

**PARISH** Tibshelf

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**APPLICATION** Erection of 57 dwellings with associated garages, road and accesses (Appearance, Layout, Landscaping, Scale) [As revised by house types 3S7 Detached, 3S7 Semi-Detached, 3S6 Semi-Detached and 3S7/3S6 Terrace, along with vehicle tracking and speed bend drawings and Street Scenes Rev. A submitted on 24th November 2015; by site plan 180.05.01 Rev. F and drainage philosophy submitted on 7th April 2016]

**LOCATION** Field West Of Spa Croft Doe Hill Lane Tibshelf

**APPLICANT** Rippon Homes Ltd

**APPLICATION NO.** 15/00438/FUL **FILE NO.** PP-04421381

**CASE OFFICER** Mr Peter Sawdon

**DATE RECEIVED** 28th August 2015

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**SITE** The site is a large field enclosed by hedgerows. It sits partially elevated above Doe Hill Lane behind an embankment with hedge above. This level reduces in height with distance from the village. A mature tree is located on the NW corner of the site alongside the existing field entrance. Open agricultural land lies to the west and south. A public footpath passes diagonally across the adjacent field to the west affording good views towards the site. The land to the east rises gently to Alfreton Road. The existing houses on Spa Croft and Alfreton Road form a visible roofscape and backdrop of built development behind the site, when viewed from the west. North of Doe Hill Lane the replacement secondary School by Derbyshire County Council is nearing completion and forms a new built edge immediately to the north of the site.

**PROPOSAL** This full planning application proposes the erection of 57 dwellings on the site.

Whilst initially submitted as a reserved matters planning application, the application has been amended to facilitate the provision of recreation facilities off site that could not have been done under the conditions of the original outline planning permission. (This will be discussed in more detail in the assessment).

The application proposes 57 dwellings that would be taken from a single point of vehicular access location towards the centre of the site frontage onto Doe Hill Lane, being the location for such an access established under the earlier grant of outline planning permission. A pedestrian access is also shown to the north west corner of the site that would provide a more convenient route for pedestrians to and from the nearby secondary school.

The layout shows a mixture of 3 and 4 bedroomed detached and semi-detached houses. The proposal seeks to retain boundary hedgerows where practicable and is proposing replacement hedgerows where these need to be removed on the site frontage to facilitate vehicular access.

A balancing pond for surface water drainage is proposed to the south west corner of the site.

A Design and Access Statement has been submitted that examines the site context and appraisal, opportunities, design constraints and how these influenced the design, having regard to adopted policy.

As this scheme was originally submitted as a reserved matters application, other supporting studies were not included as these had been produced for the earlier outline planning application. Given the recent timescales since that submission and permission, it is considered that these documents and associated consultation responses to them from statutory consultees can be relied upon for the determination of this planning application. Those documents consisted of:

- Planning Statement – This discusses: the site, its surroundings and landscape considerations; sustainability considerations; ecology; drainage and flood risk; coal mining and risk assessment report; highway considerations; local plan and emerging local plan strategy considerations; the NPPF; other material considerations; and requirements for any S106 Planning Obligation.
- Phase 1 Habitat Survey – considers the potential for impacts of the development on possible ecology interests of the site.
- Coal Mining Risk Assessment Report – considers historic coal mining data and the any potential risk to the development from former coal mining operations.
- Flood Risk Assessment– Considers the risk of flooding to the development and the potential for the development to affect flood risks off site. This raises no particular constraining factor, but does make recommendations in respect of the final design including the need to appropriately consider surface water run-off from the site.
- Transport Statement - This considers the traffic impact and transport sustainability provision associated with the proposed development. This statement concludes that the proposals should be acceptable for planning approval purposes.

#### **AMENDMENTS –**

- House types 3S7 Detached, 3S7 Semi-Detached, 3S6 Semi-Detached and 3S7/33S6 Terrace, along with vehicle tracking and speed bend drawings and Street Scenes Rev. A submitted on 24th November 2015;
- Site plan 180.05.01 Rev. F and drainage philosophy submitted on 7th April 2016
- Change application from a reserved matters planning application to a full planning application as well as additional house type drawings 3S27 - S, 3S27 Detached Bay and 4D36 Standard, submitted on 8th April 2016

**HISTORY** BLA/1061/28 – Refusal of permission for residential development, subsequently dismissed on appeal in August 1962 due to extension to the confines of the linear village and adverse affect on the character and appearance of the village and countryside.

BLA.971/3 – Permission again refused for residential development on the same grounds 21/1/72

BOL 674/78 – Further refusal of permission for residential development on similar grounds 10/2/75

BOL.792/280 - Further refusal of permission for residential development on similar grounds, plus non-acceptance of affordable housing offer to justify development, as no identified need for it 5/10/92

08/00215/OUTMAJ – Outline planning application for the erection of 65 dwellings withdrawn 27/06/08

13/00170/OUTMAJ – Outline planning permission granted on 12/06/14 for residential development .

## **CONSULTATIONS**

Housing Strategy - The affordable housing proposed in this application is in line with previous s106 agreement and are particularly pleased to see that improved accessibility for disabled people has been incorporated into the design. If the affordable housing is to be built on site recommend early engagement with a Registered Provider to purchase and manage the units. Acknowledge no affordable housing provision on site if the Developer takes advantage of the current interim policy which waives the affordable housing requirement if the applicant completes 10% of total permitted dwellings within 3 years, and at least 50% within 5 years. 23/9/15

DCC (Highways) – Additional information sought to address points raised on layout issues. 24/9/15, 26/11/15 and 4/12/15. No objections subject to conditions and advisory notes 22/04/16.

Derbyshire Wildlife Trust - Proposals appear to accord with the original impacts identified in 2013 [the original outline planning application]. New hedgerows should be native species and retained hedgerows protected during development. No requirement for other habitat creation as impacts considered low. 19/11/15

Leisure Services – No objections to contributions to off site play provision 18/04/2016

Environment Agency – Object to the reserved matters application as the development has not got an adequate surface water drainage design incorporating sustainable drainage systems (SuDS) 20/11/15. Will not support any scheme unless sufficient space be made available for an adequate surface water drainage scheme incorporating SuDS 15/2/16. No objections to revised drainage scheme 20/04/16

Derbyshire County Council Flood Risk Management – Do not consider the scheme [as originally submitted] to be an appropriate SuDS drainage scheme. Comments made regarding the features that need to be designed into any SuDS scheme. 15/10/15 Note proposal now proposes above ground attenuation 20/04/16.

Urban Designer - No objection in principle subject to amendments 30/8 Verbally advised that he is satisfied with revised scheme 21/04/16

As advised earlier, due to the change in this planning application from an outline to a full planning application, reliance on earlier consultation responses to the outline planning permission will be given; relevant ones are set out in italics below:

*Crime Prevention Design Advisor – General advice regarding crime prevention 20/5*

*Severn Trent Water – No objections subject to condition 28/5*

*Coal Authority – No objections subject to condition 3/6*

Archaeology Advisor – On balance there is no need to place an archaeological requirement upon the applicant in this case 6/6

Environmental Health Officer (Air quality) – No objections in principle recommends inclusion of an advisory note. 6/6

Derbyshire County Council (Planning) – Request for on-site provision of infrastructure to enable high-speed broadband; primary and secondary education contributions; and contributions to the library service 6/6

Public Art - Seeking public art contribution from the development 7/6

Derbyshire Wildlife Trust – No objections subject to recommended conditions and notes 21/6

Tibshelf Parish Council – Object on the grounds that access for the proposed development would create a hazard as it will be directly opposite the new school site, which will already be creating a large volume of traffic. 25/6

Environmental Health Officer (Contamination) – No objections subject to conditions regarding contamination 5/7

**PUBLICITY** Initial publicity by press advert, site notice and 16 neighbour letters resulted in the submission of 9 letters of objection received from occupants of 8 nearby dwellings. Later revisions and associated re-publicity resulted in the submission of a further 4 letters, three of which were from residents that had commented on the original consultation also. These letters raise the following issues:

Principle – Appreciate that new housing is needed but think that this development is far too large and may be more acceptable on a much smaller scale. Along with the Elmtree Road proposal there would be over one hundred new houses in Tibshelf. This is a huge number. We do not think that the village will stand this amount of housing and people. The development is outside the perimeter of the village. The Doe Lane houses will mean there could be over two hundred people [adults and children] the doctors are already over stretched and the schools, both primary and secondary, are full. Will put vulnerable people at risk. There are long waiting times for non-urgent doctor's appointments. We moved to Tibshelf because it is a village. I could go on about overcrowding in the schools and doctors etc. but I fear I am wasting my time. Have you considered for example that the surrounding villages have also had new developments which put increased pressure on our infrastructure. Once constructed we feel the proposed properties will not enhance the area but will only serve to put extra strain on the limited services of this small village; the health, social care and education services are already stretched to capacity. This small village in a beautiful part of the countryside is being eroded by more and more new housing developments. We should be preserving our village wildlife and green land for the benefit of all of us and for future generations. Loss of good agricultural land; I know you will say it's only one field, but you have already taken five other field for building the new school. Tibshelf is a beautiful village with far reaching views over its perimeters into the countryside; please let it stay that way. This Planning Application does not consider the effect on the local residents and the area as a whole. The proposed development is outside the perimeter of the village and will result in a loss of countryside, so contributing to urban sprawl. If some form of development does go ahead would seek assurances of the Council that the developer will respect the rights of residents living adjacent and provide adequate and safe access into and out of the site, control working hours, keep the highway clean and air pollution to a minimum. There are a number of unoccupied homes that need restoring - painting or minimal cosmetic work - to enable families to move into them sooner than it would take for the dwellings to be built. Agree, that more homes should be built to house our growing population; however they

should be built in an area that is designated "brownfield" land. I feel that once again that this Council is looking solely at the monetary value of granting planning permission for these dwellings, forgetting that there is many more suitable "brownfield" areas within the village and also forgetting that there are plenty of homes within the Council's remit that are abandoned and could be restored to house anyone wishing to live in our glorious area. After this, where will the next development be? The plans are contrary to the social aspect of sustainable development in that there would be an income inequality between those able to buy the proposed homes and the existing population. The rate of claiming any benefit (which includes in work benefits) is more than 25% higher in Tibshelf than the national average, suggesting that many people maybe under employed or on a low salary. Studies have shown that income inequality estranges people and therefore the existing cohesive community would become fragmented. The proposal is contrary to Bolsover's Preferred Spatial Strategy Option which states that additional growth is to be directed to the District's more sustainable settlements in order to take advantage of their greater employment opportunities, better transport links and service and facilities. Few vacancies in Tibshelf and surrounding areas; where will the occupants of the development find employment? If outside Tibshelf then the proposal will not contribute to the economy of Tibshelf.

Affordable Housing – Only 10% (6dwellings) of development is 'affordable' of which 4 are 1 bed flats, 1 no. 2 bed and 1 no. 3bed. Clearly this is not aimed at families only 2 will provide family accommodation; this makes a lighting stock of sustained affordable housing and these are only 'affordable' once at the point of first sale, after which they become part of the regular housing market. Who are the proposed home owners? They are not aimed at young people in Tibshelf/first time buyers as the houses will be out of their price range, so no benefit to Tibshelf.

Highway Safety – Doe Hill Lane is one of the major routes in and out of Tibshelf. It is a single carriageway and is already heavily used by traffic, pedestrians and horses. Development will only add to congestion and compromise road safety. There are already several junctions, including a mini roundabout, which converge on Doe Hill lane. There will be considerable congestion around the school entrance, the proposed new road entrance and the bus stop. The access is directly opposite a secondary school that has no zebra crossing, so there's an accident waiting to happen. Tibshelf Parish Council has already objected on these grounds; these objections have already been substantiated with a school child being knocked over recently. Disruption of local traffic and a danger to pupils of the neighbouring community school due to extra vehicular access to the site. The village has one main road in and out; the development will increase flows of traffic, especially when schools are finishing causing problems with parking and travelling safely through the village.

Amenity – Understand that I cannot object solely on the view which I currently enjoy over these fields. These dwellings built directly behind dwellings, with several windows that will overlook; specific reference is made to overlooking of bungalows and reference to all privacy being lost. Loss of countryside views. Will become just like any other area in the UK, full of homes with no character or advantage to the area, just more empty dwellings which fulfil the government's pledge to build more homes. There will be pollution from noise, light, dust and debris. The proposed development does not imitate surrounding dwellings, the only visible housing from Doe Hill Lane is that on Spa Croft which consists of 24 semi-detached properties, no detached properties or flats, and only a small proportion of them can be seen

from Doe Hill Lane. Feel that the proposal in no way reflects the character of the area or the street plan, with 64 dwellings being an over-development of this land, and a cramming in of houses.

Biodiversity/Environment – The impact on the wildlife which is already diminishing would be devastating. This particular development will ruin the habitat for numerous wild birds, including owls, and mammals, including bats. I have personally seen foxes, moles, badgers, toads and a number of different birds use the field as a safe place to rest. A number of animals call the fields their home and if the dwellings were built then this would result in the loss of a number of different animals; perhaps even condemning some of them to the history books. Will be detrimental if the site is hunting ground. It has been noticed that since the developers have had this field that they are determined not to let the natural flowers and grasses grow by continually mowing, and this in turn has affected the variety of wildlife for example birds, birds of prey, bats, rabbits, hares and foxes that use the field for feeding and nesting. Which is why when you inspect the field you cannot find any evidence of wildlife activity.

Drainage and Flood Risk – Design of Spa Croft is that land and roads are steeped towards the green space of the development site, providing drainage of surface water and rainfall into the green space. Development could detrimentally affect property and gardens causing water logging, so affecting foundations. Will affect farmers' fields. Will also be a flood risk to the proposed houses on the development. The other environmental impact would be flooding, and this will happen due to the increase of tarmac on the roads. This will create surface water as it cannot disseminate naturally. In the early part of this year when we had torrential rain the water was flowing down Alfreton Road like a stream and you will create the same problem down Doe Hill Lane. The natural sink well that is at the back of the senior school to help with water flow is always full and this will only increase and overflow with surplus water from the road. Severn Trent Water has consent for discharge of controlled waters (storm sewerage overflow) and it is unclear as to how this will be dealt with. It is also unclear as whether the issue of the surface water flood risk on Doe Hill Lane, opposite the school, has been addressed.

Other – concern with amount of alterations and extensions of time. Public and consultees should be made aware of them and given chance to comment.

A fire was held in the field that could have put adjoining properties at risk; the fact that the developers are content to have material which is clearly combustible piled up near the fence does not suggest that they hold a responsible attitude towards safety that the Council should consider when looking at the planning application.

## **POLICY**

Bolsover District Local Plan (BDLP) Policies GEN1 (Minimum Requirements for Development); GEN2 (Impact of Development on the Environment); GEN4 (Development on Contaminated Land); GEN5 (Land Drainage); GEN6 (Sewerage and Sewage Disposal); GEN8 (Settlement Frameworks); GEN11 (Development Adjoining the Settlement Framework Boundary); GEN17 (Public Art); HOU2 (Location of Housing Sites); HOU5 (Outdoor Recreation and Play Space Provision For New Housing Developments); HOU9 (Essential New Dwellings In The Countryside); TRA1 (Location of New Development); TRA7 (Design For Accessibility By Bus); TRA10 (Traffic Management); TRA13 (Provision For Cyclists);

TRA15 (Design Of Roads and Paths To Serve New Development); ENV3 (Development in the Countryside); ENV5 (Nature Conservation Interests throughout the District); and ENV8 (Development Affecting Trees and Hedgerows).

#### National Planning Policy Framework

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration with a presumption in favour of sustainable development. As the Bolsover Local Plan was prepared and adopted prior to 2004, paragraphs 214 and 215 of the NPPF mean that 'due weight' rather than 'full weight' should be attached to its policies.

Paragraph 49 of the NPPF states that "*Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*"

A core principle of the NPPF is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

#### Other (specify) Adopted Housing Layout and Design Guidance

**ASSESSMENT** This is a full planning application for residential development. The main issues associated with this proposal are the principle of the development of this site for residential purposes, the effects of the development on the character and appearance of the area, impact on biodiversity interests and impact on highway safety.

#### Principle of Development

Whilst the site is located outside of the settlement framework, so that it is contrary to policies HOU9 and ENV3 of the adopted Bolsover District Local Plan, the principle of residential development was established with the earlier grant of outline planning permission.

In summary it was deemed at the time of the original grant of outline planning permission that the site was available, achievable and generally suitable. It is a relatively sustainable location for residential development being close to a bus service and to the new secondary school, and not too far away from the village centre. The proximity of major employment opportunities are over the guideline figures, but there are also local employment sites within a reasonable distance of the site. A consideration was the Council's inability to demonstrate a 5 year supply of deliverable housing.

There has been no material change in circumstances that would indicate that an alternative approach should be taken to this latest planning application. Indeed, if the application had proceeded as a reserved matters application as originally submitted, then the principle could not have been re-considered in any event.

#### Amount and Design

The applicants have responded positively to the comments of the Council's Urban Design Officer. This has resulted in significant change to the overall scheme, including a reduction in the number of units from 63 down to 57. There are changes to better address the countryside

edge by changing the orientation of dwellings to face outwards over the countryside that is considered to satisfy the requirements of policy GEN11 (Development Adjoining the Settlement Framework Boundary) as well as delivering increased protection for the retained hedges on this boundary than may otherwise have occurred if these has been contained within individual dwelling curtilage. Properties better address the streets and car parking has been more sensitively sited to avoid parking dominated streetscenes. Frontage hedgerows are proposed to many plots to provide a defensible curtilage to individual properties.

The proposed layout is considered to comply with the objectives of the Council's Adopted Design Guide 'Successful Places' and would achieve a satisfactory level of privacy and amenity to occupants of both existing neighbouring and proposed dwellings. There are a few instances where proposed dwellings on the eastern boundary (to the rear of dwellings on Spa Croft) do not achieve the 10.5m that is normally sought for the length of new rear gardens, however, the overall distance between the individual dwellings exceed the normally required 21m separation distance. Additionally the site is at a lower level than those neighbouring dwellings that will diminish the impacts further and on balance, the proposal is considered to be acceptable in terms of its impacts on existing residents.

#### Highway Safety

The principle of the development on this site and the position of the main access into the site were established by the grant of the original outline planning permission. The Highway Authority has raised no objections to the current full planning application subject to conditions and advisory notes.

#### Ecology/Biodiversity

The Derbyshire Wildlife Trust has commented that the proposal follows the principles established by the original outline consent in terms based on evidence that showed that the impacts were considered to be low. Subject to controls over landscape details, including protection for retained landscaping, the Trust has no objections to the proposal. On the basis of this and the earlier advice, subject to the imposition of conditions to deal with the issues raised, it is considered that the proposals are in accordance with the requirements of policies GEN2, ENV5 (Nature Conservation Interests) and ENV8 (Trees and Hedgerows).

#### Air Quality

The Environmental Health Officer advised at the time of the original outline planning application that there were no objections in principle to the proposal in relation to air quality / air pollution, but in order to minimise potential air quality impacts from the construction phase of the development, recommend that an advisory note is attached to any planning consent granted. It is considered that such an advisory note should again be included on any consent that may be issued.

#### Contamination

As with the outline planning application, as there are indications of the possibility of contamination, it is recommended that a condition again be included, in the event of planning permission being granted, to identify possible contamination and, if contamination is identified, suitably mitigate that contamination. Subject to the inclusion of such a condition, it is recommended that the proposal would comply with the requirements of policy GEN4 (Development on Contaminated Land) in this regard.



### Land Stability

In the event of planning permission being granted a condition to deal with the coal mining legacies identified in the recommendations of the Joynes Pike & Associates Report submitted with the earlier outline planning permission. This would include the treatment of shallow mine workings further investigation and possible treatment of an identified mine entry.

### Archaeology

The Council's archaeology advisor advised on the earlier outline planning application that there is no need to place an archaeological requirement.

### Affordable Housing

In line with the outline planning permission, a S106 planning obligation will require completion to provide for 10% of affordable housing, subject to inclusion of the Council's interim policy whereby such provision would be waived subject to completion of at least 10% of dwellings within 3 years from the grant of planning permission, and at least 50% within 5 years from grant of planning permission. Failure to comply with this requirement would result in a development having to provide 10% of total permitted dwellings on the site as affordable housing, or an equivalent financial contribution for use in affordable housing provision off site.

### Open Space

The original outline planning application included a condition for the provision of play space on site, in line with the indicative details submitted at that time. Notwithstanding that requirement, given the separate requirement under that consent for a SuDS drainage scheme, the land take for both open space and SuDS drainage became disproportionate to the overall scheme, given the relatively small size of this development site. The option to make such provision off site has therefore been considered in consultation with Leisure Services.

As a result of that process an area of Council owned land has been identified where play equipment could be located; indeed this area has historically been used for that purpose. Leisure Services are in agreement to such off site provision that is considered to satisfy the requirements of Policy HOU5 (Outdoor Recreation and Play Space Provision For New Housing Developments) in this respect and provision for provision and maintenance payments will need to be secured through a S106 planning obligation.

The original grant of outline planning permission made no provision for built and outdoor sports facilities due to the adequacy of the existing supply within Tibshelf, as identified in the Council's Green Space Strategy. This position remains unchanged.

### Percent for Art

The applicant has verbally agreed to the re-imposition of the public art contribution secured with the original outline planning permission that was for £10,000. As such, should planning permission be granted this should be included in any S106 Planning Obligation in line with the content of Policy GEN17.

### Derbyshire County Council (Planning) S106 requests including education.

The applicants have verbally agreed to the re-imposition of an education contribution, which was towards both primary and secondary provision. As with that earlier consent this will need to be on a per dwelling contribution, based on updated contribution figures (that was provided for in the original agreement in any event). Again this would need to be included as part of any S106 agreement completed in association with any prospective grant of planning permission.

#### Flood Risk and Drainage

Following the submission of amended details to address comments of The Environment Agency and Derbyshire County Council's Flood Risk team, these consultees are now content with the revised SuDS drainage scheme. A condition requiring its implementation will be required

In line with the original outline planning permission a condition requiring submission and approval of a foul water drainage scheme (as requested by Severn Trent Water) should be imposed.

#### Health Service

Whilst noting the comments in representations regarding such issues, there was no requirement for health care contributions at the time of the earlier consent and the principle established by that consent should be followed, given no material change in circumstances since the date of that consent in this regard, in addition to the Council's absence of any policy requirement in this respect.

#### Representations

The majority of issues raised in representations have been considered in the above assessment. The issue regarding a recent fire on the site is not material to the consideration of this case. In terms of the comment regarding process, this was received ahead of the planned re-consultation that was undertaken following the receipt of that correspondence.

#### Conclusions

The site is outside of the settlement framework for Tibshelf and its development is contrary to adopted Local Plan Policy, however, the principle of its development for housing is already established by the earlier grant of outline planning permission and there have been no material changes in circumstances to alter that established principle. As such subject to the completion of a S106 Planning Obligation and conditions to deal with the issues outlined in the assessment, which also follow those contained in the original outline planning permission, it is recommended that support is given for this detailed proposal.

#### **Other Matters**

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: No significant issues arise

Equalities: No significant issues arise

Access for Disabled: No significant issues arise

Trees (Preservation and Planting): See assessment

SSSI Impacts: N/A

Biodiversity: See assessment

Human Rights: No known issues arise.

**RECOMMENDATION: Defer decision and delegate to Assistant Director Planning in consultation with Chairman and Vice-Chairman of Planning Committee subject to:**

- A. Completion of S106 Planning Obligation to cover education contributions, affordable housing, public art and off-site recreation provision (as per the report);**
- B. Conditions deemed necessary including those set out below in précis form to be formulated in full by the Assistant Director of Planning.**

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Before construction commences on the erection of any building or wall a schedule of wall and roof materials shall first have been submitted to and approved in writing by the Local Planning Authority.
3. Prior to the commencement of development, details of further investigations in respect of coal mining issues, as outlined within sections 3 & 4 and drawing no. 12070048-07 of the Joynes Pike & Associates report, along with suggestions for mitigating treatment works including timescales for their implementation, where identified as necessary from those investigations, shall have been submitted to and approved in writing by the Local Planning Authority. Any coal mining mitigation works approved under this condition shall be implemented in accordance with the approved timescales within the approved report.
4. This development shall not be commenced until a scheme to identify and control any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:
  - A. Desk based study/Phase 1: A desk-top study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/quantitative risk assessment (or state if none required). Three full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
  - B. Intrusive site investigation/phase 2: If identified as being required following the completion of the desk-top study, an intrusive site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the site's existing status and proposed new use. Where samples are taken, they shall be analysed in a laboratory that is accredited under

MCERTS Chemical Testing of Soil Scheme for all parameters requested (where available). Three full copies of the report shall be forwarded to the LPA.

C. Remediation method statement/phase 3: A written method statement detailing the remediation requirements for the site shall be submitted and approved by the LPA and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without written approval from the LPA. If during development, any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the LPA for written approval. Any approved proposals shall thereafter form part of the Remediation Method statement.

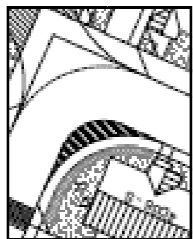
D. Validation report: Prior to occupation of the development (or parts thereof) an independent validation report must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved. The report shall be produced by a suitably qualified independent body (independent of the developer). The report shall provide verification that the remediation works have been carried out in accordance with the approved Method Statements. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.

5. The surface water drainage scheme shall be implemented in accordance with the latest revised details submitted with the planning application.
6. The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
7. No operations shall be commenced until a temporary access for construction purposes has been constructed to Doe Hill Lane, laid out in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority. The access shall have a minimum width of 5.5m and be provided with visibility sightlines of 2.4m x 47m in each direction. The access shall be retained in accordance with the approved scheme throughout the construction period, or such other period of time as may be agreed in writing by the Local Planning Authority, free from any impediment to its designated use.
8. No development shall take place until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of vehicle of site operatives and visitors, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway, pedestrian and cyclist protection, proposed temporary traffic restrictions and arrangements for turning vehicles.
9. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned

before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

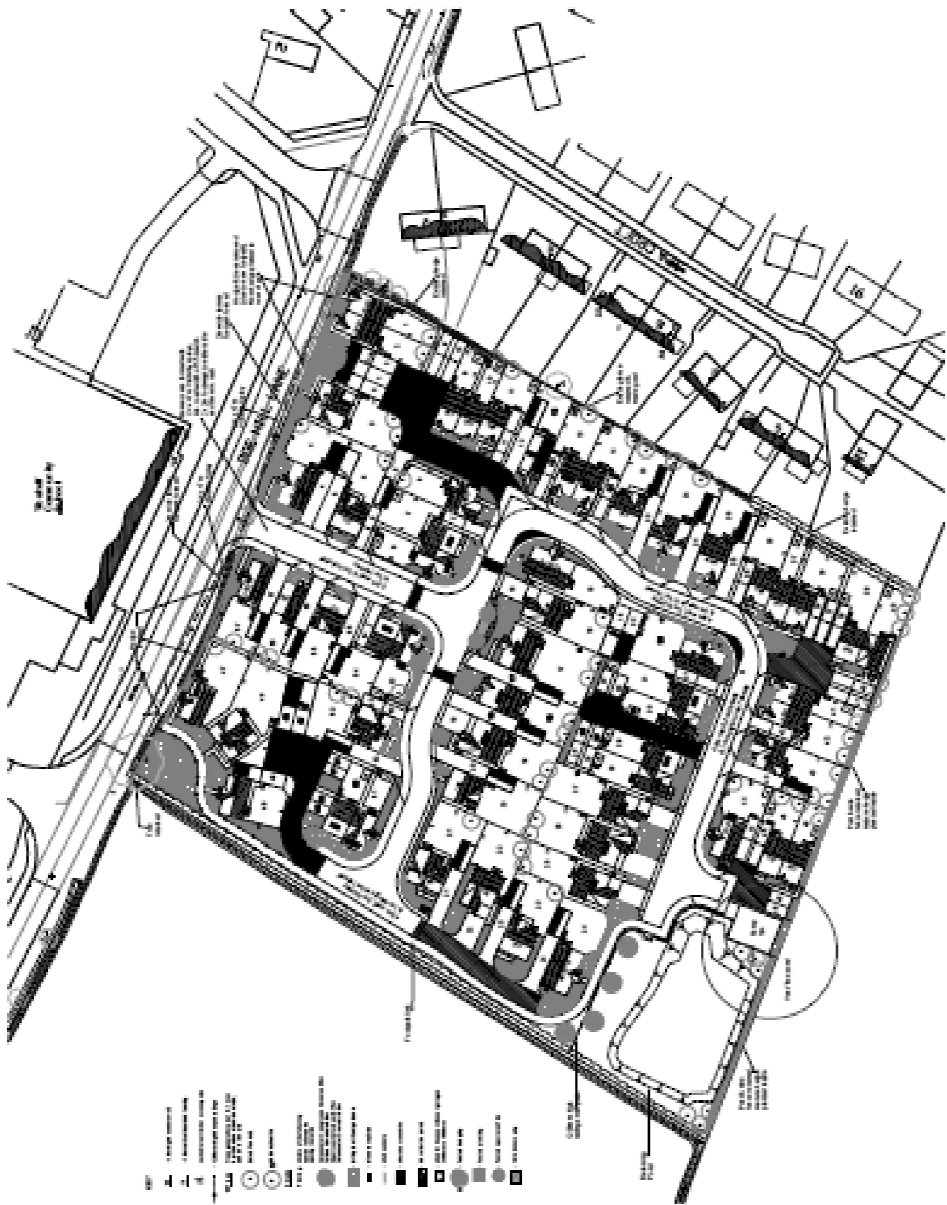
10. Prior to the first occupation of any dwelling, the new estate street junction shall be formed to Doe Hill Lane, located in accordance with the revised application drawing (180.05.01 Rev. F). The access shall have a minimum width of 5.5m, 2 x 2m footways, 6m radii and visibility sightlines of 2.4m x 47m in each direction. The area forward of the sightlines shall be level, form part of the new street, constructed as footway, and not part of any plot or other sub-division of the site.
11. Prior to the first occupation of any dwelling, the footway fronting the entire site shall be increased in width to 2.0m. The footway shall be laid out, constructed, drained and lit to a standard capable of adoption by the highway authority.
12. The gradient of any of the accesses shall not exceed 1:30 for the first 10m into the site from the existing highway boundary and 1:20 thereafter.
13. The new dwellings shall not be occupied until the proposed new estate street, between each respective plot and the existing public highway, has been laid out in accordance with the approved application drawings to a standard capable of adoption by the Highway Authority, constructed to base level, drained and lit in accordance with the County Council's specification for new housing development roads.
14. Space shall be provided within the site for the parking of vehicles, laid out in accordance with the approved drawings and maintained thereafter free of any impediment to its designated use.
15. Bin stores shall be provided within private land at the entrance to shared private accesses, in accordance with the details shown on drawing 180.05.01 Revision F. The facilities shall be provided prior to the first occupation of the dwellings to which they relate and shall be retained thereafter free from any impediment to their designated use.
16. Prior to any works commencing, an ecological mitigation and management plan, including timescales for implementation, shall have been submitted to and approved in writing by the Local Planning Authority and the content of that plan shall be implemented as approved. The plan shall make provide details for the proposed re-planted hedgerows and temporary protection to a suitable standard for retained trees and hedgerows during construction.
17. Prior to the commencement of development including site clearance and/or enabling works, either a reptile survey should be undertaken and the results submitted in writing to the Local Planning Authority, or confirmation by a suitably qualified person that the habitat is unsuitable for reptiles, shall have been submitted to and approved in writing by the Local Planning Authority. If reptiles are found to be present a suitable mitigation package shall be submitted to the Local Planning Authority for written approval, including details of timescales for implementation, which shall be implemented in full accordance with the approved details.

18. Submission and approval of hard and soft landscaping details.
19. Submission and approval of details of the proposed pumping station.



INSET ARCHITECTURAL DRAWING  
SHOWING DETAIL OF BUILDING CORNER

- 1. CONCRETE
- 2. BRICK
- 3. GLASS
- 4. METAL
- 5. WOOD
- 6. PLASTER
- 7. STONE
- 8. TERRAZZO
- 9. MARBLE
- 10. GRANITE
- 11. SLATE
- 12. CEMENT
- 13. SAND
- 14. GRAVEL
- 15. ASPHALT
- 16. CONCRETE
- 17. BRICK
- 18. GLASS
- 19. METAL
- 20. WOOD
- 21. PLASTER
- 22. STONE
- 23. TERRAZZO
- 24. MARBLE
- 25. GRANITE
- 26. SLATE
- 27. CEMENT
- 28. SAND
- 29. GRAVEL
- 30. ASPHALT



**TABLE**

NO.	DESCRIPTION	NO.	DESCRIPTION
1	CONCRETE	17	CONCRETE
2	BRICK	18	BRICK
3	GLASS	19	GLASS
4	METAL	20	METAL
5	WOOD	21	WOOD
6	PLASTER	22	PLASTER
7	STONE	23	STONE
8	TERRAZZO	24	TERRAZZO
9	MARBLE	25	MARBLE
10	GRANITE	26	GRANITE
11	SLATE	27	SLATE
12	CEMENT	28	CEMENT
13	SAND	29	SAND
14	GRAVEL	30	GRAVEL
15	ASPHALT		
16	CONCRETE		

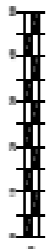
NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLASS
4	METAL
5	WOOD
6	PLASTER
7	STONE
8	TERRAZZO
9	MARBLE
10	GRANITE
11	SLATE
12	CEMENT
13	SAND
14	GRAVEL
15	ASPHALT

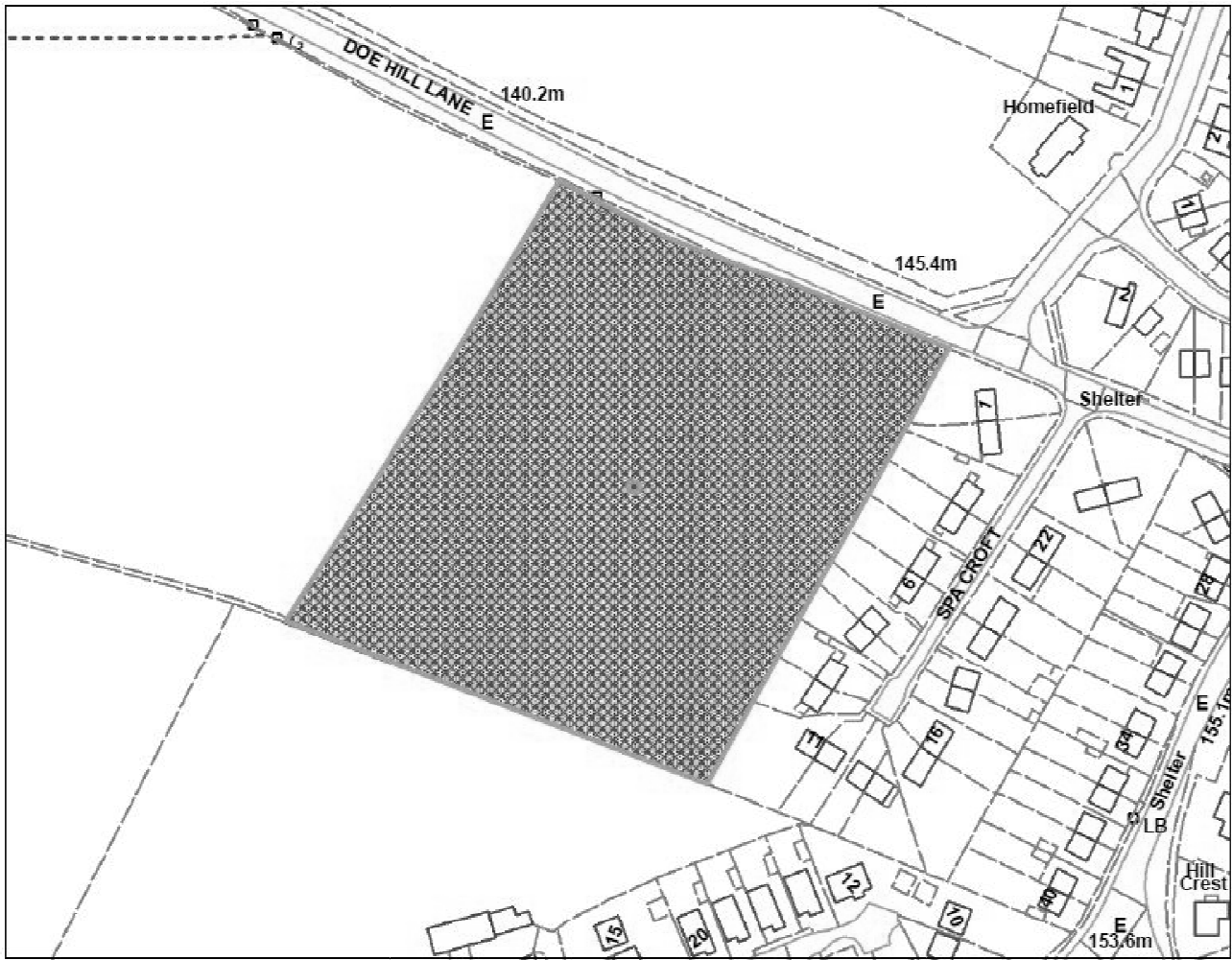
**RIPPOON HOMES**  
A COMMUNITY OF APARTMENTS  
IN THE HEART OF THE CITY

DOG HILL LANE,  
WIMBORNE,

**SITE LAYOUT.**

NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLASS
4	METAL
5	WOOD
6	PLASTER
7	STONE
8	TERRAZZO
9	MARBLE
10	GRANITE
11	SLATE
12	CEMENT
13	SAND
14	GRAVEL
15	ASPHALT





**Legend**

**Scale:** 0 0.02 0.04 0.08 KM

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