

Land To The South Of Ringwood Road, Alderholt

APP/D1265/W/23/3336518

Draft List of Conditions 15-07-24

1. Approval of reserved matters - AGREED

Approval of the details of the layout, scale, external appearance of the buildings, the means of access thereto (with the exception of access from Hillbury Road) and the landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

2. Submission of reserved matters – NOT AGREED

Disagreement over whether submission should be within 2 years/6 months of Design Code, or within 2 years/1 year of Design Code (whichever is the later)

The first application for approval of 'reserved matters' must be made not later than the expiration of two years beginning with the date of this permission or within **[6 months/1 year]** of the approval of the design code, whichever is the later. Subsequent applications for 'reserved matters' must be made not later than the expiration of:

- 3 years – for a minimum of 456 dwellings, and of 5,000sqm employment space within the 'business park' (Item 1)
- 3 years from approval of item 1 – for a minimum of 885 residential dwellings, 10,000sqm employment space within the 'business park', 4,000sqm Class E and/or community uses within the 'local centre', and the recreation ground extension
- 6 years from approval of item 1 – for a minimum of 1341 residential dwellings
- 9 years from approval of item 1 – for all other reserved matters applications

(Such minimums to be interpreted cumulatively.)

3. Commencement - AGREED

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the final approval of the last of the reserved matters for any phase of the development, whichever is the later.

4. Approved parameter plans - AGREED

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

- 22-1126 PP-AMP P2 Parameters - Access and Movement Plan
- 4256_LS_019 A Green Infrastructure Parameter Plan
- 22-1126 PP-LU P3 Parameters - Land Use Plan
- 22-1126 PP-DP P2 Parameters - Density Plan
- 9148-D1-AIA Sheets 1-4 Prelim AIA
- 4256_LS_012 E Landscape Strategy Plan

5. Phasing plan - AGREED

No development shall commence until a scheme of phasing of construction for the housing, employment, local centre, community facilities and associated works including recreation ground extension and SANG hereby approved has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme of phasing unless otherwise agreed in writing by the Local Planning Authority.

6. Design Code & Masterplan - AGREED

Not later than 6 months after the date of this permission, and prior to the submission of any application for Reserved Matters for any phase, a detailed Design Code, accompanied by a masterplan, shall be submitted to and approved in writing by the Local Planning Authority. The detailed Design Code shall be in general conformity with the submitted illustrative Design Code Rev A 03.03.2023. It shall set out the proposed design principles for the development and the associated measures intended to secure a high-quality development, taking into account the character of the site and its surroundings. It shall include, but not be restricted to, details of:

- i. Street hierarchy and character, including street types, street trees and parking arrangements;
- ii. Green infrastructure, landscape strategy and green corridor framework, including the role of Sustainable Urban Drainage System (SuDS) to contribute to place making and high quality public spaces
- iii. Design composition, character areas and public space definition
- iv. Built form including scale and mass, density, grain, building line, building format, key buildings, height, boundary treatments, details and materials.
- v. Architectural house types

All applications for Reserved Matters approval shall be accompanied by a Design Statement which shall explain how the proposal conforms to the principles and requirements of the approved detailed Design Code.

7. Highways - AGREED

The following works must have been constructed to the specification of the Planning Authority and completed in line with the specific timing set out in each criteria below:

- i. The construction of the roundabout off Hillbury Road as shown on Drawing No [132.0001.005 Rev E] (or similar scheme to be agreed in writing with the Local Planning Authority) prior to occupations of employment uses in the 'business park' or the occupation of the first dwelling within Phase 2 as shown on the illustrative Phasing Plan or Phasing Plan subsequently agreed under Condition 5;
- ii. The construction of a junction from Ringwood Road prior to occupation of the first dwelling within Phase 1 as shown on the illustrative Phasing Plan or Phasing Plan subsequently agreed under Condition 5.

- iii. Construction of a link road connecting the junction from Ringwood Road with the roundabout on Hillbury Road, to include provision for pedestrians, cyclists and vehicles and junctions providing access to development parcels prior to occupation of the two hundred and fiftieth dwelling;
- iv. A no-through road and associated turning heads, traffic calming and appropriate provision for cyclists and pedestrians on the southern section of Ringwood Road in accordance with a scheme to be agreed in writing with the Planning Authority, prior to the occupation of any employment uses in the 'business park' or the occupation of the two hundred and fiftieth dwelling.
- v. Footway improvements on Ringwood Road and Hillbury Road to connect the development to the existing pedestrian infrastructure, along with additional pedestrian and cycle links to Birchwood Drive, Ringwood Road, Hillbury Road and the recreation ground, in accordance with a scheme to be agreed in writing with the Planning Authority, prior to the occupation of any employment uses in the 'business park' or the occupation of the [first] dwelling.
- vi. Prior to first occupation, delivery of the proposed footway / cycleway from Alderholt to Fordingbridge via PRoW E34/6, BOAT E34/42, B3078 and Ashford Road
- vii. The construction of all highway works within Hampshire County Council's highway network, including but not limited to, the widening of the B3078, provision of cycle facilities adjacent to the B3078, any agreed capacity improvement works within Fordingbridge and any other agreed mitigation.
- viii. Carriageway widening on the B3078 between Cranborne and the Hampshire county boundary, and on Hillbury Road/ Harbridge Drove/ Alderholt Road south of Alderholt.
- ix. Estate roads serving each development parcel in accordance with the approved 'reserved matters' prior to occupation or utilisation of that parcel;
- x. Parking and turning within each development plot in accordance with the approved 'reserved matters' prior to occupation of that plot
- xi. A scheme to provide safe routes for cyclists to be provided along Station Road (the B3078) and along Ringwood Road (Between the B3078 and the new spine road), in accordance with a scheme to be agreed in writing with the Planning Authority, prior to the occupation of any employment uses in the 'business park' or the occupation of the two hundred and fiftieth dwelling.

8. A31 Scheme of Works - AGREED

Prior to occupation of the development hereby permitted, the proposed scheme of works at the A31/ B3081 Verwood Road junction shall be implemented and open to traffic. The works shall be implemented generally in accordance with the preliminary design Drawing 132.0001.017 Rev E, prepared by Paul Basham Associates, titled Preliminary Mitigation Design Verwood Road, dated 30 April 2024, subject to any necessary changes identified during the detailed design and Road Safety Audit process, unless otherwise agreed in writing by the local planning authority (in consultation with the strategic highway authority).

9. Visibility splay - AGREED

Before the development is first occupied or utilised the visibility splay areas as shown on [22-1126 PP-AMP P2]] must be cleared/excavated to a level not exceeding [600mm] above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

10. Access - AGREED

The 'reserved matters' application for access in relation to each phase of the development shall include details of the access, geometric highway layout, footpaths and cycle paths, turning and parking areas for that phase.

11. Cycle parking - AGREED

As part of any 'reserved matters' submission, a scheme showing details of the proposed cycle parking facilities for each development phase shall be submitted for approval. Thereafter the approved details shall be provided maintained, kept free from obstruction and available for the purpose specified.

12. Travel Plan – AGREED

A Travel Plan for each land use category (Residential, Employment site, Mixed-Use Commercial) shall be submitted to and approved in writing by the Planning Authority prior to the first occupation and / or bringing into use of any building for the relevant use. The Travel Plan, as submitted, will include:

- i. Objectives and targets for sustainable travel arrangements.
- ii. Effective measures for the on-going monitoring of the Travel Plan.
- iii. A commitment to delivering the Travel Plan objectives and targets for a period of at least 15 years from first occupation/utilisation of the development.
- iv. Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers/users of the development. The development shall be implemented only in accordance with the approved Travel Plan.

13. Minerals extraction/method statement - AGREED

The development hereby permitted shall not commence until a Mineral Resources Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. This will provide an over-arching strategy for the approach to extraction of minerals on the site. The Method Statement will set out the measures to be taken to ensure the re-use of all suitable sands or gravels raised during site preparation and construction of buildings and infrastructure within a relevant phase or sub-phase (including provision for management of water on or under the site) wherever such re-use is viable, environmentally feasible and practicable. Within three months of the substantial completion of groundworks within a relevant phase or sub-phase a report setting out an indication of the quantum of material re-used on site shall be submitted to the Local Planning Authority.

14. Local Centre – NOT AGREED

The Appellant cannot agree to a minimum of 7 retail units, nor to the floorspace requirements.

LPA proposed condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the 'local centre' at first occupation shall include:

- i. No more than 4,000 sqm gross of total floorspace;
- ii. a single retail unit of no more than 400 sqm gross for the sale of convenience goods (Class E(a));
- iii. a minimum of 7 other units (Class E(a)) for the sale of retail goods or occupation by retail service businesses, totalling no more than 858 sqm gross (600 sqm net sales area*), no unit to have a gross floorspace more than 400sqm;
- iv. no more than 673 sqm gross of floorspace to be used for the sale of food and drink for consumption on the premises (Class E(b)), as a public house/restaurant (Sui generis) or as a hot food takeaway (Sui generis);
- v. a minimum of 316 sqm of indoor sport, recreation or fitness, restricted to community use;
- vi. a minimum 450 sqm of medical or health services (Class E(e));
- vii. no more than 1,026 sqm of office floorspace (Class E(g)), with no unit greater than 350sqm;

* Defined as all areas that members of the public have access to

Following first occupation units within the local centre will be restricted to a maximum of 1,258sqm gross floorspace (Class E(a)) for the sale of goods or occupation by retail services.

Appellant proposed condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the Class E premises within the 'local centre' shall include:

- i. a maximum of 1,258sqm gross floorspace (Class E(a) and (b)) for the sale of goods or occupation by retail services; the sale of food and drink principally for consumption on the premises; and hot food takeaways. No single unit of more than 400sqm gross floorspace;

- ii. a public house and restaurant;
- iii. a community building with provision for indoor sport, recreation or fitness;
- iv. medical or health services (Class E(e));
- v. no more than 1,026 sqm of office floorspace (Class E(g)), with no unit greater than 350sqm;

15. Construction Environmental Management Plan (CEMP) - AGREED

Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- i. Risk assessment of potentially damaging construction activities.
- ii. Include all protected species mitigation measures relevant to pre-construction and construction phases.
- iii. Identification of “biodiversity protection zones”.
- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- v. The location and timing of sensitive works to avoid harm to biodiversity features.
- vi. The times during construction when specialist ecologists need to be present on site to oversee works.
- vii. Responsible persons and lines of communication.
- viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- ix. Use of protective fences, exclusion barriers and warning signs

The development shall take place strictly in accordance with the approved CEMP.

16. Construction Management Statement (CMS) - AGREED

No development shall take place, including any works of demolition, until a Construction Management Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. construction vehicle details (number, size, type and frequency of movement)
- ii. vehicular routes, to and from the site and points of construction vehicle access to the site, entirely from the south (avoiding Fordingbridge) for all construction traffic over 7.5t GLW.
- iii. demolition, construction and delivery hours
- iv. contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities)
- v. parking arrangements for vehicles of site operatives and visitors
- vi. loading and unloading of plant and materials
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- ix. measures to control the emission of dust and dirt during construction
- x. a scheme for recycling/disposing of waste resulting from demolition and construction works
- xi. a scheme for road condition assessment and remediation during and post-construction

17. Drainage/SuDS - AGREED

Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing

- i. clarification of how drainage is to be managed during construction;
- ii. a timetable for implementation of the scheme;
- iii. details of maintenance and management of the surface water management scheme, to include:
 - a) a plan for the lifetime of the development;
 - b) the arrangements for adoption by any public body or statutory undertaker;
 - c) any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

18. Environmental Health - AGREED

Details submitted in relation to 'reserved matters' relating to any Class E or sui generis uses shall include:

- i. Details of proposed opening hours / hours of operation
- ii. Assessments of noise generated where any plant or machinery is proposed
- iii. Assessments for odour generated in relation to any food and drink uses

All assessments shall be undertaken by a suitable qualified person and the design shall incorporate any necessary mitigation measures.

19. Archaeology - AGREED

Prior to the commencement of any development hereby approved, including any excavation, a written scheme that details a programme of investigative archaeological work within a phase or sub-phase shall be submitted to, and agreed in writing by the Local Planning Authority. This scheme shall include archaeological fieldwork together with post-excavation work and publication of the results. The development shall thereafter accord with the approved scheme.

20. Arboricultural Method Statement - AGREED

Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to and approved in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:

- i. an updated tree survey and schedule in accordance with BS5837 (2012) to include a schedule of tree work conforming to BS3998 (2010) or any new standards that may be in force at the time the development commences.
- ii. a tree removal and retention plan

- iii. a specification for tree protective barriers for trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the barriers
- iv. a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012)
- v. details of the area for storage of materials, on site welfare facilities, fuels and waste, concrete mixing and any bonfires
- vi. plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility
- vii. cross sections including existing and proposed levels detailing any changes in levels within tree protection zones on/adjacent to the site
- viii. details of any construction within the root protection areas or that may impact on retained trees including details of any no-dig specification for all works within the root protection area for retained trees
- ix. details of the supervision to be carried out by the developer's tree specialist

19. Residential mitigation measures near Bleak Hill (quarry) - AGREED

Prior to the commencement of any residential development parcel within the safeguarding buffer zone of the Bleak Hill extension mineral site, details will be submitted to demonstrate how appropriate buffers and mitigation measures will reduce potential impacts on to levels that would ensure the safeguarded site could continue its intended minerals use. Such mitigation measures will focus on impacts such as noise, dust, visual impact, odour and traffic movements. The identified mitigation measures will be implemented prior to occupation or utilisation of the relevant development parcel.

20. Lighting - AGREED

Prior to commencement of each phase of development, a lighting strategy for that phase which reflects the need to avoid harm to protected species and to minimise light spill into the Cranborne Chase & West Wiltshire Downs National Landscape, shall be submitted to and approved in writing by the Local Planning Authority. This shall:

- i. Comply with BCT/ILP 08 Bats and Artificial Lighting 2023 guidelines for bats
- ii. Meet the standards of Environmental Lighting Zone E1

There shall be no lighting of the site other than in accordance with the approved strategy.

23. Contaminated land - AGREED

Prior to the commencement of a relevant phase or sub-phase of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:

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

The Remediation Scheme shall be fully implemented before a relevant phase or sub-phase of 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.

24. Landscape and Ecological Management Plan (LEMP) - AGREED

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMP shall include the following:

- i. Description and evaluation of features to be managed.
- ii. Include all protected species mitigation strategies related to the operational phase of the development
- iii. Ecological trends and constraints on site that might influence management.
- iv. Aims and objectives of management.
- v. Appropriate management options for achieving aims and objectives.
- vi. Prescriptions for management actions.
- vii. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- viii. Details of the body or organization responsible for implementation of the plan.
- ix. Ongoing monitoring and remedial measures.

The LEMP 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 LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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 LEMP must be implemented in accordance with the approved details.

25. Finished Floor Levels - AGREED

As part of any 'residential reserved matters' submission, relating to the proposal's layout and scale, details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels within the relevant phase(s) and its relationship with adjoining buildings, including indicative floor levels of adjoining properties within any future phase, and adjoining ground levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved finished floor and ground levels.

26. Energy (in accordance with Energy Strategy) - AGREED

Details shall be submitted with the first residential reserved matters application which demonstrate:

- i. how the development shall seek to achieve 100% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the buildings in each phase from renewable sources
- ii. how the development will be connected to a district power facility scheme to be submitted to and agreed in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details.

27. Landscaping implementation - AGREED

Prior to occupation of each phase of the development, or as in accordance with an implementation programme to be agreed in writing with the Local Planning Authority, all hard and soft landscape works within that phase shall be carried out in accordance with the details agreed as 'reserved matters'. 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.

28. Solar Array - AGREED

Within six months of the cessation of electricity generation by the solar PV facility, the solar pv panels, frames, foundations, inverter modules and all associated structures and fencing approved shall be dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be decommissioned and restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production.

29. Outline estate road construction (adopted or private) - AGREED

Notwithstanding the information shown on the plans approved by this application, before the development is occupied or utilised precise details of the access, geometric highway layout, turning and parking area have been submitted to and agreed in writing by the Planning Authority.

30. Junction completions - AGREED

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15.00m of the proposed access roads, including the junctions with the existing public highway, have been completed to at least binder course level.

31. School Safe Environment Zone (SSEZ) - AGREED

Prior to the occupation of the 400th dwelling, a scheme for a School Safe Environment Zone in the vicinity of either a new school to be delivered on the site, or at St James First School, shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. The SSEZ can include, but is not limited to, School Keep Clear Markings, Wig Wags with temporary 20mph, School Street.

32. Pedestrian and cycle environment review (P&CER) - AGREED

Prior to the occupation of the first dwelling or business unit a Pedestrian Environment Review and Cyclist Environment Review audit of the desire lines between the development site and key destinations within Alderholt and Fordingbridge shall be undertaken and the recommended works implemented by the developer.

33. Water strategy – residential – AGREED WITH NATURAL ENGLAND

Prior to the commencement of residential development, a Water Conservation Strategy outlining measures to minimise water use shall be submitted to the Local Planning Authority for approval. This shall include a water efficiency specification for each dwelling which secures a typical water consumption standard of no more than 85 litres per person per day.

Thereafter, each reserved matters application for a residential phase of development should be accompanied by a bespoke Water Conservation Strategy. No dwelling shall be occupied until the bespoke Water Conservation Strategy has been agreed in writing by the Local Planning Authority.

Water efficiency – commercial - AGREED

Each Reserved Matters application for a phase of development pursuant to this outline permission which include a commercial component shall be accompanied by a Water Conservation Strategy to be submitted for the approval of the Local Planning Authority. The strategy shall include a water efficiency specification, utilising the results of BREEAM Wat 01 calculator where the methodology is appropriate, and known pre-development information supported by BREEAM standard for non- residential development.

35. Nutrient Neutrality – NOT AGREED

The Council and Natural England are of the opinion that credits should be secured prior to the commencement of each phase. The Appellant is of the opinion this should be linked to occupation.

LPA Proposed Condition

Prior to the submission of any reserved matters application a Nutrient Neutrality Mitigation Strategy shall be submitted to the Local Planning Authority setting out the nutrient budget calculation for the development as a whole and detailing how it proposes to secure mitigation from the impact of phosphorus arising from the Development on the River Avon Special Area of Conservation (SAC).

Thereafter, each reserved matters application for individual phases must be accompanied by a bespoke nutrient budget calculation which identifies the quantum of credits required to mitigate the impact of that phase of development. Development within each phase must not commence until the necessary credits have been secured from an accredited nutrient credit provider. A copy of the Nutrient Credit Certificate for each phase from the accredited nutrient credit provider must be submitted to the Local Planning Authority prior to commencement of development.

Once approved by the Local Planning Authority, the development of each phase must be undertaken in accordance with the approved Nutrient Neutrality Mitigation Strategy.

Appellant proposed condition

Prior to the submission of any residential reserved matters application a Nutrient Neutrality Mitigation Strategy shall be submitted to the Local Planning Authority setting out the nutrient budget calculation for the development as a whole and how it proposes to secure mitigation.

Thereafter, each reserved matters application for a residential phase of development should be accompanied by a bespoke nutrient budget calculation which identifies the amount of credits required to mitigate the impact of that phase of development. No dwelling can be occupied within a relevant phase until the necessary credits for that phase have been purchased and a means of confirmation provided to the Local Planning Authority.

36. SANG - AGREED

No development shall take place until details of the proposed Suitable Alternative Green Space (SANG) have been submitted to and approved in writing by the Local Planning Authority.

Prior to the submission of any reserved matters application for development of an individual phase, a SANG Strategy must be submitted to and approved by the Local Planning Authority. The SANG strategy should include the following:

- a) Details of the location, proposed layout; infrastructure specification; vehicular (for maintenance) and pedestrian accesses; hard and soft landscaping; along with any proposed structures, interpretation boards and equipment.
- b) A program setting out timescales for the delivery of the SANG in connection with each phase;
- c) Details of a SANG Management Plan

Prior to first occupation, the SANG must be delivered in accordance with the approved details and timescales.

37. Market Housing Mix - AGREED

The market housing on the site (excluding extra-care) shall be provided in accordance with the following market housing mix unless agreed otherwise in writing:

- 1 bed flat 6.9%
- 2 bed flat 8.2%
- 2 bed house 28.6%
- 3 bed house 33.3%
- 4+ bed house 23%

Details of the housing mix for each phase shall be included within the phasing plan submitted under condition 5.

38. Bus delivery - AGREED

Prior to the occupation of the 250th dwelling hereby permitted, the developer shall ensure a bus service is operational between Cranborne Middle School and Ringwood (and reverse) via Alderholt and Fordingbridge. The minimum level of service must include double-deck bus provision; Monday-Friday - 0600-1900hrs – 30 min frequency for 3 hours in the morning peak and 2 hours in the evening peak, and every 60 minutes off-peak; Saturday 0700-1900hrs – every 2 hours. The developer must ensure this minimum level of service is provided for a minimum of 7 years.