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02 JUL 2010



Mr David Lohfink
C G Fry & Son Limited
Litton Cheney
Dorchester
Dorset
DT2 9AW

Development Services Division
Development Services Manager
John Greenslade, Dip TP, BSc, MRTPI, MRICS, Dip Mgmt (Open)

BUCKLAND NEWTON

APPROVAL OF PLANNING PERMISSION
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: 1/D/10/000419

Location of Development:

LAND ADJACENT B3143, WOOLFORDS WATER, BUCKLAND NEWTON

Description of Development:

10 affordable houses & associated infrastructure including new vehicular access (Amended scheme to 1/E/06/002472)

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed on the following page:

**SUBJECT TO ATTACHED
SCHEDULE OF FIFTEEN CONDITIONS**

PLEASE REFER TO NOTES ENCLOSED

Signed: *John Greenslade*
Development Services Manager
Dated: 30 June, 2010

Chief Executive: D M Clarke
Directors: D Evans, A Stuart

APPLICATION NO: 1/D/10/000419
LAND ADJACENT B3143, WOOLFORDS WATER, BUCKLAND NEWTON
SCHEDULE OF CONDITIONS

Location Plan - Dwg. No: PP-001A received on 11/03/2010
Plots 2-5 Courtyard Elevations - Dwg. No: PP-007A received on 11/03/2010
Topographical Survey - Dwg. No: ARC0601 received on 11/03/2010
Topographical Survey - Dwg. No: ARC0601 received on 11/03/2010
Landscape Strategy Plan - Dwg. No: 537/1 Rev. C (AMENDED PLAN) received on 21/06/2010
Site Plan and Finished Floor Levels - Dwg. No: PP-002C (AMENDED PLAN) received on 21/06/2010
Plot 1 Floor Plans - Dwg. No: PP-003B (AMENDED PLAN) received on 21/06/2010
Plot 1 Elevations (1 of 2) - Dwg. No: PP-004B (AMENDED PLAN) received on 21/06/2010
Plot 1 Elevations (2 of 2) - Dwg. No: PP-005B (AMENDED PLAN) received on 21/06/2010
Plots 2-5 Floor Plans - Dwg. No: PP-006B (AMENDED PLAN) received on 21/06/2010
Plots 2-5 Roadside (east) Elevations - Dwg. No: PP-008B (AMENDED PLAN) received on 21/06/2010
Plots 2-5 Side Elevations - Dwg. No: PP-009B (AMENDED PLAN) received on 21/06/2010
Plots 6-7 Floor Plans - Dwg. No: PP-010B (AMENDED PLAN) received on 21/06/2010
Plots 6-7 Elevations (1 of 2) - Dwg. No: PP-011B (AMENDED PLAN) received on 21/06/2010
Plots 6-7 Elevations (2 of 2) - Dwg. No: PP-012B (AMENDED PLAN) received on 21/06/2010
Plots 8-10 Floor Plans - Dwg. No: PP-013B (AMENDED PLAN) received on 21/06/2010
Plots 8-10 (1 of 2) Elevations - Dwg. No: PP-014B (AMENDED PLAN) received on 21/06/2010
Plots 8-10 (2 of 2) Elevations - Dwg. No: PP-015B (AMENDED PLAN) received on 21/06/2010
Street Scene Elevation - Dwg. No: PP-016B (AMENDED PLAN) received on 21/06/2010
Drainage Layout - Dwg. No: 150 PO1 (ADDITIONAL PLAN) received on 21/06/2010
Pedestrian Link (Bridge) - Dwg. No: C004 Rev B (ADDITIONAL PLAN) received on 21/06/2010

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. No development shall be commenced until details and samples of all external facing materials for the wall(s) and roof(s) (including sample panels if requested) shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure that the external appearance of the building(s) is satisfactory, in accordance with Policies DA5 and DA7 of the West Dorset District Local Plan (adopted July 2006).

3. No development shall commence until detailed sections (scale 1:20) of all windows, doors and roof-lights in the development shall have been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and painted in a colour which shall first have been agreed in writing by the Local Planning Authority. The door, rooflight and window details shall also include information on the method of opening, and their position relative to the face of the wall. Unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in accordance with the agreed details and the agreed details and finish shall be permanently retained thereafter.

REASON: To ensure an acceptable visual appearance within the designated Area of Outstanding Natural Beauty in accordance with Policies

4. The finished floor level details shall be in accordance with the details shown on Plan PP-002C received 21 June 2010, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and flood-risk minimisation, in accordance with Policies DA5 and DA7 of the Local Plan and PPS25.

5. No development shall take place until all existing trees, shrubs and other natural features not scheduled for removal have been fully safeguarded and fenced in accordance with a scheme to be first approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. In the event that protected trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period, the Local Planning Authority shall be notified immediately and a programme of remedial action as directed by the Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity in accordance with Policy DA1 of the Local Plan.

6. No development shall take place until full details of soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority (L.P.A). These details shall include planting plans, written specifications and schedules of plants, noting species, planting sizes, proposed numbers/densities where appropriate and implementation timetables. A schedule of landscape maintenance proposals shall also be submitted to and approved in writing by the L.P.A prior to commencement of the development and the said maintenance shall be carried out in accordance with the approved schedule for a minimum period of 5 years following completion of the development hereby approved.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features in accordance with Policy DA2 of the Local Plan.

7. No development shall take place until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include: proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units), proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features in accordance with Policy DA2 of the Local Plan.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. No part of the development shall be occupied until work has been completed in accordance with the approved details (unless a variation is agreed to in writing by the Local Planning Authority), and to a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policies DA1 and DA2 of the Local Plan.

9. The development hereby approved shall not be commenced until the first 6m of the vehicular access, measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

REASON: To prevent danger to road users in accordance with Policy AH14 of the Local Plan.

10. The level of the visibility splays, as shown on the approved plan, shall not exceed 600mm above the level of the adjoining carriageway; and, notwithstanding the provisions of the Town and Country Planning General Development Order 1995, or any Order revoking or re-enacting that Order, the visibility splays shall be kept free from all obstruction above this height.

REASON: In the interest of highway safety in accordance with Policy AH14 of the Local Plan.

11. The development, the subject of the application, shall not be occupied until space has been provided and properly laid out and paved, in accordance with the scheme indicated on the application drawings, to accommodate parking and turning of vehicles clear of the highway, and the space shall be maintained thereafter free of any impediment to its designated use.

REASON: In the interests of road safety in accordance with policies AH14 and TRAN5 of the Local Plan.

12. No dwelling hereby approved shall be first occupied until a pedestrian link from the existing adjacent playing field footpath to the centre of the application site has been completed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such scheme as is provided shall be permanently retained free of any impediment to its designated use.

REASON: In the interests of highway safety in accordance with Policies AH14 and SS3 of the Local Plan.

13. Any external meter boxes shall be located in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the position, size and external colour appearance.

REASON: In the interests of visual amenity in accordance with Policies SA1 and DA7 of the Local Plan.

14. A 5m wide buffer strip measured from the top of the bank of the watercourse shall be permanently retained. The buffer shall not include obstructions, gardens or hardstanding areas.

REASON: To maintain a healthy river corridor which maximises biodiversity in accordance with Policy SA11 of the Local Plan.

15. No dwelling hereby approved shall be first occupied until the play area shown on approved Plan 002 Rev C shall first have been formed and laid out in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The play area shall be retained thereafter.

REASON: To ensure appropriate public open space provision on site in accordance with Policy IN4 of the Local Plan.

16. No development shall be commenced until a scheme of surface water drainage works shall have been submitted to, and approved in writing by, the Local Planning Authority. No building shall be occupied until such drainage works as are approved shall have been completed to an agreed timescale

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with PPS25.

SUMMARY OF REASONS FOR GRANTING PERMISSION AND OF THE POLICIES AND PROPOSALS IN THE DEVELOPMENT PLAN WHICH ARE RELEVANT TO THE DECISION TO GRANT PERMISSION.

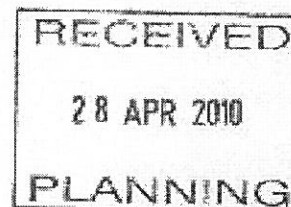
This scheme provides for affordable local needs housing outside but adjacent to the defined development boundary of Buckland Newton and is therefore consistent with policy. The scheme demonstrates principles of energy efficiency and sustainable construction. It is based on a "courtyard" inspired principle in order to help achieve an appropriate layout and design. The use of more "traditional" external materials contributes to the scheme having an acceptable visual impact on the Area of Outstanding Natural Beauty. The frontage hedgerow is to be re-aligned to facilitate the vehicular access, and the scheme will include a landscaping scheme. A suitable legal agreement is used to ensure affordable local needs occupancy. The scheme is acceptable in highway safety terms, and includes a pedestrian link to the centre of the village. A play area is also to be formed on-site. Regarding drainage matters the scheme is considered acceptable and includes conditions to address this. A public footpath crosses the site and a Diversion Order has been obtained. The effect of this development in terms of changes to public views from the path is considered acceptable. Hence this proposal is considered to be in accordance with Policies SS3: The Sub-Regional Strategy and EN4 of the Regional Planning Guidance for the South-West (RPG

10)2001; Environment Policy F and Environment Policy G of the Bournemouth, Dorset and Poole Structure Plan (Adopted 13 July 2000); and Policies TRAN5, SA1, SA3, SA11, AH14, SS3, HS4, IN4, DA1, DA2, DA3, DA5, DA6, DA7 and SU1 of the West Dorset District Local Plan (adopted July 2006) and PPS25: Development and Flood-risk.

NOTES TO APPLICANT

1. INFORMATIVE: The applicant's attention is drawn to the enclosed copy letter from the Environment Agency dated 27/4/2010.
2. INFORMATIVE: The applicant's attention is drawn to the planning obligation dated 29/6/2010 which specifies that this development is for local needs housing.
3. INFORMATIVE: The applicant's attention is drawn to the Dorset Ecology comments on the attached e-mail dated 17/6/2010.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. A standard application form (1APP form No. 27), fee details and extract from the relevant government Circular 04/2008 is available from our website: <http://www.dorsetforyou.com/index.jsp?articleid=363982>.



Mr Bob Burden
West Dorset District Council
Development Services Division
Stratton House High West Street
Dorchester
Dorset
DT1 1UZ

Our ref: WX/2010/114723/01-L01
Your ref: 1/D/10/000419
Date: 27 April 2010

Dear Mr Burden

**10 AFFORDABLE HOUSES & ASSOCIATED INFRASTRUCTURE INCLUDING NEW
VEHICULAR ACCESS (AMENDED SCHEME TO 1/E/06/002472)
LAND ADJACENT TO B3143, WOOLFORDS WATER, BUCKLAND NEWTON,
DORSET**

Thank you for consulting the Environment Agency on the above planning application.

We have **no objection** to the proposed development **subject to the following conditions and informative** being included in any planning permission granted.

**Ecology & Biodiversity
CONDITION**

A five metre buffer strip measured from the top of the bank of the watercourse shall be maintained. The buffer shall not include obstructions, gardens or hardstanding areas.

REASON

To maintain a healthy river corridor which maximises biodiversity.

CONDITION

Prior to commencement of development approved by this permission a scheme for the landscaping and construction of the pond shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented in the timescale agreed.

REASON

To ensure that the pond is constructed in a manner which maximises biodiversity and recreational opportunities.

We recommend that the following points are incorporated into any submitted scheme:

- i) Sides should be gently sloping, rather than steep. Ideal range is 1:5 to 1:10, with 1:3 maximum.

Environment Agency
Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 8ST.
Customer services line: 08708 506 506
Email: swx.planning-liaison@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

- ii) Angle of slope on sides should vary around the pond to produce a more natural, irregular shoreline and to enable a range of vegetation types to establish.
- iii) Maximum recommended depth is 2.5 metres. A range of depths will allow colonisation by a range of flora and fauna.
- iv) A high, visually obtrusive bund should not be created around the edge of the pond.
- v) Consider utilising spoil to restore a nearby hedgebank, or creating a new one.
- vi) No spoil should be tipped within 7 metres of any watercourse, floodplain or area with natural vegetation.
- vii) Pond vegetation should be allowed to colonise naturally, in its own time, from nearby sites.
- viii) If vegetative cover is needed quickly, native species should be planted.

Flood Risk

The proposed development falls within Flood Zone 1 (low risk) as defined within Table D.1 of Planning Policy Statement 25 (PPS25) Development and Flood Risk, and is less than one hectare in total area. However, an element of the site, adjacent to the River Lydden (Ordinary Watercourse) is within an Area Susceptible to Surface Water Flooding (ASSWF), as shown within modelling data recently made available to both the Environment Agency (EA) and the Local Planning Authority (LPA).

Due to the relevant catchment size we do not map the fluvial floodplain of the River Lydden upstream of the highway bridge (B3143) at the south of this site. However, as indicated by the ASSWF modelling referred to above, this does not mean that there is no floodplain or flood risk associated within this site.

Accordingly, we wish to reiterate the our comments made in respect of an earlier development proposal at this site (LPA ref: 1/E/06/002472) and recommend that West Dorset District Council's drainage engineers request a Flood Risk Assessment (FRA) in support of this proposal.

Immediately upstream of the existing highways bridge the ASSWF extent is some 30-40 metres wide, and would appear to cover the footprint of Unit 01. The finished floor level of this proposed unit is unclear, but appears from the drawings provided to be no more than 200mm above adjacent ground levels, leaving the property at potential risk of flooding. Any FRA requested in support of this development should consider a blockage scenario to the downstream bridge, the appropriate design of the proposed footbridge and suitable management of surface water runoff derived from the site.

Equally, we suspect that an existing berm structure located upstream of the highway bridge forms part of a flood alleviation scheme constructed by the West Dorset District Council (WDDC). We therefore recommend consultation with the WDDC's Drainage Division for clarification of this point.

CONDITION

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

REASON

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

NOTE

It would not be appropriate to construct a flood attenuation pond or surface water storage area within a flood risk area. Surface water run-off should be controlled as near to its source as possible via the use of sustainable drainage systems (SuDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SuDS can also increase groundwater recharge, improve water quality and provide amenity opportunities. Further information can be found in:

28 APR 2010

- PPS25 Annex F: Managing Surface Water
- CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales.

INFORMATIVE

The proposed footbridge is likely to require prior Flood Defence Consent in accordance with s23 of the Land Drainage Act 1991. The need for Flood Defence Consent is in addition to the need for planning approval and should be given due consideration at an early stage, since it may take up to two months to determine consent. Further guidance in this respect is available from our Development and Flood Risk Officer - Katya Lightman (01258 483563).

Should the applicant or LPA require any further clarification of our position in respect of the flood risk prevailing to this site and the proposed development, they are to be referred to our Development and Flood Risk Engineer in this matter - Gary Cleaver (01258 483434).

Water Efficiency

Water efficiency measures should be incorporated into this scheme. These could include, for example, water butts, rainwater recycling and the use of water-efficient internal appliances and systems. It would assist in conserving natural water resources and offer some contingency during times of water shortage. A copy of our publication 'Conserving Water in Buildings' is available upon request.

Sustainable Construction

We strongly recommend that the proposed development includes sustainable design and construction measures, such as those given in the Building Research Establishment (BRE) EcoHomes standards or similar. Passive design will minimise necessary heating/cooling of buildings. Minimal natural resources are used during construction and energy efficiency is achieved during subsequent use. This reduces carbon dioxide emissions and contributes to climate change mitigation.

Pollution Prevention

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.

Please send us a copy of the decision notice issued for this application for our records.

Please contact us if you have any queries.

Yours sincerely

MR MICHAEL HOLM

Planning Liaison Officer

Direct dial 01258 483437

Direct fax 01258 455998

Direct e-mail michael.holm@environment-agency.gov.uk

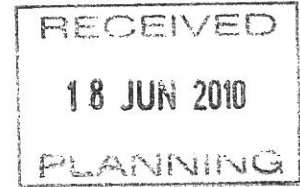
cc C G Fry & Son Ltd

End

Jodie Webster

1/10/10 419

From: Bob Burden
Sent: 17 June 2010 15:43
To: Process Team
Subject: FW: Water Vole Survey Buckland Newton
Attachments: Buckland Newton.jpg



Pl scan

From: Bronwen Bruce [mailto:BBruce@dorsetecology.co.uk]
Sent: 17 June 2010 14:11
To: k.a.pollard@dorsetcc.gov.uk
Cc: Bob Burden; [REDACTED]
Subject: Water Vole Survey Buckland Newton

Dear Katy,

Survey date: 15/6/2010

Survey conditions: fine weather, water levels low.

I undertook a survey for water voles where a footbridge is proposed to a new Buckland Newton Community Property Trust development at Buckland Newton. The following was determined:

- The habitat at the existing road bridge and 15m upstream of it is largely unsuitable water vole habitat. This is because the right bank (looking upstream) is heavily shaded; the left bank has been tightly mowed to the water's edge. The banks are also shallow. This habitat is displayed in the attached photo.
- No water vole droppings, footprints or burrow holes were found in this section. However, a suspected feeding remain was found.
- Further upstream (20-25m away) definite water vole burrows and feeding remains were found.

It is likely that water voles are passing through the 15m stretch upstream of the road bridge but they do not appear to be settling and creating burrows. I would recommend the following precautions:

- The vegetation on the left bank is kept tightly mowed to continue deterring water voles.
- The ground level vegetation is trimmed close to the ground at a distance of 2m either side of the footbridge footprint 1 week before the bridge is built and is kept short while the bridge is being built.
- The posts for the bridge are set back at least 2m from the water's edge.
- The footbridge is built as high above the water as possible to allow sunlight under it following construction.
- Following the completion of the footbridge the river banks are no longer mown on the left bank and a 1m strip of long vegetation is retained from the bank top. This will help to strengthen the water vole population in this area.
- Please note that no trees or shrubs on the right bank should be pruned or cut down during the bird breeding season which runs between March - August, unless checked by an ecologist first.

I hope this fulfills your enquiry. If you have any queries or require any further information please let me know.

Bronwen Bruce,
Dorset Ecology

SCANNED



GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2, SCHEDULE 1

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. If you want to appeal against a refusal of a Householder application you must do so within 12 weeks of the date of this notice.**
- To appeal against an advertisement application, in accordance with Regulation 15 set out in the Town and Country Planning (Control of Advertisements) Regulations 1992 you have 8 weeks from the date of this notice.
- If this decision is on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you wish to appeal against this decision then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within:

28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- There are a number of planning appeal forms, Householder Appeals/ Advertisement Appeals/Listed Building Consent Appeals/Conservation Area Consent Appeals/Certificate of Lawful Use or Development Appeals etc. When requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there