



APPEAL REF: APP/B1740/W/20/3265937

**Site of the Rise and Three Neighbouring Properties, Stanford Hill, Lymington
S041 8DE**

Conditions and Obligations Round Table Session – 12 May 2021

AGENDA

1. Introduction by Inspector
2. Are the suggested conditions:
 - Necessary;
 - Relevant to planning and to the proposed development;
 - Enforceable;
 - Precise;
 - Reasonable in all other respects;
 - Clearly justified if they seek to restrict national permitted development rights; and
 - Clearly justified if they are required to be discharged before development?¹
3. Would the appellant agree in writing to the terms of any pre-commencement conditions sought?²
4. Are the planning obligations sought:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development?³
5. Would the obligations achieve their intended effect?
6. How do the obligations sought relate to the Community Infrastructure Levy charging schedule for the District?
7. Are the obligations legally sound:
 - Have all the relevant parties entered into the agreement? And does it include details of each person's title to the land?
 - Is it clear when the individual obligations take effect?
 - Does the agreement bind successors in title?
 - What is the timetable for the agreement's finalisation?
 - Any other points
8. Other matter – would the developer contributions sought by The Royal Bournemouth and Christchurch Hospitals NHS Foundation Trust at application stage meet the three tests set out in the Framework and the CIL Regulations?
9. Any other business

¹ Per paragraphs 53 and 55 of the National Planning Policy Framework (the Framework)

² In accordance with s100ZA (4-6) of the Town and Country Planning Act 1990 (as amended)

³ Per regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations) and paragraph 56 of the Framework