

Application details

Ref: 6/2018/0653	Case officer: Peter Walters
Applicant: Willton Homes Ltd	
Address: West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	
Proposal: Change of use of existing buildings, conversion of existing school building, demolition of extensions and erection of 1 1/2 storey extension to form 3 dwelling houses and erection of 6 dwelling houses with associated parking and landscaping.	
Ward Member(s): Cllr Laura Miller & Cllr Peter Wharf	

1. Recommendation:

2. To grant planning permission subject to conditions as set out in the report.

Reason for the recommendation:

All significant planning matters have been appropriately and adequately addressed. Officers are recommending approval.

- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

2. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – within the settlement boundary of West Lulworth.
Scale, design and impact on the character and appearance of the area and the Dorset AONB	Acceptable – AONB team are satisfied with the proposal.
Impact on the living conditions of the occupants of neighbouring properties	Acceptable – there will be no demonstrable harm to neighbours.
Access and parking	Acceptable – subject to appropriate conditions.
Biodiversity	Acceptable – subject to the implementation of the biodiversity mitigation plan.
Flood Risk & Drainage	Acceptable – subject to conditions
Land Contamination	Acceptable – subject to planning conditions.

Impact upon protected trees	Acceptable – subject to a more detailed arboricultural method statement being provided before construction. This is dealt with by a planning condition.
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3. Description of Site

The application site is a 0.2 hectare site, incorporating the former West Lulworth Primary School, to the south of School Lane. Within the site are the two-storey former primary school buildings, the oldest of which was constructed in 1860 and feature a natural slate roof. The building features two gable ends facing onto School Lane, the left hand side being the old school building and the right hand side being the old schoolhouse. The site also includes a temporary classroom, and the concrete base that formerly sited another classroom. The majority of the rest of the site is covered in tarmac, forming the old playground. Access is provided to the site through gates entering from School Lane, as well as the former pedestrian entrance into the school building itself. To the south east of the site is an Ash tree which is the subject a Tree Preservation Order (TPO). A new primary school has been constructed on land to the east of School Lane.

The site is within the settlement boundary of West Lulworth. It is bounded to the east by residential properties. Similarly, to the west, although not immediately adjacent, are residential properties. To the north, on the opposite side of School Lane are residential properties. To the south is open countryside, sloping upwards towards Bindon Hill, giving prominent views of the site. The site is situated within the Dorset Area of Outstanding Natural Beauty (AONB).

4. Description Of Proposal

The applicant is seeking planning permission to erect a pair of two bedroom semi-detached houses, four terraced three bedroom houses and the conversion of the existing school building into three houses, demolishing the later extension to the west of the building and erecting a replacement extension. The three houses in the converted school building would also be three bedroom properties. The proposal also includes the formation of a new access road through the site, leading to two open-sided car ports and a parking area, providing a total of 17 parking spaces to the rear of the existing building. Four other parking spaces are also proposed adjacent to some of the terraced properties and the pair of semi-detached properties.

5. Relevant Planning History

The site ceased to be used as a school in 2016. Subsequently, an application for the redevelopment of the site was submitted in 2017. The proposal was for the change of use of the school buildings to houses, along with the erection of 5 dwellinghouses with associated parking and landscaping (6/2017/0513). The application was refused by the Purbeck District Council Planning Committee held on 28 February 2018 due to the impact of the overall scale, form and layout of the development on the AONB and was also considered to be overdevelopment of the site, as well as failing to positively integrate with its surroundings.

Following the refusal, the applicant entered into pre-application discussions with Purbeck District Council. Amendments to the refused scheme were put forward by the applicant. Notably, the revised scheme focusses the housing towards the street, which follows the pattern of development on School Lane more closely. The AONB Officer confirmed that he was happy with the proposals in principle. Officers advised that subject to more detailed designs being submitted they could support the proposal, which includes an additional house to the refused scheme.

This revised application was presented to the Purbeck District Council Planning Committee on 27 February 2019. The Committee resolved to defer the application as a late representation raised the issue of surface water flooding. The Committee deferred making a decision on the proposals to allow the applicant and officers time to respond to this late representation. The applicant has commissioned a Flood Risk Assessment and officers have checked this and are satisfied that it addresses the concerns raised about flooding by the representation.

In procedural terms, whilst the proposals would now fall under the scheme of delegation to officers in Dorset Council, for reasons of transparency, the Development Manager has referred this application to be determined by the Dorset Council East Planning Committee in whose administrative area the proposals are situated.

6. Relevant Constraints

- Within settlement boundary
- Within the Dorset AONB
- Within 5km of a SSSI heathland
- Within the Purbeck Heritage Coast
- Tree Preservation Order on site
- Flood at property – caused by run off from fields
- Historic Contaminated Land - Description: Rubble from previously demolished buildings on site that could contain contaminants.

7.Consultations and responses received

All consultation responses can be viewed in full on the website.

Who	Relevant Points	Case Officer Response
Wessex Water	No objections, advise that further details regarding surface water drainage should be provided to the Council.	Suggested conditions put forward in the list of recommended conditions.
AONB Management Team	No objection to the proposal subject to conditions relating to details of materials being provided and an appropriate planting plan.	Suggested conditions put forward in the list of recommended conditions.
Highways Team	No objection, subject to conditions regarding visibility splays and the turning and parking area being constructed as shown.	Suggested conditions put forward in the list of recommended conditions.
Public Health Team	No objections subject to conditions outlined in the main report.	Suggested conditions put forward in the list of recommended conditions.
Drainage Engineer	Initial objections due to flooding history have been overcome with the submission of a suitable flood risk assessment subject to conditions regarding further details of the surface water drainage scheme and subject to the implementation of the recommendations of the Flood Risk Assessment.	Suggested conditions put forward in the list of recommended conditions.
Tree Officer	No objection subject to the submission of a detailed arboricultural method	Suggested conditions put forward in the list of recommended conditions.

	statement.	
West Lulworth Parish Council	Object to the proposals on the grounds of concerns regarding flooding, drainage, biodiversity, archaeology, the lack of affordable housing and concerns that the homes will be second homes. They also queried some of the statements in the Design and Access Statement relating to the use of the layby opposite for parking, the fact that the school remains split over two sites and that the school has not been used for 6 months in the past 3 years, therefore not benefitting from vacant building credit for CIL.	Flooding and drainage and biodiversity are addressed in the main body of the report. In line with the national Planning Practice Guidance, officers cannot require an affordable housing contribution as the scheme is below the threshold of ten new houses. Officers have taken account of policy H14 from the emerging Purbeck Local Plan 2018-2034 and are recommending that a condition is applied prohibiting the houses being sold as second homes. The points raised with regards to the Design and Access Statement with regards to the school remaining split over two sites and the amount of CIL liable to be paid are not material to the application. The parking provision is addressed in the main body of the report.

8. Representation

The Council received 2 comments from neighbours and residents about this planning application. Both are objections. The following table sets out a summary of the key issues from the comments as well as the case officer's response to them. All responses can be seen in full on the Council's website.

Issue	Case officer response
High density of development – overdevelopment of the site	This is considered in the main body of the report.
Highway safety due to increased traffic and positioning of the parking spaces	The Dorset Council Highways Team requested the repositioning of two of the parking spaces to address highway safety concerns and are now satisfied that the proposal does not compromise highway safety.
Inadequate services/ infrastructure to support further development	The development will be liable to the Community Infrastructure Levy which contributes towards infrastructure. The size of the development is below a threshold where the Council can reasonably demonstrate that any impact on local services is demonstrably harmful requiring a further financial contribution.

9.Relevant Policies

Purbeck Local Plan Part 1:

Policy LD: General Location of Development

Policy LHH: Landscape, Historic Environment and Heritage

Policy D: Design

Policy IAT: Improving Infrastructure and Transport

Policy BIO: Biodiversity and Geodiversity

Policy FR: Flood Risk

Emerging Purbeck Local Plan

Policy H14: Second Homes

NPPF

Chapter 4: Decision-making

- Paragraphs 47 & 48 – Determining applications
- Paragraphs 54 & 55 – Planning conditions and obligations

Chapter 9: Promoting sustainable transport

- Paragraphs 108, 109 & 110 – Considering development proposals

Chapter 12: Achieving well-designed places

- Paragraphs 124, 127 & 130 - Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

- Paragraphs 155 & 163 – Planning and Flood Risk

Chapter 15: Conserving and enhancing the natural environment

- Paragraphs 170, 172 & 173 - Conserving and enhancing the natural environment
- Paragraph 175 – Habitats and biodiversity

Other material considerations

Dorset AONB Management Plan 2019-2024

Dorset AONB Landscape Character Assessment & Management Guidance 2008.

Purbeck District design guide supplementary planning document adopted January 2014.

Bournemouth, Poole and Dorset residential car parking study May 2011.

Dorset biodiversity appraisal and mitigation plan.

Strategic Flood Risk Assessment 2018.

British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations.

10.Human Rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

Access: Footpath links are proposed from the car park to the street, negating the need for residents with mobility needs or buggies to walk in the road.

12. Financial Benefits

The approximate resource implications if this application is granted are:

Material Planning Considerations	
What	Amount / value
Affordable housing	N/A
Quantum of green space	N/A
Play areas	N/A
Contributions to health care etc	N/A
Jobs created	N/A
CIL	£108,487
Other section 106 contributions	N/A
Non Material Planning Considerations	
What	Amount / value
Council Tax	*£16,919
Business rates	Loss of £3,560
New Home Bonus	£10,530 paid for 6 years

*based upon average Council Tax of band C.

13. Planning Assessment

Principle of development

The site is situated within the settlement boundary of West Lulworth. Policy LD of the Purbeck Local Plan Part 1 states that development should be focussed within villages and towns that have a settlement boundary. The policy also provides a hierarchy of settlements within the village, of which West Lulworth is identified as a Local Service Village. The principle of development of the site is therefore considered to be acceptable, subject to other material planning considerations.

Scale, design and impact on the character and appearance of the area and the Dorset AONB

The site is situated in the Dorset AONB, with prominent views available of the site, particularly from the south from the footpath that runs up towards the top of Bindon Hill. It is therefore essential that the proposal does not have a detrimental impact on the special characteristics of the AONB. The proposal submitted differs from the previous application that was refused. The proposed new houses are now focussed towards School Lane. The pattern of development along the road, particularly on the south side, is consistent with this approach, with houses generally being situated in close proximity to the road. While the houses are not set flush against the road, they all relate to it, with principal elevations fronting onto School Lane. Officers consider this to be a more appropriate design solution than that of application 6/2017/0513, in which some houses fronted the new access road. In terms of the impact on the AONB, this scheme focusses the proposed houses towards the existing development, therefore making them less prominent in wider views.

The applicant proposes two car ports to the southern periphery of the site. The car ports are open sided and constructed of wood with slate tile roofing. They are therefore clearly ancillary in their nature to the main buildings and are less obtrusive in wider views. The AONB Management Team are satisfied that this design approach is appropriate and will have less of an impact on the wider views of the houses. The AONB Management Team have requested that an appropriate planting plan should be provided. This will be the subject of a condition.

While an additional house is proposed compared to application 6/2017/0513, the layout of the site is such that there is adequate amenity space provided for each of the houses. For this reason, despite a larger number of houses being proposed for the site, officers do not consider that the site would be overdeveloped by the proposal.

The scale of the houses is reduced from the previous scheme. The houses are all two or three bedrooms and of a modest size. Officers consider this to be a more appropriate scale for houses in the area. Officers note that the Parish Council have raised concerns about the housing becoming second homes. The emerging Purbeck Local Plan 2018-2034 includes policy H14: Second Homes. Given that the Local Plan has been submitted for examination by an Inspector, it carries some weight. In light of this, officers propose a condition prohibiting new homes becoming second homes.

In terms of materials, the applicant is proposing to use brickwork, render and reconstituted stone. Given the palette of materials evident in the area, the proposal is in principle acceptable. However, given the wider views within the AONB, the AONB Management Team have requested that the further details of the materials will need to be considered. Therefore, a condition will be applied requiring full details of the proposed materials to be used to be submitted to and approved in writing by the Council.

The proposal includes converting the school building to three houses. There are relatively few new openings proposed and the character of the original building is largely retained. The later extension to the west of the school is to be demolished and rebuilt. The replacement building will be taller, with a roof ridge that is aligned with the eastern part of the old school building. Due to the

topography of the site, the replacement extension will be more prominent. However, given that the houses on the opposite side of the road are situated at a significantly higher level, the increased height will not result in the replacement building being overly dominant within the street scene. The proposed windows in the new part of the building take their design cues from the existing building. This element of the proposal is therefore considered to be acceptable.

Taking account of all the above, the proposal is considered not to have a detrimental impact upon the character and appearance of the area, or the AONB.

Impact on the living conditions of the occupants of neighbouring properties

The conversion of the existing school building largely makes use of the windows that are already present in the north elevation, facing towards School Lane. The houses to the north of the site, across School Lane, are at a higher elevation than the school building itself. Consequently, the first floor of the proposed houses are at approximately the same height as the ground floor of the existing houses to the north of the site. Officers note that the distance between the two existing gable ends on the school and the houses opposite, is in excess of 21m from the school buildings. While the terrace 17-20 School Lane is significantly closer (approximately 13m), no first floor windows are proposed, and therefore there is no harmful impact. The relationship between the existing building (and the replacement extension) and the houses opposite is therefore considered to be acceptable by officers.

The terrace of four houses is staggered, with units 4 and 5 being set further back from the street. As well as contributing to the parking provision for the site, this maintains a distance of at least 21m between the proposed houses and the terrace 9-12 School Lane. The semi-detached houses would be located opposite the entrance to Moreys Close and therefore, while being situated closer, the houses will not have an impact on properties to the north of the site. The pair of semi-detached properties are approximately 29m from the nearest residential property to the west, Hillside House. This exceeds the 21m distance between properties recommended in the Purbeck District Design Guide adopted January 2014 to prevent window to window overlooking and therefore is not harmful.

The most significant relationship between the proposed development and neighbouring properties is between the existing school building and Fyles, to the east of the site. A large window is present in the east elevation of the existing school building, which is on the boundary between the site and the neighbouring property. The school building is at a lower level than the neighbouring residential property. The applicant does not propose a first floor level in this part of the building. Therefore, taking account of the fact that the window is already present and that there will be no first floor windows, the relationship between the two properties is considered to be acceptable. Officers have considered whether it would be appropriate to remove permitted development rights for the insertion of other windows on this elevation. However, first floor side windows are required by the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended) to be obscurely glazed and fixed shut below a height of 1.7m above the first floor finished floor level. Officers are satisfied that this provides sufficient protection to the occupants of the neighbouring property without the need to introduce an additional condition.

Access and parking

The proposal includes two allocated parking spaces per house along with three unallocated parking spaces. Based on the Bournemouth, Dorset and Poole Residential Parking Study, this level of parking provision is considered to be appropriate. This being the case, officers do not consider that there is likely to be a harmful impact on the amenity of neighbours by means of impact on the existing parking provision in the area.

The Council's Highways Team have provided feedback in terms of highway safety. They raised an initial objection to the proposals due to the parking spaces allocated for Unit 4, which directly accessed the road. Given the position of the existing school building and the replacement extension, the Highways Officer was concerned about visibility for traffic approaching the site from

the east who would not see traffic entering or leaving the parking spaces until they were close to the spaces. This increased the likelihood of an accident occurring. The applicant has subsequently submitted a revised proposal, orientating the two parking spaces to be access from the new access road, which overcomes this concern. The parking spaces allocated to Unit 9 have been set back into the garden area. This is also to improve visibility and therefore improve highway safety.

In light of the changes that the applicant has made, the Highways Officer has now withdrawn his objection subject to the implementation of conditions requiring the visibility splays to be constructed as shown. Another condition requires that turning and parking area is constructed as shown on the plans. Subject to these conditions, the proposal is not considered to have a detrimental impact upon highway safety.

Biodiversity

The site is 0.2 hectares in size and therefore in accordance with the Dorset Biodiversity Protocol a survey has been undertaken. The survey established that the existing school building is a day roost for Soprano pipistrelle bats and an occasional roost for Grey Long-eared bats. Therefore a mitigation plan has been produced. This has been approved by the Dorset Council Natural Environment Team. A condition will be applied requiring the agreed details of the mitigation plan to be implemented.

Flood Risk & Drainage

The site is situated within Flood Risk Zone 1 according to the Environment Agency mapping systems. However, evidence was provided by a member of the public to suggest that there has been an incident of surface water flooding occurring resulting in surface water run-off from the surrounding hills overflowing a drainage ditch to the south of the site and entering the site. The water travelled across the hard surfacing and entered the public highway to the north of the site (School Lane).

There are no other known incidents of this occurring and the agent for the application notes that the suspected event that caused the flooding caused a number of similar one-off events across the region. As such, it is difficult to determine whether the likelihood of a recurrence of the event is high or low. In addition, since the event is believed to have occurred (2014) the new primary school has been built on a site to the east of the application site. A new drainage scheme has been installed for the school. Given that the flooding event included the site now occupied by the school, it is unclear whether the drainage scheme approved for that site would exacerbate or reduce the risk of flooding on the applicant's site. Therefore, as the situation leading to the flooding event has now materially changed, officers believe that it cannot be assumed that such an incident would necessarily reoccur. For this reason, officers are satisfied that a sequential test is not required for this site. However, as a precautionary measure, a flood risk assessment has been prepared and submitted for the proposal.

The Council's Drainage Engineer has considered the flood risk assessment and is satisfied that it will be acceptable in terms of flooding and surface water drainage, subject to the recommendation of the flood risk assessment – to raise the finished floor levels above the street level being implemented and subject to a full surface water drainage scheme being provided. Both of these measures will be achieved by means of a condition.

Land Contamination

Potential land contamination of the site has been considered by the Dorset Council Public Health Team. It has been identified that there is the possibility of some contaminated land on this site and consequently the need for further investigations. The Public Health Officer has therefore advised that conditions with regards to the provision of an investigation, submission of a remediation scheme and the reporting of any unexpected contamination should be applied to any approval. This condition has been added to the list of recommended planning conditions.

Impact upon protected trees

There is a protected ash tree on the south east of the site. The applicant submitted outline details relating to the retention of the tree. The Council's Tree Officer is supportive of the retention of the tree, however requires further details to be provided with regards to a more detailed arboricultural method statement. This will be resolved by means of a condition. A further condition will be added requiring the agreed method statement to be implemented in full.

Appendix – Recommended planning conditions

1. The development must start within three years of the date of this permission.
Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.
2. The development permitted must be carried out in accordance with the following approved plans: 5841-WLA-ZZ-XX-DR-A-0010 Rev C, 5841-WLA-ZZ-XX-DR-A-0009 Rev B, 5841-WLA-ZZ-XX-DR-A-0011 Rev A, 5841-WLA-C1-XX-DR-A-0102 Rev B, 5841-WLA-C1-00-DR-A-0100 Rev B, 5841-WLA-C1-01-DR-A-0101 Rev B, 5841-WLA-H2-ZZ-DR-A-0201 Rev B, 5841-WLA-H2-00-DR-A-0200 Rev A, 5841-WLA-H1-ZZ-DR-A-0303 Rev B, 5841-WLA-H1-00-DR-A-0300 Rev A, 5841-WLA-H1-01-DR-A-0301 Rev A & 5841-WLA-H1-02-DR-A-0302 Rev B
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Before the development is occupied the visibility splay areas as shown on Drawing Number 5841-WLA-ZZ-XX-DR-A-0010 Rev C must be cleared/ excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.
Reason: To ensure that a vehicle can see or be seen when exiting the access.
4. Before the development is occupied the turning and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.
Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.
5. The manufacturers name, product name and colour of all external facing and roofing materials must be submitted to and approved in writing by the Council before they are used on the proposal. The development must then be implemented using the approved materials.
Reason: To ensure satisfactory appearance of the development and in order to ensure that the materials used do not have a detrimental impact upon the Dorset AONB.
6. The new dwellings must not be occupied until the Council has approved a scheme of landscaping. This needs to include
 - i. A survey plan, showing existing cables, pipes and ducts above and below ground, existing levels, and all existing trees, shrubs and hedges on the land, plus details of any to be retained together with measures for their protection during the course of development
 - ii. A landscape proposals plan showing proposed levels, and details of hard landscape (cables, pipes and ducts above and below ground, surfacing/paving, surface water drainage, walls, fences and other structures, lighting, CCTV etc.) and soft landscape (trees, shrubs, herbaceous plants and grassed areas);
 - iii. Planting plans which must show the species of trees, shrubs and herbaceous plants to be planted and where they will be planted, the size that the trees/shrubs/plants will be on planting, and the number that will be planted;
 - iv. Information, which complies with BS 7370 Part 1 1991 and Part 4 1993 Grounds Maintenance, regarding how the planting will be maintained for the first five years following planting. This should include detail of watering, weed control and pruning.
Reason: These details are required to be agreed prior to the start of any work on the site, in order to protect existing trees, hedges and biodiversity which may exist on the site. Also to ensure the satisfactory landscaping of the site, and to enhance the biodiversity, visual amenity and character of the area.

7. The drainage scheme outlined in the document Flood Risk Assessment & Drainage Strategy ref VD19044 prepared April 2019 must be implemented. It must be maintained and managed in accordance with the agreed details.
Reason: In order to alleviate the possible risk of flooding to this site and adjoining catchment land.
8. The finished floor level of the new houses must be set above the surrounding ground levels and above the adjacent levels in School Lane as detailed in the Flood Risk Assessment VD19044 prepared April 2019. Precise details of the height must be agreed in writing by the Council prior to the construction of the houses and then implemented at the agreed height.
Reason: To reduce the risk of the properties being the subject of flooding.
9. All works impacting on the retained trees during the demolition/development must be carried out as specified in the approved Arboricultural Method Statement.
Reason: To prevent trees on site being damaged during construction works.
10. Before any ground work starts, the developer must submit for the written approval of the Council:
 - i) A 'desk study' report documenting the former uses of the site.
 - ii) A site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
 - iii) A detailed scheme for remedial works and measures to be taken to avoid risk from contaminants / or gases when the site is developed.
 - iv) A detailed phasing scheme for the development and remedial works.The remediation scheme, as agreed in writing by the Council, must be fully implemented before the development is first occupied. Any variation to the scheme must be agreed in writing with the Council in advance of works beginning.
Within one calendar month of completion, the developer must provide written confirmation that all works were completed in accordance with the agreed details.
Reason: Starting the works before investigation and mitigation is carried out may result in the release/disturbance of contaminated material which may present a risk to public health. It is also required to ensure any issues relating to the possible contamination of the land are adequately dealt with.
11. Where remediation is necessary as identified under condition 10, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and approved in writing by the Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason: To ensure that any contamination present on the site is adequately and appropriately dealt with.
12. 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 Council. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 11 which is subject to the approval of the Council.
Reason: In order to safeguard residents of the new houses if unexpected contamination is discovered.

13. The properties shall only be occupied by a person as his or her only or principal home. The occupier shall supply to the Council (within 14 working days of the Council's request to do so) such information as the Council may reasonably require in order to determine compliance with this condition.
Reason: To ensure that the approved properties are not used as second homes, which would harm the sustainability of local communities and would not contribute towards meeting local housing need.
14. Informative Note - Dorset Council Highways. The applicant is advised that Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before any works start on the public highway, Dorset Council's Dorset Highways must be consulted to agree on the detailed specification. They can be contacted by telephone at Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ.
15. Informative Note - Community Infrastructure Levy. This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice has been issued with this planning permission that requires a financial payment. Full details are explained in the notice.
16. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission.
17. Informative Note - Superfast broadband
Please give some thought to how your new development will be ready to connect to superfast broadband for use by the occupants. Find out more about BT Openreach and the Home Builders Federation cost sharing approach via this website link <http://www.newdevelopmentsopenreach.co.uk/>. BT Openreach and Virgin Media also have the following guides: <http://www.newdevelopments-openreach.co.uk/developers-and-architects/developershandbook.aspx> https://keepup.virginmedia.com/Content/networkExpansion/doc/New_Build_Developers_Guide.pdf Dorset Council has also produced information for developers about providing fibre broadband in new housing developments at: <https://www.dorsetcouncil.gov.uk/business-consumers-licences/superfast-dorset/about-superfastdorset/guidance-for-property-developers.aspx>
18. Informative Note - Wessex Water. The point of connection to existing public sewage must be agreed with Wessex Water Services Ltd.
19. Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. 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.

For this application: pre-application advice was provided; the applicant/agent was updated of any issues after the initial site visit; the opportunity to submit amendments to the scheme/address issues was given which were found to be acceptable.

