



Planning Services

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Date: 25 April 2023
Ref: P/FUL/2022/05149
Case Officer: Naomi Shinkins
Team: Eastern
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Planning Decision Notice

Full Planning Application

Town and Country Planning Act 1990
Town and Country Planning
(Development Management Procedure) (England) Order 2015

Application Number:	P/FUL/2022/05149
Location:	The Moors at Arne East of the community of Ridge and North of Arne Road
Description:	The creation of intertidal habitat and restricted tidal exchange shallow saltwater lagoons, through managed realignment involving selective breaching of existing tidal embankments. The provision of new set-back earth embankments, including the provision of flapped surface water outfalls, tidal exchange culverts, and an improved channel and outfall for the Furzebrook Stream. The formation of permissive footpaths and screens for public to view birds from, maintenance access tracks and the provision of associated gates, fences and boundary treatment works.

Dorset Council **grants** planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission does not cover Building Regulations Approval or any other Byelaw, Order or Regulation. Please see our website www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control for more details about making a building regulation application and contacting our Building Control Team.

This planning permission is subject to the following conditions:

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.

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

ES Chapter 1-4 ENVIMSW00213

Appendix A.1 Environmental Action Plan

ES Appendix C Causeway Outfall

ES Appendix C Furzebrook Outfall

232726_The Moors at Arne_Mitigation_WSI

Appendix G.12 Figure 8.8 Final Landscape Masterplan Sheet 1 Of 4

ES Appendix G.13 Figure 8.8 FLM 2 of 4

ES Appendix G.14 Figure 8.8 FLM 3 of 4

Appendix G.15 Figure 8.11 Final Landscape Masterplan Sheet 4 Of 4

Proposed Topography ENVIMSW002130-ATK-00-3AW-DR-C-000013

Overview Plan p0402 ENVIMSW002130-ATK-IZ-3AW-DR-C-000001

Eastern Embankment Typical Cross Section ENVIMSW002130-ATK-DE-3AE-DR-C-000007

Western Embankment Typical Cross Section ENVIMSW002130-ATK-DE-3AE-DR-C-000006

Turner's Cove Breach GA ENVIMSW002130-ATK-00-3AW-DR-C-000005

Central Breach GA ENVIMSW002130-ATK-00-3AW-DR-C-000006

Eastern Breach GA ENVIMSW002130-ATK-00-3AW-DR-C-000007

Creek Network Typical Cross Section ENVIMSW002130-ATK-LH-3AW-DR-C-000002

General Arrangement Sheet 1 of 3 ENVIMSW002130-ATK-IZ-3AW-DR-C-000002

General Arrangement Sheet 2 of 3 ENVIMSW002130-ATK-IZ-3AW-DR-C-000003

General Arrangement Sheet 3 of 3 ENVIMSW002130-ATK-IZ-3AW-DR-C-000004

Eastern Embankment Outfall 1 Plan ENVIMSW002130-ATK-00-3AW-DR-C-000025

Eastern Embankment Outfall 2 Plan ENVIMSW002130-ATK-00-3AW-DR-C-000026

Eastern Embankment Outfall 3 Plan ENVIMSW002130-ATK-00-3AW-DR-C-000027

Access Track Typical Details ENVIMSW002130-ATK-ZZ-3AE-DR-C-000001

Furzebrook Outfall GA ENVIMSW002130-ATK-00-3AW-DR-C-000003

Lagoon Exchange Structure GA ENVIMSW002130-ATK-00-3AW-DR-C-000002

Lagoon Exchange Structure Plan ENVIMSW002130-ATK-00-3AW-DR-C-000029

Lagoon Inlet Structure GA ENVIMSW002130-ATK-00-3AW-DR-C-000001

Lagoon Inlet/Outlet Structure Plan ENVIMSW002130-ATK-00-3AW-DR-C-000028

Lagoon Outlet Structure GA ENVIMSW002130-ATK-00-3AW-DR-C-000034

Southern Lagoon Viewpoint General Arrangement ENVIMSW002130-ATK-00-3AW-DR-C-000050

Intertidal Viewpoint General Arrangement ENVIMSW002130-ATK-00-3AW-DR-C-000051

Eastern Embankment Viewpoint General Arrangement ENVIMSW002130-ATK-00-3AW-DR-C-000052

Fencing Typical Details ENVIMSW002130-ATK-ZZ-3AE-DR-C-000002

Main construction works Year 1 Rev P01.01 ENVIMSW002130-ATK-00-3AW-DR-C-000038

Main construction works Year 2 ENVIMSW002130-ATK-00-3AW-DR-C-000039

Construction Compounds, Haul Roads and Water Management ENVIMSW002130-ATK-00-3AW-DR-C-000032

Fencing Layout Rev. P03.0 ENVIMSW002130-ATK-00-3AW-DR-C-000032

Public Access Plan ENVIMSW002130-ATK-XX-3XX-DR-PL-000004

Arne Fluvial modelling - Climate change update Sep 22

RVT Group - Soundex Quilt - 2022

Offsite Highway Works Location Plan ENVIMSW002130-ATK-00-3AW-DR-C-000033

Footpath Crossing - Arne Road ENVIMSW002130-ATK-00-3AW-DR-C-000041

Highway Details Sheet 1 ENVIMSW002130-ATK-00-3AW-DR-C-000042

Sunnyside Farm Entrance GA ENVIMSW002130-ATK-00-3AW-DR-C-000054

Passing Place 3 GA ENVIMSW002130-ATK-00-3ZZ-DR-D-000003

Passing Place 6 GA ENVIMSW002130-ATK-00-3ZZ-DR-D-000006

Accessible Parking Spaces GA ENVIMSW002130-ATK-00-3AW-DR-C-000067

232726 The Moors at Arne Mitigation WSI Geoarchaeology Addendum

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

3. Prior to the commencement of the development hereby approved details of any access facilitation works and a plan showing the location of barriers in accordance with BS5837:2012 Trees in relation to design, demolition and construction shall be submitted to and approved in writing by the local planning authority before any equipment, machinery or materials are brought on to the site for the purposes of the development. The barriers shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

4. The applicant shall carry out the archaeological investigations and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition), as detailed in the approved written scheme of archaeological investigation DM/2022/004 – 232726.01 December 2022 and submit to the LPA a report on the findings within 2 years of breaching the existing embankments.

Reason : In the interest of preserving and recording heritage assets and archaeological remains.

5. No development may be commenced until a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority.

The CMS must include details of:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water - oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the process for the control and removal of spoil and wastes.

The approved CMS shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction on the surrounding highway network.

6. No development may be commenced until a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

7. No development may be commenced until a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority.

The CEMP must include:

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones"
- A timetabled protected species mitigation strategy to cover habitat translocation and pre-commencement habitat mitigation establishment/ enhancement
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction including lighting, noise, vibration and visual impacts (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- Responsible persons and lines of communication.
- Use of protective fences, exclusion barriers and warning signs.
- Storage of construction materials/chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction.
- Method of construction of the jetty to reduce contamination risks to the Harbour
- Visual screening (for SPA birds)
- The times/activities during construction when specialist ecologists need to be present on site to oversee works, including the details and remit of the Ecological Clerk of Works on site during construction activities
- Contingency plan for unforeseen events
- Site management contact details during construction.

The approved CEMP shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on surrounding protected sites species.

8. No construction work in relation to the development, which would generate noise audible beyond the site boundary, shall take place other than between the hours of 07:00 to 19:00 Monday to Saturday and at no time on Sundays or Public or Bank Holidays.

No use of plant machinery or tools, save hand tools, within 100m of the boundary of the Ridge Farm Camping and Caravan Site shall take place during July and August other than between the hours of 08:00-18:00 Monday to Friday, 08:00 -13:00 Saturdays and at no time on Sundays or Public or Bank Holidays.

If specific construction work is required to take place outside of these hours a detailed scheme shall be submitted to and agreed in writing by the LPA. Prior to this specific work taking place two notice will be given in writing by the applicant to adjoining neighbours.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2.

9. Prior to the construction of the toe drain and western embankment hereby approved, heras fencing at least 2m in height shall be erected along the frontage of the Ridge Farm campsite at a distance of 5m from the location of the edge of the toe drain hereby approved. The heras fencing shall be fitted with acoustic attenuation as detailed on the RVT Group – Soundex Quilt – 2022 specification sheet. The acoustic attenuation shall be fitted to a height on 2m. The heras fencing and acoustic attenuation shall be maintained throughout the duration of these construction activities.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2

10. No development may be commenced until the following information is submitted to and agreed in writing by the Local Planning Authority:

- 1) a ground conditions 'desk study' report documenting the site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages and incorporating risk assessment.
- 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

11. In the event that previously unidentified contamination is found at any time when carrying out the approved development, this must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment, conducted in accordance with recognised good practice, and a proposed remediation scheme shall be submitted to the Local Planning Authority for consideration and approval.

The remediation scheme shall then be carried out in accordance with the approved details and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to the Local Planning Authority for approval.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

12. No development may be commenced until a Habitat Creation and Management Plan (HCMP) is submitted to, and be approved in writing by, the Local Planning Authority. The content of the HCMP shall include the following:

- a) Description and evaluation of habitat types to be created/ managed
- b) Aims and objectives for the creation and/or management of the ecological and wildlife habitats of the Site
- c) Ecological trends and constraints on site that might influence management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions to maintain long-term ecological value and function of the Site including a biosecurity protocol to minimize or remove the risk of introducing non-native species
- f) A protected species mitigation strategy, including habitats to be retained, created or enhanced & associated management measures required by species

- g) Detailed drawings and specifications for the habitats (e.g. vegetation composition and structure and water regimes) and associated structures (e.g. ditches, water control structures)
- h) Preparation of a work schedule (including details and timing of the scheme for the creation, translocation, management of habitat and species mitigation areas & an annual work plan capable of being rolled forward over a five-year period).
- i) Details of the body or organization responsible for implementation of the plan.
- j) Ongoing monitoring and remedial measures for habitat attributes and target species.
- k) Site management contact details.

The HCMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The HCMP shall also set out (where the results from monitoring show that conservation aims and objectives of the HCMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved HCMP must be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species.

13. Prior to the breaching of existing embankments, a recreational pressure plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Public access management plan
- Signage
- Footpath/fence/ditch maintenance
- Management responsibilities

The recreational pressure plan will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species

14. No development may be commenced until a Biodiversity Monitoring Strategy for priority habitats and target species, including a post-construction ornithological monitoring programme shall be submitted to and approved in writing by the Local Planning Authority. The content of the Strategy shall include the following:

- a) Aims and objectives of monitoring to match the stated purpose.
- b) Identification of adequate baseline conditions prior to the start of development.
- c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
- d) Methods for data gathering and analysis.
- e) Location of monitoring.
- f) Timing and duration of monitoring.
- g) Responsible persons and lines of communication.
- h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the planning authority at the intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites and protected species.

15. The development hereby approved shall be carried out in accordance with the approved fencing layout for permissive paths set out in drawing 'ENVIMSW002130-ATK-00-3AW-DR-C-000032.'

The fencing layout for permissive paths shall be retained for the lifetime of the development.

Reason: In the interest of protected sites, preventing the creation of a circular walk and public safety.

16. Prior to the breaching of existing embankments, a Visitor Monitoring Strategy shall be submitted to and approved in writing by the Local Planning Authority. The content of the statement shall include the method of monitoring and recording; frequency of recording; and the reporting procedure.

The monitoring strategy will cover a period of a minimum of 10 years beyond the completion of the development.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of surrounding protected sites, protected sites and highways safety.

17. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (titled 'The Moors at Arne Coastal Change' produced by Atkins on behalf of the Environment Agency, dated July 2022) and the following mitigation measures it details:

Embankment crest levels shall be set as stated within the FRA.

These mitigation measures shall be fully implemented prior to use and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interest of flood risk.

18. Prior to the commencement of the development hereby approved a scheme for prevention of pollution during the construction phase shall be submitted to and improved in writing by the Local Planning Authority. The scheme should include details of the following:

- Site security.
- Fuel oil storage, bunding, delivery and use.
- How both minor and major spillage will be dealt with.
- Containment of silt/soil contaminated run-off.
- Disposal of contaminated drainage, including water pumped from excavations.
- Site induction for workforce highlighting pollution prevention and awareness.

-Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

The pollution strategy shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment

19. Prior to first use of the permissive paths, the following works must have been constructed to the specification of the Planning Authority:

- The provision of a new uncontrolled pedestrian crossing on Arne Road as shown on Dwg No ENVIMSW002130-ATK-00-3AW-DR-D-000041 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).

- The provision of the accessible parking spaces shown on Dwg No ENVIMSW002130-ATK-00- 3AW-DR-C-000067 Rev P01 (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

20. Before the development commences the following works must have been constructed to the specification of the Planning Authority:

- The provision of the off-site highway works shown on Dwg No ENVIMSW002130-ATK-00- 3AW-DR-C-000033 Rev P02.01 (or similar scheme to be agreed in writing with the Planning Authority).

- The provision of passing place 3 shown on Dwg No ENVIMSW002130-ATK-00-3ZZ-DR-D- 000003 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).

- The provision of passing place 6 shown on Dwg No ENVIMSW002130-ATK-00-3ZZ-DR-D- 000006 Rev P01.01 (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal

21. Prior to the breaching of existing embankments, a Monitoring Strategy for the Furzebrook Valve shall be submitted to and approved in writing by the Local Planning Authority. The content of the statement shall include the method of monitoring and recording; frequency of recording; reporting procedure; maintenance and repair procedures; and procedures should the valve fail.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interest of flood risk.

22. No development may be commenced until detailed method statement covering the mitigation approach to secure the conservation status of sand lizard populations affected by the development to include measures to encourage sand lizards to disperse into retained and newly created habitats shall be submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall also include a Habitat Management and Monitoring Programme. The method statement will be implemented in accordance with the approved details.

Reason: In the interest of protected species.

23. All licensed activities, excluding tree clearing and vegetation clearance, must occur between 01 April and 31 October of each year of this licence, unless prior written approval is provided by the Marine Management Organisation (MMO) and Local Planning Authority (LPA).

An environmental protocol must be submitted to the MMO and LPA at least 6 weeks prior to the proposed commencement of the licensed activities. The protocol must include monitoring of wintering or passage waterfowl that are within Poole Harbour Special Protection Area (SPA) or supporting habitat of that SPA.

The licensed activities must not commence until written approval is provided by the MMO (in consultation with Natural England and Royal Society for the Protection of Birds).

Between 01 August to 31 March of each year of the marine licence, licensed activities must cease for two hours either side of high tide within 300 metres of roost sites.

Licensed activities shall adhere to the environmental protocol for the duration of the works.

Reason: In the interest of protected species.

24. Soft-start procedures for piling must be used to ensure incremental increase in pile power over a set time period until full operational power is achieved. The soft-start duration must be a period of not less than 20 minutes. Should piling cease for a period greater than 10 minutes, then the soft start procedure must be repeated.

Reason: In the interest of protected species.

25. Between 01 August to 31 March of each year of the marine licence, any piling must be avoided 2 hours either side of high tide unless prior written agreement is obtained from the MMO (in consultation with Natural England).

Reason: In the interest of protected species.

Informatives:

1. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
2. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
3. In addition to any other permission(s) that may be required or may have already been obtained the proposals will also require an Environmental Permit. This is required for flood risk activities for carrying out work in, under, over or near a main river (including where the river is in a culvert), on or near a flood defence on a main river, in the flood plain of a main river, on or near a sea defence. It is also required where the site is a SSSI as in this case. Please contact Blandford.frap@environment-agency.gov.uk with details of permitted works and state your planning application reference.

4. Any waste generated must be disposed of in accordance with Waste (England and Wales) Regulations 2011.
 5. If waste material is brought onto site for construction purposes, the developer should ensure that appropriate permits are held according to Waste (England and Wales) Regulations 2011.
 6. The applicant is advised a copy of the licence for Sand Lizards issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the works to go ahead, or confirmation in writing from Natural England that such a licence is not required, should be submitted to the Local Planning Authority.
 7. Siltation monitoring is required for the site, which falls under the remit of the Environment Agency. The applicant is advised a siltation Monitoring Strategy is required for the site and should be adhered to.
 8. Informative: This permission is subject to an Unilateral Undertaking dated 24.04.2023, (by the RSPB, Natural England and the Environment Agency) pursuant to Section 106 of the Town and Country Planning Act 1990, concerning biodiversity mitigation
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Decision Date: 25 April 2023

Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

Power to grant planning permission

This permission is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015.

Site notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

Conditions

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website www.dorsetcouncil.gov.uk/planning. A fee is required each and every time you apply to discharge any or all of the conditions (£34 per request for householder applications, £116 per request for all other applications).

Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent

Appeals

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months 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 you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. <https://www.gov.uk/appeal-planning-decision>

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at www.planningportal.co.uk

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

Purchase Notices

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim, in exceptional circumstances, that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk