

Planning Conditions for APP/19/00955

Recommendation

334. **GRANT** planning permission subject to:

(a) the following conditions with power delegated to the Head of Planning (or any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision; together with

(b) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms included in this report with power delegated to the Head of Planning (or any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant nominated officer) does not result in a reduction in the terms identified.

Conditions

1. OL010 (Submission of Reserved Matters)

No development shall commence on site until details of the access (other than the locations of the access junctions into the site off Oakley Lane), appearance, landscaping, layout and scale (in respect of which approval is expressly reserved and are hereinafter called “the reserved matters”) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Part 3 of the Town and Country Planning (General Development Procedure) Order 2015.

2. OL080 (Submission of Reserved Matters (3 Years))

Application for approval of the first reserved matters shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission and the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved whichever is the later.

All other Reserved Matters to be submitted within 6 years of the date of this permission.

Reason - This condition is required to be imposed by the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

3. OL050 (Phasing Development)

No development (excluding site clearance (not including demolition), archaeological investigation, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, installation of tree protection fencing, erection of any temporary means of enclosure, site set up and ancillary welfare stations for the purposes of any highway works only) shall take place until a scheme for the phasing of the development has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme of phasing unless any subsequent variation to the phasing of the development is first agreed in writing by the Local Planning Authority.

Reason: To secure the proper development of the site and in accordance with Policy PP10 of the Poole Local Plan (November 2018).

4. PL02 (Plans Listing - Outline)

The details of the development which are required in relation to the reserved matters pursuant to Condition No.2 of this permission shall be in accordance with the details contained on the following approved plans:

Regulating Plan (Drawing no. RP01 Rev. Jan 2022 (A)) – Received 18 February 2022;
Land Use Plan (Drawing no. LB02 Rev. Dec 21 (A)) – Received 20 December 2021;
Land Use Budget Plan (Drawing no. LB01 Rev. Dec 21 (B)) – Received 20 December 2021;
Access and Circulation Plan (Drawing no. PP01 Rev. Dec 21 (E)) – Received 20 December 2021;
Open Space and GI Plan (Drawing no. PP02 Rev. Dec 2021 (C)) – Received 20 December 2021;
Building Heights Plan (Drawing no. PP03 Rev. Dec 21) – Received 18 February 2022;
Identity Areas Plan (Drawing no. PP004 Rev. Dec 21) – Received 20 December 2021;
Densities Plan (Drawing no. PP006 Rev. Mar 22) – Received 11 March 2022; and
Landscape Mitigation in Response to Setting of Carriage Drive (Drawing no. 10436/P30e) – Received 20 December 2021.

Reason: To ensure that the development can be accommodated within the application site and is developed in accordance with the parameters against which it has been assessed having regard to its' visual and landscape context and to ensure the delivery of a development of an appropriate design quality in the interests of the landscape and visual amenity of the surrounding area.

5. PL02 (Plans Listing - Outline)

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

Site Location Plan (Drawing no. RL01 Rev. C (25/06/19)) – Received 20 December 2021;
Proposed Traffic Calming Scheme Sheet 1 of 2 (Drawing no. 0001 Rev. P15) – Received 28 May 2021;
Proposed Traffic Calming Scheme Sheet 2 of 2 (Drawing no. 0002 Rev. P14) – Received 28 May 2021;
A341/Canford Magna Junction Proposed Ghost Island (Drawing no. 0006 Rev. P03) – Received 28 May 2021;
A341/Canford Magna Junction Proposed Pedestrian Provision & Traffic Calming (Drawing No. 0007 Rev. P01) – Received 28 May 2021;
Oakley Hill / Oakley Lane Proposed Mitigation Option Overall Plan (Drawing no. 0005 Rev. P04) – Received 28 May 2021;
Green Infrastructure Strategy (Drawing no. 10436/P23K) – Received 20 December 2021;
Carriage Drive Heritage Plan (Drawing no.10436/P33b) – Received 20 December 2021;
Proposed SANG Strategy (Drawing no. 10436/P13L) – Received 20 December 2021;

POS/SANG Typologies (550 Homes) Plan (Drawing no. 10436_P50 Rev. E) – Received 18 February 2022;

Design Code (March 2022) Rev. 2022v6 – Received 11 March 2022; and
Design and Access Statement Rev. 2022 – Received 11 March 2022.

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

6. AA001 (Non-Standard Condition)

The details of the development which are required pursuant to Condition No.2 above shall be in broad accordance with the principles, design criteria and all other details contained within the approved Design Code (UE1. Land North of Merley Poole) March 2022 Revision 2022v6.

Reason: In the interests of the character and appearance of the development and to ensure that it is of an acceptable design standard and respects the context of the site and in accordance with Policies PP10 and PP27 of the Poole Local Plan (November 2018).

7. AA001 (Non-Standard Condition)

Each reserved matters application shall be accompanied by a Compliance Statement that addresses how the reserved matters application is in compliance with the principles and design criteria and all other details established by the approved Design Code, or if at variance with the Design Code how the application improves upon the principles and design standards of the Design Code.

Reason: To ensure that the development complies with the principles and design standards established by the Design Code in the interests of the character and appearance of the development and to ensure that it is of an acceptable design standard and respects the context of the site and in accordance with Policies PP10 and PP27 of the Poole Local Plan (November 2018).

8. AA001 (Non-Standard Condition)

The number of dwellings permitted to be constructed on this site shall not exceed a maximum of 550 dwellings. For the avoidance of any doubt, the 550 dwellings does not include the care home facility.

Reason: It has been assessed that this is an appropriate quantum of development for the site in the interests of the character and appearance of the development and to ensure that it is of an acceptable design standard and in accordance with Policies PP10 and PP27 of the Poole Local Plan (November 2018).

9. AA001 (Non-Standard Condition)

The care home facility (Use Class C2) shall provide a minimum of 60 bed spaces but shall not exceed a maximum of 62 bed spaces.

Reason: To ensure flexibility to meet the evolving needs of the community, for the avoidance of doubt and in the interests of proper planning and in accordance with Policies PP10 and PP12 of the Poole Local Plan.

10. AA001 (Non-Standard Condition)

The total number of dwellings constructed pursuant to this outline planning permission shall comprise of a minimum of 85% of the dwellings as houses and a maximum of 15% as apartments/flats.

Reason: In order to ensure that the proposed development delivers an acceptable balance of the total number of dwellings to be constructed as houses and apartments and to ensure that it would not prejudice the delivery of the town centre's major brownfield allocations in accordance with Policy PP10 (c) of the Poole Local Plan (November 2018).

11. GN030 (Samples of Materials)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall provide a schedule of materials to be used for the external walls and roofs of all buildings relating to that phase of development, and where so required by the Local Planning Authority samples and/or sample panels of the materials shall be made available and/or constructed on site for inspection, for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and to ensure that it is of an acceptable design standard and in accordance with Policies PP10 and PP27 of the Poole Local Plan (November 2018).

12. GN162 (Renewable Energy – Residential)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall provide details of how a minimum of 20% of the predicted future energy use of each dwelling within that phase of development will be provided from renewable energy sources for approval in writing by the Local Planning Authority. No dwelling/building within that phase of development shall be constructed above ground floor slab level until the submitted details have been approved in writing by the Local Planning Authority.

No dwelling within that phase of development shall subsequently be first occupied until the approved measures, in so far as they relate to that individual dwelling have been implemented in their entirety and made available for use and they shall thereafter be maintained in accordance with the manufacturer's specification and retained.

The submitted details should include, but not be limited to, the following:-

- The 'as built' SAP assessment documents. These should be the same documents issued to Building Control to address the Building Regulations Part L,
- The corresponding EPC (Energy Performance Certificate),
- Details of the renewable energy technology to be installed,
- Details of the siting of the renewable technology to be installed within the site and/or on the building and the extent of coverage, and
- A statement, summary or covering letter outlining how the data given in the above documents demonstrates that a minimum of 20% of energy use is provided by the renewable technology.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply and in the interests of the character and appearance of the development in accordance with Policies PP27 and PP37 (2) of the Poole Local Plan (November 2018).

13. GN162 (Renewable Energy – Non Residential)

The Reserved Matters application for the care home facility shall provide details of the measures to provide 10% of the predicted future energy use of the care home facility from renewable energy sources where the net floor space of the care home facility is less than 1,000 sq.m or 20% where

the net floor space of the care home facility exceeds 1,000 sq.m for approval in writing by the Local Planning Authority.

The approved measures must subsequently be implemented in their entirety and made available for use prior to the first occupation of any of the bed spaces within the care home facility and shall thereafter be maintained in accordance with the manufacturer's specification and retained.

The submitted details should include, but not be limited to, the following:-

- The 'as built' SBEM/BRUKL assessment documents. These should be the same documents issued to Building Control to address the Building Regulations Part L;
- The corresponding EPC (Energy Performance Certificate);
- Details of the renewable energy technology to be installed;
- Details of the siting of the renewable technology to be installed within the site and/or on the building and the extent of coverage; and
- A statement, summary or covering letter outlining how the data given in the above documents demonstrates that a minimum of 10% of the predicted future energy use of the care home facility is provided by the renewable technology where the net floor space of the care home facility is less than 1,000 sq.m or 20% where the net floor space of the care home facility exceeds 1,000 sq.m.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply and in the interests of the character and appearance of the development in accordance with Policies PP27 and PP37 of the Poole Local Plan (November 2018).

14. GN161 (BREEAM)

The care home facility shall achieve a BREEAM 'Very Good' rating (or equivalent standard) where the net floor space of the care home facility is less than 1,000 sq.m or a BREEAM 'Excellent' rating (or equivalent standard) where the net floor space of the care home facility exceeds 1,000 sq.m. Prior to first occupation of any of the bed spaces within the care home facility, the Post-Construction Review Certificate shall be submitted to the Local Planning Authority verifying that the relevant BREEAM rating has been met.

Reason: In the interests of delivering a sustainable and energy efficient scheme and in accordance with Policy PP37 (3) of the Poole Local Plan (November 2018).

15. GN180 (Accessible and Adaptable Dwellings)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by details of measures to provide a minimum of 20% of a mix of housing types of the approved dwellings built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended) or any other subsequent modification thereof. A plan identifying which dwellings will accord with Part M4(2) standards together with a statement setting out the provision to be made within that phase of development shall also accompany the Reserved Matters for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Prior to the first occupation of any of the Accessible and Adaptable Dwellings within each phase of development, a written report providing verification of compliance with the Building Regulations Part M4(2) Category 2 standards shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interests of meeting the needs of the ageing population and in accordance with Policies PP10 (b) and PP12 (3) of the Poole Local Plan (November 2018)

16. AA001 (Non-Standard Condition)

Prior to the commencement of development, the location within the site for the provision of a minimum of 4 no serviced custom/self-build plots shall be identified on a plan that shall be submitted to, and approved in writing by, the Local Planning Authority. The custom/self-build plots shall thereafter be laid out with vehicular and pedestrian access and fully serviced and shall be marketed in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the 200th dwelling.

Reason: To ensure that provision is made towards meeting the needs for custom/self-build plots and in accordance with Policies PP8 and PP10(b) of the Poole Local Plan (November 2018).

17. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall provide details of the required earthworks, that shall include details of the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to the existing surrounding landform, the re-use/disposal of the existing spoil heaps within the site and the location of the storage of excavated materials, within that particular phase of the development for approval in writing by, the Local Planning Authority. No development shall commence in relation to that phase of development until such time that the submitted details have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of landscape and visual amenity and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

18. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall include details of the existing and proposed ground levels within that particular phase of the development and the proposed finished floor levels (in relation to a fixed datum point) of all dwellings/buildings within that phase of development and their relationship with adjoining buildings for approval in writing by the Local Planning Authority. No development shall commence in relation to that phase of development until such time that the submitted details have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved ground levels and finished floor levels.

Reason: To control matters which will impact on neighbouring amenity, views within the site and the visual impact of the development in accordance with Policy PP27 of the Poole Local Plan (November 2018).

19. AA001 (Non-Standard Condition)

A Construction Environmental Management Plan for any phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development within that phase approved under condition 3.

The Construction Environmental Management Plan shall cover HGV delivery routes and route management, management and facilities for deliveries, the layout and siting of equipment and

material storage, site operatives parking, site compound, welfare facilities, and the recommendations of the Environmental Statement (May 2021) in paragraphs 3.9.9; 7.5.3-4; 8.7.4-9; 9.5.1; 9.5.16-17.

The Construction Environmental Management Plan shall be maintained and updated throughout the construction period of the development by the Project/Site Manager and any modifications to it shall be submitted to, and approved in writing by, the Local Planning Authority prior to their implementation. The development shall be carried out in accordance with the details contained within the approved Construction Environmental Management Plan at all times.

Reason: Due to the size of the development and scale of such construction related elements, in the interests of the creation of a safe highway environment to preserve highway and pedestrian safety and to minimise the potential for congestion, to minimise the impact on residential amenity and to minimise any potential pollution impact on the environment in accordance with Policies PP27, PP33, PP34 and PP35 of the Poole Local Plan (November 2018).

20. AA001 (Non-Standard Condition)

Each of the 5 proposed vehicular accesses off the north side of Oakley Lane as shown on the approved plans (Proposed Traffic Calming Scheme Sheet 1 of 2 (Drawing number 0001 P15) and Proposed Traffic Calming Scheme Sheet 2 of 2 (Drawing number 0002 P14)), but excluding works to create raised table junctions, shall be constructed as the first works for the phases of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) that the vehicular access is associated with.

Reason: In the interests of the creation of a safe highway environment in accordance with Policies PP34 and PP35 of the Poole Local Plan (November 2018).

21. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall include the details, specification and layout of the construction, drainage, surface treatment and lighting of roads, footways, paths and cycleways for that phase of development, and a phasing plan for those works, for approval in writing by the Local Planning Authority. No development shall commence in relation to that phase of development until such time that the submitted details have been approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details and phasing plan.

Reason: In the interests of providing appropriate safe routes through the site, constructed to appropriate standards, in accordance with Policies PP34 and PP35 of the Poole Local Plan (November 2018).

22. AA001 (Non-Standard Condition)

The parking provision for residents, visitors and non-residential uses within the Reserved Matters application for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall accord with the BCP Council Parking Standards SPD (January 2021), or any superseding document, unless otherwise agreed in writing with the LPA. Full details of the location, layout and allocation of; vehicle parking, bicycle parking and bicycle storage and Electric Vehicle Charging (EVC) parking facilities shall be submitted to, and approved in writing by, the Local Planning Authority with the Reserved Matters application for each phase of development. The development shall thereafter be carried out in accordance with the approved details and the vehicle parking, bicycle parking and bicycle storage and Electric Vehicle Charging (EVC) parking facilities shall be made available for use prior to the first occupation or coming into

use of the residential unit or non-residential use with which they are associated and shall be kept available for those purposes and their associated use at all times.

Reason: In the interests of highway safety and promoting sustainable development including sustainable forms of transport in accordance with Policy PP35 of the Poole Local Plan (November 2018).

23. AA001 (Non-Standard Condition)

Prior to the first occupation of any dwelling approved pursuant to this outline planning permission, a comprehensive Travel Plan and phasing of that Travel Plan implementation shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan should follow the submitted Framework Travel Plan (dated June 2019), and be updated in line with prevailing policy and best practice and shall include as a minimum:

- The identification of targets for trip reduction and modal shift reflecting the targets contained within the adopted Poole Local Plan Transport Mitigation Plan (dated November 2017);
- The measures to be implemented to meet these targets including provision of improved walking and cycling links and bus service enhancements;
- The timetable/phasing of the implementation of the Travel Plan measures and its operation thereafter;
- The mechanisms for monitoring and review;
- The mechanisms for reporting;
- The remedial measures to be applied in the event that targets are not met; and
- Mechanisms to secure variations to the Travel Plan following monitoring and reviews.

The Travel Plan shall subsequently be implemented in accordance with the approved details including the timetable/phasing for its implementation and operation.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood and in the interests of the safe and efficient operation of the A31 by reducing reliance on the private car for journeys to and from the site and in the interests of highway safety in accordance with Policies PP34 and PP35 of the Poole Local Plan (November 2018).

24. AA001 (Non-Standard Condition)

A vehicular and pedestrian access shall be provided through the site up to the boundary with the adjacent Cruxton Farm complex to facilitate the potential future redevelopment and use of the existing farm buildings and site at Cruxton Farm for employment uses.

Reason: In the interests of the creation of an enhanced and safer means of access to and from this adjacent site in the interests of highway and pedestrian safety and to facilitate the potential redevelopment and use of the site at Cruxton Farm for employment in accordance with Policies PP10, PP34 and PP35 of the Poole Local Plan (November 2018).

25. AA001 (Non-Standard Condition)

Prior to the commencement of development, details, dimensions and specification of bus stops to be constructed along Oakley Lane, their street furniture and a timetable for their delivery shall be submitted to, and approved in writing by, the Local Planning Authority. The bus stops and associated furniture shall thereafter be implemented in accordance with the approved details and the timetable for delivery and thereafter shall be maintained and retained for those purposes at all times.

Reason: To ensure the provision of appropriate infrastructure for buses and in the interests of highway safety and in accordance with Policies PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

26. AA001 (Non-Standard Condition)

No development shall take place until such time that detailed boundary treatment plans, to include the provision of any acoustic mitigation measures, for the boundaries with the A31 trunk road and a timetable for their delivery shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall also include a method statement for the implementation of the approved boundary treatments and details of the responsibilities/schedule for their future maintenance. The boundary treatments shall subsequently be carried out in accordance with the approved details and method statement and timetable for delivery and shall thereafter be maintained as such in accordance with the approved details of the maintenance responsibilities and schedule and retained.

Reason: In the interest of the safe and efficient operation of the A31 trunk road and to minimise any potential noise impact/disturbance associated with the vehicular traffic along the A31 on the amenities of the future occupiers of the adjacent residential properties in accordance with Policies PP27, PP34 and PP35 of the Poole Local Plan (November 2018)..

27. AA001 (Non-Standard Condition)

A Dust Management Plan for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development within that phase of development approved under condition 3.

The Dust Management Plan should have regard to the Institute of Air Quality Management's "Guidance on the Assessment of Dust From Demolition and Construction" and "Guidance on Monitoring in the Vicinity of Demolition and Construction Sites" and include the recommended mitigation measures of the Environmental Statement (May 2021) in paragraphs 6.5.2 and 6.5.3.

The Dust Management Plan shall be maintained and updated throughout the construction period of the development by the Project/Site Manager and any modifications to it shall be submitted to, and approved in writing by, the Local Planning Authority prior to their implementation. The development shall be carried out in accordance with the mitigation measures contained within the approved Dust Management Plan at all times.

Reason: To protect the amenity of local residents and adjacent natural habitats from adverse levels of dust emissions during construction in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

28. AA001 (Non-Standard Condition)

No burning of construction waste materials shall take place on site.

Reason: To protect the amenity of local residents from smoke, ash, odour and fumes in accordance with Policy PP27 of the Poole Local Plan (November 2018).

29. AA001 (Non-Standard Condition)

Prior to the commencement of any development pursuant to this permission or site clearance works the developer shall submit for the written approval of the Local Planning Authority:

(a) A report of the findings of an intrusive site investigation and risk assessment, based on the conclusions of the ASL Desk Study Report (Report No. 415-17-087-11, dated Jan 2018), that must

be completed in accordance with a scheme to assess the nature and extent of any contamination and/or gases on the site in relation to the proposed use of the site, hereby approved, and documenting the actual ground conditions found on site and an appropriate quantitative assessment of risk to identified receptors. The site investigation and risk assessment must be undertaken by a competent person(s).

(b) If the site investigation and risk assessment identifies unacceptable risks and the need for remediation, a detailed scheme specifying remedial works and measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and controlled waters and to avoid risk from contaminants and/or gases when the site is developed shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme must be fully implemented in accordance with its terms prior to the commencement of development other than that required to carry out the remediation works. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018) and Paragraph 183 of the NPPF (July 2021).

30. AA001 (Non-Standard Condition)

In the event that unexpected contamination is found at any time when carrying out the preliminary works, or works for approved development thereafter, that was not previously identified it must be reported in writing immediately to the Local Planning Authority and all development shall be ceased, unless otherwise first agreed in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency "Land contamination risk management (LCRM)" procedures and where remediation is necessary a remediation scheme must be prepared in accordance with sub-section (b) of Condition No.29 above and submitted to, and approved in writing by, the Local Planning Authority and implemented in accordance with the approved details in advance of the scheme recommencing. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to, and approved in writing by, the Local Planning Authority prior to development commencing other than that required to be carried out as part of the approved scheme of remediation.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018) and Paragraph 183 of the NPPF (July 2021).

31. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a Refuse/Recycling Strategy for those uses contained within that specific phase of development. The Refuse Strategy

shall set out the following details:

- Suitable location(s) for the refuse vehicles to park, wait and turn when making collections; and
- In the event that receptacles are stored beyond the recommended distance of 10 metres from the refuse vehicle parking / waiting area(s), details of the arrangements that will be put in place by the site management to ensure that receptacles are transported on the day of collection to a satisfactory temporary holding area or areas within 10 metres from the refuse vehicle parking / waiting area(s), including details of the temporary holding area(s).
- Details of the arrangements for the private collection of refuse and recycling waste generated by the use of the care home facility that shall include details of the person(s)/management company responsible for administering the waste collection service on behalf of the care home facility, details of the commercial waste provider contracted to provide the refuse and recycling collection service, the type of refuse vehicles to be used, the frequency of collections and day(s) of collection.

The approved refuse/recycling facilities shall be completed and made available for use and the approved Refuse/Recycling Strategy shall be brought into effect at the time of first occupation of the respective residential and / or non-residential units in each development parcel and shall thereafter continue to be maintained and operated. Any variation to the approved scheme must be submitted in writing to the Local Planning Authority and shall not be implemented until written consent has been obtained.

Reason: To ensure suitable arrangements are in place for the removal of waste from the site and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

32. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a scheme of water efficiency measures to reduce the water consumption of the dwellings relating to that specific phase of the development for approval in writing by the Local Planning Authority. The scheme should demonstrate a standard of a maximum of 110 litres of water usage per person per day is applied for all residential dwellings. No development shall commence in relation to that particular phase of development until such time that the submitted details have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the approved measures shall be implemented and/or made available for use prior to the first occupation of each dwelling within that particular phase of development and shall thereafter be maintained and retained in full working order at all times.

Reason: In the interests of sustainable development and the prudent use and conservation of water resources to meet the demands of climate change and in accordance with the NPPF (July 2021).

33. DR040 (Sustainable Urban Drainage)

No development shall take place within each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) until such time that a scheme for the discharge and attenuation of surface water runoff from the buildings, roads and other hard surfaced areas for that phase of the development following the overarching strategy set out in the Flood Risk Assessment forming Appendix 8.1 of the Environmental Statement (May 2021) and subsequent addendums, together with a scheme for the future responsibility and schedule for maintenance of the surface water drainage scheme over the lifetime of the development, has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall be based on sustainable urban drainage principles and an assessment of the hydrological and hydro-

geological context of the development. The surface water drainage scheme shall subsequently be implemented in its entirety in accordance with the approved scheme and made available for use prior to the first occupation of any of the dwellings within that particular phase of development and shall thereafter be maintained in accordance with the scheme for future responsibility and schedule for maintenance and retained.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and maintenance of the surface water drainage system in accordance with PP38 of the Poole Local Plan (November 2018) and Paragraph 169 of the NPPF (July 2021).

34. HW230 (Permeable surfacing condition)

All ground hard surfaces shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the site. The hard surface shall thereafter be retained as such.

Reason: In the interests of delivering development which does not result in unacceptable levels of run-off and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

35. AA001 (Non-Standard Condition)

No development shall take place within each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) until such time that a foul water drainage strategy for the provision of foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The foul water drainage scheme shall include:

- Appropriate arrangements for the agreed points of connection to the main sewer and the capacity improvements required to serve the proposed development parcel; and
- Be completed in accordance with the approved details and to a timetable agreed with the Local Planning Authority and shall thereafter be maintained and retained in full working order at all times.

No dwelling shall subsequently be first occupied until all necessary works for the drainage of foul water from that dwelling have been implemented in accordance with the approved scheme and made available for use.

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 properties or cause pollution of controlled waters and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

36. AA001 (Non-Standard Condition)

The Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a full tree survey, arboricultural impact assessment and, where necessary, and arboricultural method statement, taking account of the trees on the site and on adjoining sites. The development for each phase of development shall thereafter be carried out in strict accordance with any approved tree protection and mitigation measures.

Reason: In order that the Local Planning Authority may be satisfied that consideration has been given to the potential impact of the development on trees both on the site and adjoining sites that are protected by a Tree Preservation Order and to ensure that the trees to be retained will not be damaged during the construction works and to ensure as far as possible the work is carried out in accordance with current best practice in the interests of visual amenities and the biodiversity value

of the area and setting and character of the proposed development, in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

37. AA001 (Non-Standard Condition)

The development hereby permitted shall accord with the mitigation measures set out within Chapter 9 of the Environmental Statement (May 2021) and subsequent addendums.

Reason: To safeguard biodiversity and protected species in accordance with Policy PP33 of the Poole Local Plan (November 2018) and to ensure that the development maintains and enhances the landscape and wildlife features at the site which include species protected by Schedule 5 of the Wildlife and Countryside Act 1981, Section 41 of the Natural Environmental and Rural Communities Act 2006 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2010 and by European and International

38. AA001 (Non-Standard Condition)

Notwithstanding the submitted details, the Reserved Matters for each phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a Biodiversity Appraisal for that particular phase of the development based on up-to-date ecological survey work which is not more than 2 years old at the time of the submission of the Biodiversity Appraisal, including an assessment of biodiversity net gain and details of the biodiversity enhancement measures that are to be implemented and a timetable for their implementation, for approval in writing by the Local Planning Authority. No development shall commence in relation to that particular phase of development until such time that the submitted Biodiversity Appraisal has been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Biodiversity Appraisal and all biodiversity enhancement measures that are implemented shall thereafter be maintained and retained.

Reason: To enhance the ecological value of the site and demonstrate net gain in accordance with Policy PP33 of the Poole Local Plan (November 2018).

39. AA001 (Non-Standard Condition)

The Reserved Matters for each phase (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a plan and details to show how hedgehog movement will be provided for between gardens/private amenity space and the surrounding land within that phase of development, for approval in writing by the Local Planning Authority. The details to be submitted shall include suitable holes (13cm x 13cm) at ground level in close boarded fences and walls, appropriate signage and their locations. The approved details shall be incorporated into each property before it is first occupied and thereafter shall be maintained for the intended purpose and the hedgehog holes and signage shall not be blocked or removed.

Reason: To enhance the ecological value of the site and demonstrate net gain in accordance with Policy PP33 of the Poole Local Plan (November 2018).

40. AA001 (Non-Standard Condition)

The Reserved Matters for each phase (to be approved through a scheme submitted pursuant to condition 3 of this permission) shall be accompanied by a Lighting Strategy for that phase of development for approval in writing by the Local Planning Authority. The lighting strategy shall be accompanied by a written confirmation from the applicant's ecologist that the strategy is in accordance with the ecologically sensitive areas, in particular where bats are documented using flight paths. No development shall commence within that particular phase of development until such time that the Lighting Strategy has been approved in writing by the Local Planning Authority.

The approved lighting scheme shall subsequently be implemented in accordance with the approved details and shall thereafter be maintained and retained.

Reason: To ensure that the lighting does not adversely affect the ecological value and interests of the site and protected species and to ensure that the lighting is appropriate in its context and contributes to public safety in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

41. AR020 (Programme of Archaeological Work)

No development shall take place until a programme of archaeological work has been secured and implemented by an approved archaeological contractor in accordance with a written scheme of investigation that shall have been submitted to, and approved in writing by, the Local Planning Authority. This written scheme of investigation shall include archaeological field work together with the post-excavation work and the publication of the results of the findings.

Reason: To ensure that any remnants of archaeological importance on the site are identified and recorded and in accordance with Policy PP30 of the Poole Local Plan (November 2018).

42. AA001 (Non-Standard Condition)

Measures shall be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction wherever viable, environmentally feasible and practicable to re-use them. Within three months of the substantial completion of groundworks in each phase of the development a report setting out the quantum of material re-used on site shall be submitted to the Mineral Planning Authority.

Reason: In the interest of sustainable use of mineral resources.

43. AA001 (Non-Standard Condition)

Measures shall be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction wherever viable, environmentally feasible and practicable to re-use them. Within three months of the substantial completion of groundworks in each phase of the development a report setting out the quantum of material re-used on site shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interest of sustainable use of mineral resources and in accordance with Policy SG1 of the Bournemouth, Dorset and Poole Minerals Strategy (Adopted May 2014).

44. AA001 (Non-Standard Condition)

Prior to the commencement of any construction works above the ground floor slab level of any dwelling/building in any phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission), a Landscape and Ecological Management Plan (LEMP) for that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority. The LEMP will include:

- a timed schedule of works including a requirement for the timing and programming of hedgerow planting;
- the provision and management of an 8 metre wide buffer zone taken from the top of the bank alongside the River Stour;
- establishing designated access points to the river;
- the maintenance and improvement of any existing towpath; and
- details of on-site biodiversity and landscape enhancement measures including an assessment of net gain in biodiversity.

The approved planting and ecological provisions shall subsequently be carried out in accordance with the approved details and timetable for implementation.

Reason: To optimise planting, health, biodiversity benefits and protected species in accordance with Policies PP24, PP25, PP26, PP32 and PP33 of the Poole Local Plan (November 2018) and to ensure that the development maintains and enhances the landscape and wildlife features at the site which include species protected by Schedule 5 of the Wildlife and Countryside Act 1981, Section 41 of the Natural Environmental and Rural Communities Act 2006 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2010 and by International Law.

45. AA001 (Non-Standard Condition)

Prior to the first occupation of the first dwelling, 16.048 Hectares of Suitable Alternative Natural Greenspace (SANG) and associated SANG/Community Use car parking facilities shall be provided, made available for use and open to public access. Thereafter the SANG and SANG/Community Use Car Parks shall be maintained, managed and monitored in strict accordance with the SANG Landscape and Ecological Management Plan (SANG LEMP) (to be approved through a scheme submitted pursuant to condition 46 of this permission).

Reason: In the interest of mitigating potential harm to the integrity and special features of the Dorset Heathlands that is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site and part of the Dorset Heaths of Special Area of Conservation (SAC), and in accordance with Policy PP32 of the Poole Local Plan (November 2018).

46. AA001 (Non-Standard Condition)

As part of the first Reserved Matters submission a SANG Landscape and Ecological Management Plan (SANG LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The SANG LEMP will include:

- A strategy including a detailed plan for the initial creation of the SANG Land and associated SANG/Community Use Car Parks; including a method statement; details of the design, layout and construction of the Car Parks, and timetable for the carrying out and completion of the SANG and SANG/Community Use Car Parks works;
- Management objectives and management constraints;
- the provision and management of an 8 metre wide buffer zone taken from the top of the bank alongside the River Stour;
- establishing designated access points to the river;
- the maintenance and improvement of any existing towpath;
- A maintenance plan, including a programme for the replacement of essential infrastructure and costs of infrastructure as well as annual maintenance costs;
- Proposals for the promotion of the SANG Land as open access land to the residents and visitors to the dwellings within the development and the general public and promotion of the SANG/Community Use Car Parks as open access car parks to the general public, and visitor strategy;
- Biodiversity and landscape enhancement strategy;
- Provisions for the monitoring of the SANG Land and the SANG/Community Use Car Parks by the Council in conjunction with other agencies acting on its behalf at the Council's discretion to include inter alia Natural England and Urban Heaths Partnership.

Reason: In the interest of mitigating potential harm to the integrity and special features of the Dorset Heathlands that is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site and part of the Dorset Heaths of Special Area of Conservation (SAC), and in accordance with Policy PP32 of the Poole Local Plan (November

2018).

47. AA001 (Non-Standard Condition)

No development shall take place within any phase of development (to be approved through a scheme submitted pursuant to condition 3 of this permission) until full details of both hard and soft landscaping and green infrastructure for the area have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i. Soft landscape and green infrastructure plans including planting plans for all soft landscape areas, trees, urban greening, living walls, rain gardens or other green infrastructure interventions; written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants, noting species, plant sizes and proposed numbers/densities and implementation programme;
- ii. The details, specification and layout of play equipment for the 'play space' shown on the approved plans including LEAP & NEAP;
- iii. Hard landscaping plans including details of surfacing and materials to mitigate waterlogging and ensure year-round access;
- iv. Proposed finished levels or contours;
- v. Vehicles and pedestrian access and circulation areas;
- vi. Details of site furniture and infrastructure (e.g. benches, refuse or other storage units, signs, lighting etc.) including detail on predicted lifespan and replacement plans;
- vii. Management and maintenance plan and responsibilities for the public open spaces and play areas.

The dwellings shall not be occupied until such time as the respective public open space and play area(s) has/have been laid out, surfaced, fenced, landscaped and completed with items of play equipment installed in accordance with the approved details. The respective public open spaces and play area(s) shall be maintained in accordance with the approved details thereafter.

The approved landscaping for that particular phase of development shall be fully implemented with new planting carried out in the planting season October to March inclusive, or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

All planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting. The scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

The whole planting scheme shall thereafter retained.

Reason: To ensure satisfactory appearance and functionality of the public open space and play area space provision; in the interests of visual amenities and the biodiversity value of the area and setting and character of the proposed development; and to ensure that the approve planting scheme is carried out at proper times and to ensure the establishment and maintenance of all trees and plants; in accordance with Policies PP10, PP24, PP25, PP26, PP27 and PP33 of the Poole Local Plan (November 2018).

48. AA001 (Non-Standard Condition)

No development shall take place until a scheme for the resurfacing of the Carriage Driveway has been submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall

include details for the design, construction and surface materials for the resurfacing of this route, as well as on-going maintenance responsibilities. The approved works shall subsequently be undertaken and completed prior to the first occupation of any of the dwellings and shall thereafter be maintained in accordance with the details of the approved scheme.

Reason: In the interests of providing appropriate safe routes through the site, constructed to appropriate standards, and to enhance the condition of this non-designated heritage asset in accordance with Policies PP30, PP34 and PP35 of the Poole Local Plan (November 2018).

49. AA001 (Non-Standard Condition)

As part of the first Reserved Matters submission a Landscape Mitigation Scheme to the setting of the Carriage Drive shall be submitted to, and approved in writing by, the Local Planning Authority. The Landscape Mitigation Scheme shall be in general accordance with the 'Landscape Mitigation In Response To Setting of Carriage Drive – Overarching Strategy' (Drawing No. 10436/P30d) and the details contained on the 'Carriage Drive Heritage Plan' (Drawing No. 10436/P33a) and shall include:

- A detailed tree and landscape planting and management plan to include native tree planting (secondary avenue) parallel to the Carriage Drive; retention and reinforcement of existing vegetation to southern side of the Carriage Drive through additional tree planting and enhancement of understorey vegetation to filter views of the development; and thinning of understorey vegetation on the northern side of the Carriage Drive to allow views towards the river to be experienced by users;
- Details for the provision of heritage interpretation boards set along the footpaths/historic features to provide historical information on the Carriage Drive and the relevant features (e.g. railway arch/bridge) so that they can be fully appreciated;
- A timetable for the carrying out and completion of the works;
- Management objectives and management constraints;
- Maintenance/management schedule and responsibilities that shall include all details of the Long Term Management of the Carriage Drive set out on the 'Carriage Drive Heritage Plan' (Drawing No. 10436/P33a);
- An arboricultural management plan to secure the health and condition of the existing trees along the Carriage Drive and to include a schedule for inspections and requirement for maintenance (where required) and replacement tree planting for failing specimens (where required) to ensure longevity of the avenue of trees.

The development shall subsequently be implemented and thereafter maintained in accordance with the details of the approved scheme.

Reason: In the interests of preserving the significance of this non-designated heritage asset and the contribution that it makes to the setting of the Grade I Canford School (former Canford Manor) in accordance with Policy PP30 of the Poole Local Plan (November 2018).

50. AA001 (Non-Standard Condition)

No construction works shall take place and no deliveries shall be taken other than between the hours of 7:30am to 6:30pm on Mondays to Fridays and 8:00am to 1:00pm on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To minimise the noise disturbance that could otherwise be caused to the occupants of nearby residential properties and to protect the general amenities of the surrounding area and in accordance with Policy PP27 of the Poole Local Plan (November 2018)

Informative Notes:

1. IN72 (Working with applicants: Approval)

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- In this case the applicant was advised of issues after the initial site visit;
- In this case the applicant was provided with pre-application advice and this was reflected in the proposals; and

In this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified.

2. IN74 (Community Infrastructure Levy - Approval)

Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations

The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended).

In accordance with CIL Regulation 65, the Local Planning Authority (LPA) will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by the LPA in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted charging Schedule. Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge.

Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Poole website:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/>

3. IN81 (Section 106 Agreement)

The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

4. IN81 (SAMM contribution)

The necessary contributions towards SAMM arising from the proposed development have been secured by a S.106 Agreement.

5. IN84 (AA Passed)

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant

effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

6. IN13 (Kerb Crossing to be Lowered)

The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the positions corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

7. IN00 (Non-Standard Informative)

With regards to Air Quality, the applicant is advised that if the layout of the proposed development results in future receptors being located in closer proximity to air pollution sources, the Air Quality Assessment should be revised to account for the impact of the change. The final layout and design should seek, where possible, to maximise the distance between future receptors and air pollutant sources, or to place non-habitable rooms in locations closest to pollutant sources.

8. IN00 (Non-Standard Informative)

The applicant is advised that Highways England has advised that the highway proposals for the A31(T) associated with this planning permission involve works within the public highway, which is land over which the applicant has no control. Highways England therefore requires the applicant to enter into a suitable legal agreement to cover the detailed design and construction of the works. The applicant is therefore requested to contact South East Operations at SE.3PP@highwaysengland.co.uk at an early stage to discuss the details of the highways agreement. The applicant should be aware that an early approach to Highways England is advisable to agree the detailed Highways England Planning Response (HEPR 16-01) January 2016 arrangements for financing the design and construction of the scheme. 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. Please be advised that Highways England will 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.

9. IN00 (Non-Standard Informative)

The applicant is advised that the Environment Agency have stated that in addition to any other permission(s) that may have already been obtained, e.g. planning permission, an Environmental Permit for flood risk activities may be required to carry out work in, under, over or near (within 8m of) a main river (including where the river is in a culvert), on or near (within 8m of) a flood defence on a main river, in the floodplain of a main river, on or near (within 8m of) a sea defence. This may apply for works such as footpaths, planting, fences, bridges etc. and other works within the SANG that could affect flood risk.

For further information and to check whether a permit is required please visit:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

For any further advice, please contact your local Environment Agency FRA Permitting Officer, Blandford.frap@environment-agency.gov.uk

10. IN00 (Non-Standard Informative)

The applicant is advised that safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. The Environment Agency recommend that the applicant refer to their Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

11. IN00 (Non-Standard Informative)

The applicant is advised that if any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the more specific guidance is required, it is available on the Environment Agency's website <https://www.gov.uk/how-to-classify-different-types-of-waste>

12. IN00 (Non-Standard Informative)

The applicant is advised that vegetation clearance should not be carried out within the bird breeding season of 1st March to 31st August inclusive unless appropriate checks are made by a qualified ecologist to ensure the absence of nesting birds. In order to prevent the disturbance of bird's nests as protected under the Wildlife and Countryside Act 1981.

13. IN00 (Non-Standard Informative)

The applicant is advised that on-street bin collection points for individual household bins should be adjacent to the highway boundary wherever possible and that the 10 metre offset distance is for larger, four wheeled communal bins only. It is also advised that external communal bin stores should be designed to be at least 2.3 metres in height to allow the lids of the communal bins stored within them to be fully lifted so that waste can be deposited into them.