be accompanied by a written statement which sets out how proposed development in that phase has complied with the principles set out in the approved Design Code. The Design Code shall include details of the following:

- proposed massing and height, with consideration given to the massing of the school from the valley (from the north)
- a palette of materials to be used in the construction of external surfaces;
- a palette of architectural features to be incorporated into the design;
- a palette of means of enclosure;
- information of how level changes will be addressed;
- the design of parking and access, which focusses on prioritising pedestrians and cyclists, and which seeks to avoid the dominance of parking from the street scene. Details shall include entrances for children/visitors (accessible from the public street/public area), and shall take account of school drop off/collection and the transition from the street into the managed space of the school;
- the location of and minimum amounts of landscaped areas;
- information on how the school will respond to public spaces and contribute to wider placemaking having regard to building lines and frontages;
- how the design responds to Secure By Design Guide for Schools (2014)

All subsequent applications for the approval of reserved matters shall be in conformity with the approved Design Code unless justification is provided and an alternative is agreed in writing by the Local Planning Authority.

REASON: To ensure the provision of a high quality development in accordance with the provisions of Policies ENV1, ENV10, ENV11, ENV12 and ENV15 of the West Dorset Weymouth and Portland Local Plan.

Materials

10. Prior to development above damp proof course of each phase, details and samples of all external facing materials for the walls and roofs for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development of each phase shall proceed in accordance with such materials as have been agreed.

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

Strategic Landscape Phasing Plan

11. Notwithstanding the submitted Landscape Plans (drawing numbers P18-2525_29 P Strategic Landscape Masterplan; P18-2525_37_1 M Detailed Public Open Space Landscape Proposals 1 of 4; P18-2525_37_2 M Detailed Public Open Space Landscape Proposals 2 of 4, P18-2525_37_3 M Detailed Public Open Space Landscape Proposals 3 of 4, P18-2525_37_4 N Detailed Public Open Space Landscape Proposals 4 of 4' received 17 June 2026), prior to commencement of development hereby approved, a Strategic Landscape Phasing Plan shall first be submitted to, and agreed in writing by, the Local Planning Authority. The Strategic Landscape Phasing Plan shall identify strategic planting in and around the site, including along the northern and eastern boundaries, and shall include an implementation timetable making provision for strategic planting to be carried out in advance of the development. Thereafter after all strategic planting shall be carried out in accordance with the phasing and timetables agreed within the Strategic Landscape Phasing Plan.

    Reason: To ensure the provision and establishment of strategic planting to a reasonable standard of landscape to reduce the impact of the development on longer views, in accordance with Local Plan policy CHIC2.

Strategic Soft Landscaping and Planting Scheme

12. Notwithstanding the submitted Landscape Plans (drawing numbers P18-2525_29 P Strategic Landscape Masterplan; P18-2525_37_1 M Detailed Public Open Space Landscape Proposals 1 of 4; P18-2525_37_2 M Detailed Public Open Space Landscape Proposals 2 of 4, P18-2525_37_3 M Detailed Public Open Space Landscape Proposals 3 of 4, P18-2525_37_4 N Detailed Public Open Space Landscape Proposals 4 of 4' received 17 June 2026), prior to the commencement of development, a Strategic Soft Landscaping and Planting Scheme for that phase shall be submitted to, and agreed in writing, by the Local Planning Authority. The Strategic Soft Landscaping and Planting Scheme shall include:

    - identification of all strategic planting in and around the site, including along the northern and eastern boundaries;
    - planting plans, written specifications and schedules of all strategic planting (including hedge, shrubs and trees), noting species, planting sizes, position and proposed numbers/densities where appropriate together with implementation timetables (which shall accord with the Strategic Landscape Phasing Plan agreed under condition 11).
    - no fewer trees, shrubs and hedges than those shown on the submitted Landscape Plans (drawing numbers P18-2525_29 P Strategic Landscape Masterplan; P18-2525_37_1 M Detailed Public Open Space Landscape Proposals 1 of 4; P18-2525_37_2 M Detailed Public Open Space Landscape Proposals 2 of 4, P18-2525_37_3 M Detailed Public Open Space Landscape Proposals 3 of 4, P18-2525_37_4 N Detailed Public Open Space Landscape Proposals 4 of 4' received 17 June 2026);
    - the retention of all trees/hedges proposed to be retained as identified on the Tree Retention and Removal Plan, drawing no. BHA_506_01 and BHA_506_02, submitted within the Arboricultural Method Statement, and as shown on the Strategic Landscape Masterplan, drawing no. P18-2525_29 P.
    - tree pit designs where applicable;
    - stock proof fence protection installed to woodland buffer and native shrub planting within open space areas until established
    - underground modular support systems where applicable;
    - earthworks showing existing and proposed finished levels or contours;

- means of enclosure and retaining structures;
- proposed and existing functional services above and below ground infrastructure and services;
- the location of streetlighting;
- precise tree locations and indication of mature canopy spread;
- visibility splays.
- provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 10 years.
- implementation timetable

The Strategic Soft Landscaping and Planting Scheme, as has been agreed, shall be implemented in full in accordance with the agreed implementation timetable within the Strategic Landscape Phasing Plan (agreed under condition 11).

Reason: To ensure the provision and establishment of strategic planting to a reasonable standard of landscape in the interest of visual amenity.

Internal Soft Landscaping and Planting Scheme

13. Notwithstanding the submitted Landscape Plans (P18-2525_29 P Strategic Landscape Masterplan; P18-2525_57 B Concept On Plot), prior to the commencement of development within each phase hereby approved, a Soft Landscaping and Planting Scheme for that phase shall be submitted to, and agreed in writing, by the Local Planning Authority. The Internal Soft Landscaping and Planting Scheme shall include:
    - planting plans, written specifications and schedules of all planting within that phase (including hedge, shrubs, trees, ornamental on plot planting and planting for the crib walls), noting species, planting sizes, position and proposed numbers/densities where appropriate together with implementation timetables (which, in relation to any strategic planting, shall accord with the Strategic Landscape Phasing Plan agreed under condition 11).
    - no fewer street trees than those shown on the submitted landscape drawings: P18-2525_29 P Strategic Landscape Masterplan; P18-2525_57 B Concept On Plot;
    - tree pit designs where applicable;
    - underground modular support systems where applicable;
    - earthworks showing existing and proposed finished levels or contours;
    - means of enclosure and retaining structures;
    - proposed and existing functional services above and below ground infrastructure and services;
    - the location of streetlighting;
    - precise tree locations and indication of mature canopy spread;
    - visibility splays
    - provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 10 years.
    - implementation table

    The Internal Soft Landscaping and Planting Scheme for each phase, as has been agreed, shall be implemented in full in accordance with the agreed implementation timetable.

Reason: To ensure the provision and establishment of planting to a reasonable standard of landscape in the interest of visual amenity.

Landscapes Management and Replacement

14. The planting and landscaping shown within the Strategic Soft Landscaping and Planting Scheme and Internal Soft Landscaping and Planting Scheme for each phase (agreed under condition 12 and 13) shall be carried out in full in accordance with the implementation timescales agreed; and in any case not later than the termination of the first planting season following the commencement of that particular phase of the development. In the ten year period following the completion of the strategic soft landscaping and planting scheme of that particular phase of the development any trees or plants that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority.

    Reason: To ensure the provision and establishment of strategic planting to a reasonable standard of landscape in the interests of visual amenity.

Rights of Way Management Plan

15. No development within any phase of development shall commence until a Rights of Way Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Rights of Way Management Plan should be prepared in conjunction with the Public Open Space Management Plan required under condition 16 and shall include:
    - detailed design of the access and public rights of way routes, including details of their surfacing, widths, gradients, landscaping, and structures;
    - any proposals for diversion and closures of public rights of way and alternative route provision; and
    - provisions taking on board advice contained within the Rights of Way informatives listed on the decision notice.

    Thereafter the development shall proceed in strict accordance with the Rights of Way Management Plan as has been agreed. Any subsequent changes to the Rights of Way Management Plan, owing to the outcome of the Footpath Diversion Order(s), must be agreed in writing by the Local Planning Authority.

    Reason: In the interests of ensuring public rights of way are retained at an appropriate standard.

Public Open Space Management Plan

16. Prior to commencement of development of each phase a Public Open Space Management Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The Public Open Space Management Plan shall cover details of hard landscaping and should be prepared in conjunction with the Rights of Way Management Plan required under condition 15. It shall have regard to the ‘Advice Note for Practical Design and Management of Greenspace’ and recommendations set out in ‘Secure by Design’, and it shall include:
    - detailed design of all other footways/cycleways not considered under the Rights of Way Management Plan, including details of their surfacing, widths, gradients, landscaping, and structures. The footway proposed along the western corridor of the site shall be surfaced using bound material;

- details of access and crossing points (in accordance with the Active Travel Movement Plan required under condition 27 and details of crossing points required under condition 32)
- minor artefacts and structures (e.g. furniture, bollards, cycle facilities, refuse, signage/wayfinding);
- details of a viewing area to be provided within the northern public open space;
- proposed and existing functional services above and below ground and location of inspection areas (e.g. drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
- details of how surveillance of public areas shall be maximised having regard to the siting of landscaping;
- details of lighting of public areas;
- access and management arrangements;

Thereafter the development of each phase shall proceed in strict accordance with the Public Open Space Management Plan as has been agreed. Any subsequent changes to the Public Open Space Management Plan, must be agreed in writing by the local planning authority.

Reason: In the interests of ensuring public open space is provided to an appropriate standard.

Play spaces

17. Prior to the development of areas of play, a comprehensive Play Strategy shall be submitted to and agreed in writing by the Local Planning Authority. The Play Strategy shall have been prepared having regard to 'Secure by Design' principles and 'Design for Play' Guidance and shall have had regard to recommendations by Fields in Trust and the Green Infrastructure Planning and Design Guide. The Play Strategy shall include:

    - details, including to scale plans and elevations, of proposed play experiences/equipment at each area of play;
    - a detailed specification and plans for each area of play, including details of surfacing, impact absorbing surfaces beneath and around play equipment, boundary treatment, location of entry/exit points;
    - minor artefacts and structures (e.g. furniture, refuse, signage/wayfinding);

    The Local Area for Equipped Play shall include a minimum of 12 play experiences/equipment, including a minimum of 2 inclusive play experiences/equipment and features that support contact with nature and natural play. Signage shall be incorporated at each formal play space indicating that the area is for children's play and dogs are not welcome.

    Thereafter, development shall proceed in strict accordance with such details as have been agreed within the Play Strategy.

    Reason: In the interests of safety by design and in the interests of ensuring meaningful play spaces are created to serve the proposed development.

A Landscape and Ecological Management Plan

18. Notwithstanding the submitted Landscape and Ecological Management Plan (LEMP), prior to commencement of development of each phase, a revised/updated LEMP for that phase shall be submitted to and approved in writing by the Local Planning Authority, and shall include:
    - long term design objectives, management responsibilities, and maintenance schedules;

- for all landscaped areas (other than small, privately owned domestic gardens), a Strategic Soft Landscape Scheme (as per condition 12) and an Internal Soft Landscape Scheme (as required by condition 13) for each phase, to include where practicable planting of large canopy trees at E-W ecological corridors;
- the mitigation, compensation and enhancement measures detailed in the Ecology and Nature Conservation Chapter (chapter 7) of the Environmental Statement, together with a timetable for their implementation and/or phasing (implementation of landscaping to align with the details submitted in relation to condition 11 and 13);
- identification of east-west 'wildlife corridors' to support ecological connectivity, together with identification of other key ecological areas, and details of the means of safeguarding these areas from interference from human activity;
- evidence of compliance for each phase of development including photographic evidence, to be supplied to the Local Planning Authority prior to the substantial completion of each phase of development;
- a timetable for implementation and/or phasing (implementation of landscaping to align with the details submitted in relation to condition 11 and 13).

Each phase of development shall subsequently be implemented entirely in accordance with the approved LEMP and agreed implementation timetables, unless any modifications to the approved LEMP as a result of the requirements of a European Protected Species Licence has first been submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation significance and to mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

Protection of trees

19. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) by Barton Hyett Associates, dated Mar 2026 and Tree Protection Plan (TPP) drawing no. BHA_506_03 Rev A sheet 1 and 2, which also shows protected hedgerows to be retained. The tree and hedgerow protection measures for each phase shall be installed prior to commencement of development of that phase, and shall be retained until the development of that phase is complete. Dated photographic evidence of the erected tree/hedge protective measures fencing must be supplied to the Local Planning Authority at least 5 days prior to the commencement of works 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.

    Reason: In the interests of safeguarding and enhancing the character and amenity of the site and locality and to avoid any irreversible damage to retained trees and hedgerows.

Services near trees and hedges

20. Prior to commencement of works (including site clearance and any other preparatory works) a plan showing final service routes, including the position of soakaways and a method for installation near trees and hedges shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

Construction Environmental Management Plan

21. Prior to the commencement of development on each phase, a Construction Environmental Management Plan (CEMP) for that phase must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
Risk assessment of potentially damaging construction activities. This should relate to impacts on ecology as well as impacts upon amenity through matters relating to noise, air quality and other construction related activities;
detail construction hours in respect of various activities;
the public display of site contacts;
details of waste management plans;

    - 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 and the amenity of the area;
    - 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 to safeguard both biodiversity and amenity; and
    - protocols in the event unexpected land contamination is found on site.

    Thereafter, the development of each phase shall take place strictly in accordance with the approved CEMP.

    Reason: To protect biodiversity and amenity during the construction phase.

Dormouse Mitigation Strategy

22. Prior to commencement of development or any clearance of habitat capable of supporting dormice on the site, as identified on p14 of The Hazel Dormouse Mitigation Handbook (Wells, D., Chanin, P. & Gubert, L., The Mammal Society, 2025) a dormouse mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the Strategy shall include:
    - the provision of a dormouse bridge to be positioned within the wildlife corridor to the south of the site;
    - stock fencing of dormouse habitat, in accordance with details to be submitted;
    - a methodology statement for the dormouse bridge; and
    - implementation timetables, a management plan and monitoring schedule.

    The development shall thereafter take place fully in accordance with the approved details and the mitigation shall be maintained in accordance with the approved details for the lifetime of the development.

    Reason: In the interests of securing appropriate biodiversity mitigation.

Dormouse Bridge

23. Prior to commencement of development or any clearance of habitat capable of supporting dormice on the site, as identified on p14 of The Hazel Dormouse Mitigation Handbook (Wells, D., Chanin, P. & Gubert, L., The Mammal Society, 2025), details of the dormouse bridge (as required as part of the Dormouse Mitigation Strategy (condition 22)) including to scale plans, and details of its positioning (which shall take into account the position of street lighting) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the dormouse bridge shall be installed and maintained in line with the details within the Dormouse Mitigation Strategy agreed under condition 22.

    Reason: In the interests of securing appropriate biodiversity mitigation and in the interests of highway safety.

Small Mammal/amphibian Mitigation Strategy

24. Prior to commencement of development or any clearance of habitat capable of supporting small mammals or amphibians on the site, a Small Mammal and Amphibian Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include provision for a minimum of 7 tunnels running under the north-south central avenue, and shall provide details of their siting and design together with a methodology statement, implementation timetable, management plan and monitoring schedule. It shall also make provision for hedgehog holes within boundary fences. The development shall thereafter take place fully in accordance with the approved details and the mitigation shall be maintained in accordance with the approved details for the lifetime of the development.

    Reason: In the interests of securing appropriate biodiversity mitigation and in the interests of highway safety.

Lighting Strategy

25. Prior to the commencement of development on each phase, a Lighting Strategy for that phase shall first be submitted to and agreed in writing by the Local Planning Authority. The Lighting Strategy will seek to, wherever practicable:
    - keep lighting to less than 0.5 lux within the Wildlife Corridors (as identified within the submitted Landscape and Ecological Management Plan (condition 18)):
    - avoid all-night lighting;
    - have regard to siting street lighting columns at the greatest distance possible from the dormouse bridge (as required by condition 23) and wildlife corridors; and
    - include details of any lighting within areas of public open space.

    The Strategy shall include:
    - details of the design of the columns and their height, position, direction of lighting, use of accessories such as cowls or hoods and details of the lights;
    - the proposed locations of all street trees and their mature canopy spread;
    - the hours the lights will be turned off

    Thereafter, each phase shall proceed in strict accordance with such details as have been agreed.

    Reason: In the interests of securing appropriate biodiversity mitigation and in the interests of highway safety.

Badgers

26. Prior to the commencement of development on each phase a badger sett survey of the development site for that phase and immediately adjacent areas shall be undertaken. A report detailing the results of the survey shall be submitted to the Local Planning Authority. If surveys show that specific relevant works require a licence to disturb a badger sett, a copy of a valid licence is to be submitted to the Local Planning Authority prior to the commencement of the relevant works within that phase.

    Reason: In the interests of securing appropriate biodiversity mitigation.

    Active Travel Movement Plan

27. Notwithstanding the submitted plans (drawing numbers P932-81 H Phase A General Arrangement Plan 1 of 4, P932-82 H Phase A General Arrangement Plan 2 of 4, P932-83 H Phase A General Arrangement Plan 3 of 4, received 9th June 2026; and P932-84 E Phase A General Arrangement Plan 4 of 4, received 1st April 2026), prior to commencement of development of each phase, an Active Travel Movement Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The Active Travel Movement Plan shall include:
    - a plan indicating desire lines throughout the site;
    - details of the position of footway and cycle links within that phase having regard to desire lines;
    - details of crossing points (including type and colour of hard surfacing proposed) within the phase, which shall, as far as practicable, avoid the use of raised tables or other highway features that require all-night lighting;
    - details of the position of crossing points, having regard to desire lines/footway/cycle links. This shall include appropriately located crossing points connecting any public open space (i.e.. either side of the central avenue); and
    - provision of an east-west cycle route linking the central avenue with Lower Putton lane.

    Thereafter, the development of each phase shall take place strictly in accordance with the details as have been agreed.

    Reason: In the interests of highway safety

    Access Arrangements

28. No part of the development shall be occupied until the access onto School Hill, including a 6.5m wide vehicle carriageway access with shared use paths on either side, as indicated on Phase A General Arrangement Plan sheet 1 of 4 (Drawing P932/81 Rev H) has been provided in accordance with details to be first agreed in writing by the Local Planning Authority.

    REASON: To ensure that sustainable modes are prioritised and safe and suitable access to the site is provided for all users, in accordance with Paragraph 115 of the National Planning Policy Framework.

29. No more than 50 dwellings shall be occupied until the connection for pedestrians and cycles to the western boundary of the site in vicinity of School Close and Mariners Way has been provided and open for use to a specification which shall have first been agreed in writing by the Local Planning Authority.

    REASON: To prioritise sustainable transport modes and ensure that safe and suitable access to the site is provided for all users, in accordance with Paragraph 115 and 117 of the National Planning Policy Framework.

30. No more than 100 dwellings shall be occupied until the upper connection to Lower Putton Lane, as indicated in the Non-motorised Users Access arrangements (Drawing P932/37 Rev #) and Phase A general Arrangement sheet 2 (Drawing P932/82 Rev H) has been provided and open for use in accordance with a specification to be first agreed in writing by the Local Planning Authority.

    REASON: To prioritise sustainable transport modes and ensure that safe and suitable access to the site is provided for all users, in accordance with Paragraph 115 and 117 of the National Planning Policy Framework.

31. No more than 300 dwellings shall be occupied until the lower connection to Lower Putton Lane, as indicated in the Non-motorised Users Access arrangements (Drawing P932/37 Rev #) and Phase A general Arrangement sheet 2 (Drawing P932/82 Rev H), has been provided and open for use in accordance with a specification to be first agreed in writing by the Local Planning Authority.

    REASON: To prioritise sustainable transport modes in accordance with Paragraph 115 and 117 of the National Planning Policy Framework.

Crossing points

32. Notwithstanding the submitted plans (drawing numbers P932-81 H Phase A General Arrangement Plan 1 of 4, P932-82 H Phase A General Arrangement Plan 2 of 4, P932-83 H Phase A General Arrangement Plan 3 of 4, received 9th June 2026; and P932-84 E Phase A General Arrangement Plan 4 of 4, received 1st April 2026), prior to commencement of development of each phase, details of crossing points (including type and colour of hard surfacing proposed) within that phase shall have been submitted to and agreed in writing by the Local Planning Authority. These shall, as far as practicable, avoid the use of raised tables or other highway features that require all-night lighting, respond positively to placemaking, and ensure pedestrian and cycle priority at junctions. Thereafter, the development of each phase shall proceed in strict accordance with such details as have been agreed.

    Reason: In the interests of highway safety, placemaking and biodiversity.

Phase A

33. Notwithstanding the submitted plans (drawing numbers P932-81 H Phase A General Arrangement Plan 1 of 4, P932-82 H Phase A General Arrangement Plan 2 of 4, P932-83 H Phase A General Arrangement Plan 3 of 4, received 9th June 2026; and P932-84 E Phase A General Arrangement Plan 4 of 4, received 1st April 2026), prior to commencement of development for phase A, plans showing the proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junctions, including revised layout of junction of Central Avenue with road 5), street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, and street furniture shall be submitted to and approved by the Local Planning Authority. Thereafter, the estate roads and parking areas in Phase A shall be laid out in accordance with the details as have been agreed.

    Reason: In the interests of highway safety, residential amenity and to provide safe and suitable access.

Bus stops

34. Prior to commencement of development, details of bus stop location and layout shall have been submitted to and agreed in writing by the Local Planning Authority. This shall include details of the siting of the stops, appropriate passenger waiting facilities, hard surfacing and proposed infrastructure (including to scale plans of the bus shelters and poles, lighting and display information), and a timetable for implementation. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

    Reason: In the interest of highway safety and ensuring appropriate provision is made to support the use of the route as a bus route.

Visitor Parking

35. Notwithstanding the submitted plans (drawing numbers P932-81 H Phase A General Arrangement Plan 1 of 4, P932-82 H Phase A General Arrangement Plan 2 of 4, P932-83 H Phase A General Arrangement Plan 3 of 4, received 9th June 2026; and P932-84 E Phase A General Arrangement Plan 4 of 4, received 1st April 2026), prior to commencement of development for phase A, amended plans showing enhancement of the visitor parking layout shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

    Reason: To ensure provision of adequate visitor parking

Cycle Parking

36. Prior to first use or occupation of each phase of development hereby approved, a scheme showing details of the proposed cycle parking facilities for that phase shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details, including to scale plans, of on-plot bike storage facilities and cycle facilities to be provided within public areas of open space. Thereafter the development shall proceed in strict accordance with such details as have been agreed and cycle facilities serving public spaces shall be maintained and kept free for the purpose specified.

    Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

Turning and Parking

37. Before development within each phase is first occupied or utilised the estate road details, including geometric requirements, turning and vehicular parking areas shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, these areas must be provided on site, permanently maintained, kept free from obstruction and available for the purposes specified.

    Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

Construction Traffic Management Plan

38. Prior to commencement of each phase of development hereby approved a Construction Traffic Management Plan and programme of works relating to that phase shall be 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)
    - 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
- location of construction site access
- 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 of each phase shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan for that phase.

Reason: In the interests of road safety.

Travel Plan

39. Notwithstanding the submitted Residential Travel Plan, no part of the development shall be occupied until an updated Travel Plan, details of travel plan co-ordinator and timetable of implementing measures, broadly reflecting the details in the March 2026 Residential Travel Plan prepared by PFA Consulting dated Mar 2026, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the Travel Plan shall be implemented in accordance with the agreed details.

REASON: To ensure that opportunities to promote walking, cycling and public transport in accordance with paragraph 109 of the National Planning Policy Framework.

Surface water scheme prior to commencement

40. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The Surface Water Scheme shall provide clarification of how drainage is to be managed during construction, shall include a timetable for implementation of the scheme, and a methodology for pond reconfiguration of the Highway Authority drainage features at the south of the site. The design should generally be in accordance with the recommendations and designs within the report 'Flood Risk Assessment and Drainage Strategy, by PFA Consulting, Ref P932, issue 14 and dated June 2026' and the design shown on drawing 'Proposed Surface Water Drainage Strategy, by PFA Consulting, ref P932/04, rev O and dated 5 June 2026'. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

Maintenance and management of the surface water scheme

41. Prior to the occupation of the development, details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance

set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

Amenity

42. Prior to first occupation of each phase of development hereby approved, details of retaining structures, including to scale plans of the crib walls and details of how they abut the street scene, shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development of each phase shall procced in accordance with such details as have been agreed.

    Reason: In the interests of the amenity of occupiers and visual amenity of the area.

43. No dwelling shall be occupied until the boundary treatment for that plot, as shown on the approved drawings shall have been erected. Thereafter, the boundary treatment, where shown to be at a height of 1.8m on the approved plans shall be retained at that height and no lower.

    Reason: In the interests of safeguarding the amenity of neighbouring occupiers, particularly given the difference in levels between plots.

44. Notwithstanding the submitted plans 2602-02-HT-SH-2Wb, 2602-02-HT-Ga(end)-3Br a, and 2602-02-HT-AL(end)-3Br a, no development above damp proof course shall commence until revised plans and elevations showing a side facing window within the dwellinghouses at plots 29, 46 and 115 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with the details as have been agreed.

    Reason: In the interests of safety by design and to ensure improved surveillance of car parking court yards.

Garden Gate Design

45. Garden gates providing side or rear access to property gardens shall be a minimum height of 1.8m and capable of being securely locked with key operated access from both sides.

    Reason: In the interests of safety by design.

Earthworks

46. Prior to the commencement of each phase of development, full details of earthworks for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall be based on a site survey showing the existing ground levels including at the boundaries at the adjoining properties and shall include proposed grading and mounding of land including the levels and contours to be formed (in both private and public spaces, including property gardens, roads, footpaths and open space)

and showing the relationship of the proposed mounding to the existing vegetation, surrounding landforms and built development. In addition, the heights of all retaining structures will be confirmed. No part of each phase of development shall be occupied until the works are completed in accordance with the approved details.

Reason: In the interests of maintaining the amenity value of the area.

Finished floor levels

47. Prior to commencement of each phase of development, full details of the finished floor level(s) of all the building(s) within that phase shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. Thereafter, the development of each phase shall be carried out in accordance with the approved details for that phase.

    Reason: In the interests of visual amenity.

Air Source Heat Pumps

48. Prior to occupation of each phase, details (including design, scale, positioning, noise output and mitigation measures where necessary, and an assessment against the Microgeneration Installations Standards: MCS-20) of any air source heat pumps shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the air source heat pumps shall be installed in accordance with the details as have been agreed and any mitigation measures permanently retained.

    Reason: In the interests of the residential amenity.

Land Contamination

49. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:
    1) a '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 this 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 in accordance with the approved detailed phasing scheme for the development and remedial works and before the development within any phase first comes in to use or is occupied. A written confirmation that all works were completed in accordance with the agreed details and phasing scheme shall be submitted to the Local Planning Authority.

    Reason: To ensure potential land contamination is addressed.

Verification

50. If contamination remediation is required, prior to the first occupation or use of each phase of development hereby permitted as set out in the detailed phasing scheme approved under condition 49 a verification certificate to confirm that the land subject to that phase is fit for purpose following remediation shall be submitted to the Local Planning Authority.

    Reason: To ensure potential land contamination is addressed.

Unexpected Land contamination

51. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

    Reason: To ensure risks from contamination are minimised.

Archaeology

52. No works shall take place within each phase until the implementation of a programme of archaeological work for that phase has first been secured, in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the Local Planning Authority. This scheme shall cover additional archaeological fieldwork to the trial trench evaluation reported within the Archaeological Evaluation Report dated 2016 together with post-excavation work and publication of the results and shall include a timetable for implementation. Thereafter, works for that phase shall proceed in accordance with the programme of archaeological work and agreed implementation timetable.

    Reason: In the interests of securing and recording archaeological evidence.

Golf strike zone

53. Prior to occupation of any dwelling, a Strategy for addressing risk from golf strike shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a plan clearly identifying the golf course to the east of the site and the golf strike risk zones within the development site. Within the golf strike risk zones, there shall be no residential development, and the Strategy shall set out the detailed design and landscaping proposed for this area, aimed to deter public access, and including the provision of fencing and the provision for signage to be installed indicating risk from ball strike. The details as have been agreed shall be implemented prior to occupation of any dwelling. Thereafter, the mitigation measures set out in the Strategy shall be retained.

    Reason: To ensure risks from ball strike are minimised.

Air Source Heat Pumps

54. Prior to occupation of any residential unit of accommodation hereby approved, that unit of accommodation shall first be served by an air source heat pump and shall be equipped with an air conditioning unit, both of which shall be operational prior to occupation, and which shall be provided in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

Fencing of Drainage Basins

3.1. Prior to the first occupation of each phase, fencing shall first be erected around all drainage basins required to be provided to support that phase and shall be provided in accordance with details that shall have first been submitted to and agreed in writing by the Local Planning Authority. Thereafter, fencing shall be retained and maintained in accordance with such details as have been agreed.

Reason: To deter access into the drainage basins for reasons of safety.

Informatives

1. S106
   This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to [Insert key matters covered in the agreement].

2. National Planning Policy Framework Statement

In accordance with policy DM3 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case, a Planning Performance Agreement was made which facilitated design workshops and regular reviews. The applicant/agent was consequently updated of any issues and provided with the opportunity to address issues identified by the case officer.

3. Electric vehicle charging points
   The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

4. Street Naming and Numbering
   The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information. https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering.

5. Water Supplies for Fire Fighting
   The proposed development should be served by the necessary water supply and fire hydrants for use in the event of a fire. It is recommended that these requirements are established prior to commencement of development. This ensures a firefighting water supply is in place during the construction phase, hydrants are connected at the right locations, and at the right time.

6. Sprinkler systems

The Dorset and Wiltshire Fire and Rescue Service would recommend that the developer looks to provide at least a 32mm minimum diameter water main which would enable the installation of sprinkler systems within the approved dwelling(s). Further, Dorset and Wiltshire Fire and Rescue Service would recommend that the proposed school is also fitted with a sprinkler system. The Council considers this to be a key element in reducing the impact of fires. The Council believes there is compelling evidence that sprinklers systems are a cost effective way of not only reducing the number of fire deaths and injuries, but also reducing the economic, social and environmental impact of fires.

7. Biodiversity Net Gain
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.
• The application for planning permission was made before 12 February 2024.
Read more about Biodiversity Net Gain at
https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain

8. Biodiversity Net Gain exemptions
Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan
1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

9. Hazel dormice

The applicant is advised that Hazel dormice are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 (2019 EU exit) and they are a European Protected Species. Work should proceed with caution and if any Hazel dormice are found, all work should cease, the area in which the Hazel dormouse/dormice have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding. More information on development planning and Hazel dormice is available here https://www.gov.uk/guidance/hazel-or-common-dormice-surveys-and-mitigation-for-development-projects

10. Nesting Birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

The Natural Environment Team, Dorset Council recommends that vegetation, hedge, shrubs and tree removal; translocation or cutting back avoids the bird nesting season which runs from mid-February to 31st August. This is in order to avoid impacts to nesting birds and infringement of the legislation.

Vegetation or site clearance as a result of this development should be undertaken outside of the nesting season specified above. In some seasons the nesting period may

start before or extend beyond these dates, so the applicant should be aware that the dates are a guide only.

If clearance work has to be undertaken during the nesting season, a breeding bird survey needs to be carried out by a suitably qualified person no more than 48 hours before clearance /cutting works commence. Any active nests identified should be protected by a 5m exclusion zone until the young have left the nest.

As a general rule, it should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development.

11. Badgers
Badgers are protected under the Badger Act 1992. Section 3 of the Act states:
"A person is guilty of an offence… by doing any of the following things… -
a) damaging a badger sett or any part of it;
b) destroying a badger sett;
c) obstructing access to, or any entrance of, a badger sett;
d) causing a dog to enter a badger sett; or
e) disturbing a badger when it is occupying a badger sett,
intending to do any of these things or being reckless as to whether his actions would have any of those consequences" If a badger(s) or badger sett is discovered during works; all work should stop and advice sought from Natural England by calling 0300 060 3900 or Dorset Council Natural Environment Team by calling 01305 221697 / net@dorsetcouncil.gov.uk, before proceeding.

12. Rights of Way (PRoW)
The footpaths running across the site (footpaths S16/21, S16/22 and s1623) must be diverted by legal order and that order must be confirmed before any works obstructing the path are commenced. Obstruction of the PROW by the developer before the confirmation and certification of an Order for the diversion or extinguishment of the PROW, or in the absence of such an order will in normal circumstances result in the Council using the powers available to it under the Highways Act 1980 to act to remove the obstruction and return the PRoW to a satisfactory condition.

13. Rights of Way (PRoW)
Prior to the occupation of those units to be constructed on the original line of the PRoW, the new route of the PRoW will have to be provided to a certifiable standard, certified by the appropriate officer and the Definitive Map and Statement amended to reflect the new alignment.

14. Rights of Way (PRoW)
The site access and any public rights of way crossed by vehicles shall be maintained in a good state of repair and kept clean and free of mud and debris and all times.

15. Rights of Way (PRoW)
Provision shall be made for the installation and maintenance of a drainage system to ensure that no slurry or water from the development area flows onto the PRoW.

16. Rights of Way (PRoW)
Prior to the commencement of the development, the developer is advised that the definitive line of the RoW should be marked out on site, along with proposed new alignments and temporary alternative routes constructed with appropriate safety fencing at an appropriate unobstructed width.

17. Rights of Way (PRoW)
No excavating or tipping of or storage of material shall occur within 2m of the RoW or temporary routes.

18. Rights of Way (PRoW)
Landscaping and or planting schemes will consider the proximity of the PRoW, including the required width when mature so as not to obstruct free passage and prevent light and air reaching the PRoW surface.

19. Rights of Way (PRoW)

Investigations such as for utilities, archaeological, ecological, geological, etc should be conducted away from the line of the PRoW or temporary route, follow safe working practices, and include appropriate safety fencing. A temporary closure of the PRoW or temporary route may be needed.

20. Rights of Way (PRoW)
Tree works or vegetation removal close to or within falling distance of a PRoW may require a temporary closure whilst the works takes place.

21. Rights of Way (PRoW)
Site occupation by construction staff, i.e. site compounds, should be segregated from the PRoW or temporary route.

22. Rights of Way (PRoW)
'Construction nuisances' should be avoided or mitigated prior to commencement.

23. Rights of Way (PRoW)
As the development will result in the irreversible obstruction of the PRoW and therefore requires the PRoW to be diverted before development may lawfully proceed, we will not make an order to temporarily close the PRoW until an order to divert or extinguish has been confirmed. The application for a temporary closure should be made at least 13 weeks prior to when the closure is required via this link Temporary traffic restrictions for works and activities - Dorset Council. The initial closure period can be 6 months and extension can be applied for via the Secretary of State. A fee is applicable to this application.

24. Rights of Way (PRoW)
Any new infrastructure will adhere to the British Standard BS5709:2018, minimum widths and surfacing specifications as given by Dorset Council.

25. Rights of Way (PRoW)
Structures known as 'limitations' cannot be certified within the development area on a Public Right of Way.

26. Rights of Way (PRoW)
A specification may be provided for simple structures by the PRoW Officer. The structure required will be subject to the County Council's technical approval process the cost of which is to be met by the developer.

27. Rights of Way (PRoW)
For any new structure, it is expected that the responsibility for the maintenance of the structure will rest with the management company who will put in place appropriate measures for its inspection and maintenance. The Council will not contribute to the costs of maintaining or inspecting the structure but requires that records of inspection and maintenance are made available on request.

B:

Refuse planning permission for the reasons set out below if the S106 agreement is not completed within 6 months from the committee resolution or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manage within 6 months from the committee resolution. The reasons for refusal for failure to secure the necessary obligations are set out below:

1. In the absence of a mechanism to secure 35% affordable housing provision on site, the proposed development would fail to provide an appropriate level of affordable housing contrary to policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policy HO8 of the National Planning Policy Framework (2026).

2. In the absence of a mechanism to secure financial contributions towards mitigating the likely significant impacts of development on the European Protected Habitat: Chesil and the Fleet, designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) and a Ramsar site in recognition of its exceptional ecological importance, the proposed development would result in unacceptable harm arising from recreational pressures, contrary to the provisions of policy ENV2 and COM1 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policy N6 of the National Planning Policy Framework (2026).

3. In the absence of a mechanism to secure and facilitate the provision of on-site infrastructure (including land for a school; public open space and play facilities; and a connecting central avenue); and in the absence of a mechanism to secure off-site infrastructure contributions (including contributions towards NHS; education; sports provision; play provision and maintenance; open space maintenance; improvements to Willowbed Hall, bus infrastructure and the upgrading of footpaths), the proposed development would result in unacceptable harm to existing and future residents, and place unacceptable pressure on local infrastructure, contrary to the provisions of policy COM1 and COM7 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policies CC2, DP3, TR3, TR4, TR8, HC3 and N2 of the National Planning Policy Framework

Application: P/FUL/2026/03357

Application Site: Kika Beach Club 52-53 The Esplanade Weymouth DT4 8DG

Proposal: Proposed canopies, planters and associated signage to frontage of Kika Beach Club for use within the business premises.

Summary of Recommendation: Refuse.

Decision: That the application be refused for the following reasons:

1. The proposed development would result in harm to the heritage significance of the Listed Buildings within the application site, the Weymouth Town Centre Conservation Area and harm to the setting of the adjacent Listed Buildings. The level of harm to these designated heritage assets is not outweighed by public benefits. As such it is considered that the benefits of approving the development would be substantially outweighed by the adverse effects identified. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 (2026) and Policies S4 and HE6 of the National Planning Policy Framework (2026) and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

2. The design of the proposed development is out of keeping with the heritage character of the site and the wider area and Esplanade, fails to positively preserve or enhance the unique Georgian architectural characteristics of the area and as such fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV12, Weymouth Neighbourhood Plan Policies W15, W44 and W55 (2026) and Policies S4 and DP3 of the National Planning Policy Framework (2026).

Application: P/LBC/2026/03356

Application Site: Kika Beach Club, 52-53 The Esplanade, Weymouth, DT4 8DG

Proposal: Proposed canopies, planters and associated signage to frontage of Kika Beach Club for use within the business premises.

Summary of Recommendation: Refuse Listed Building consent.

Decision: That Listed Building Consent be refused for the following reason:

1. The proposed development would result in harm to the heritage significance of the Listed Buildings within the application site, the Weymouth Town Centre Conservation Area and harm to the setting of the adjacent Listed Buildings. The level of harm to these designated heritage assets is not outweighed by public benefits. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45, Policy HE6 of the National Planning Policy Framework (2026) and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Application: P/FUL/2026/03672

Application Site: 54-55 The Esplanade Weymouth DT4 8DG

Proposal: Proposed canopies, planters and associated works to signage/frontage.

Summary of Recommendation: Refuse,

Decision: That the application be refused for the following reasons:

1. The proposed development would result in harm to the heritage significance of the Listed Buildings within the application site, the Weymouth Town Centre Conservation Area and harm to the setting of the adjacent Listed Buildings. The level of harm to these designated heritage assets is not outweighed by public benefits. As such it is considered that the benefits of approving the development would be substantially outweighed by the adverse effects identified. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 (2026) and Policies S4 and HE6 of the National Planning Policy Framework (2026) and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

2. The design of the proposed development is out of keeping with the heritage character of the site and the wider area and Esplanade, fails to positively preserve or enhance the unique Georgian architectural characteristics of the area and as such fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV12, Weymouth Neighbourhood Plan Policies W15, W44 and W55 and Policies S4 and DP3 of the National Planning Policy Framework (2026).

Application: P/LBC/2026/03671

Application Site: 54-55 The Esplanade Weymouth DT4 8DG

Proposal: Proposed canopies and associated works to signage/frontage

Summary of Recommendation: Refuse Listed Building Consent.

Decision: That Listed Building Consent be refused for the following reason:

1. The proposed development would result in harm to the heritage significance of the Listed Buildings within the application site, the Weymouth Town Centre Conservation Area and harm to the setting of the adjacent Listed Buildings. The level of harm to these designated heritage assets is not outweighed by public benefits. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45, Policy HE6 of the National Planning Policy Framework (2026) and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.