

Supplementary Papers for Western BCP Planning Committee

Date: Thursday, 6 November 2025



6. Schedule of Planning Applications

3 - 8

Please refer to the Planning Committee Addendum set out on the following pages for any further updates on the planning applications listed on the agenda.

Published: 05 November 2025

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WESTERN BCP PLANNING COMMITTEE – 6th November 2025

ADDENDUM SHEET

6a

**10 Egdon Drive Poole BH21 1TY
P/25/01431/FUL**

Update:

Amendment to paragraph 37 of the planning committee report.

Paragraph 37 - “With regard to comings and goings, the applicant’s supporting planning statement notes that shifts would last 24 or 48 hours, with two members of staff present overnight **(one will be awake at night and one sleeping)** and handover time would be around 8 or 9am. Day to day trips would include activities such as shopping, school runs and social outings for the children would be undertaken by the carers”.

6b

**Carisbrooke, 172 Canford Cliffs Road, Poole
P/25/00170/FUL**

Update:

Reason for Referral to Planning Committee: Councillor Gavin Wright Call-in for the following reasons:

- Out of character with the surrounding area.
- Potential conflicts with the Local Plan.
- Negative impact on the amenity of the residents.
- Incongruous to the general street scene.
- Detrimental effect on protected trees.
- Loss of light to neighbouring property.

Page 37, para 26. Should state: Tree Officer—No objection

Condition 2 Approved Plans: Add the following Plans:

- 9491-701 Proposed Basement & Ground Floor
- 9491-702S Proposed Site Plan

- 9491-707 C Proposed Bin Store Plans / Indicative Street Scene & CGI

Appropriate Assessment

Applicable to development in Poole Local Plan area

Application Ref: P/25/00170/FUL

Address: 172 Canford Cliffs Road, Poole, BH13 7ES



Site Proposal: Major application for the demolition of existing buildings and erection of a single block of 44 apartments, with associated access, basement parking and cycle/bin storage; and relocate substation

In accordance with the Conservation of Habitats and Species Regulations 2017 (“The Habitats Regulations”) and findings of *People Over Wind & Sweetman v Coillte Teoranta* (Case C-323/17), Bournemouth, Christchurch and Poole Council (BCP Council) has concluded that, in the absence of mitigation the above application will have a likely significant effect on the European wildlife sites identified below (including Ramsar sites where relevant), arising from identified impact pathways.

In accordance with the Habitats Regulations, this document provides an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified below. This project level appropriate assessment has been undertaken to check that the proposal provides the necessary measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- Nitrogen Reduction in Poole Harbour SPD; and
- Poole Harbour Recreation SPD.

These strategic mitigation schemes set out avoidance/mitigation measures that are supported by an extensive and tested evidence base which has been scrutinised at various levels from planning appeals, public consultation processes and Habitats Regulations Assessments prepared for local plans or projects.

The proposal is assessed against the likely significant effects as follows:

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
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• Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	BCP (Bournemouth, Christchurch & Poole)¹	Yes	The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, the underpinning evidence base and plan level HRA work.
• Poole Harbour SPA • Poole Harbour Ramsar	P (Poole)	Yes	Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.

¹ Area covered by latest local plan – B: Bournemouth Core Strategy (2012), C: Christchurch and East Dorset Local Plan (2014), P: Poole Local Plan (2018)

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the Dorset Heathlands and Poole Harbour designated sites, this document represents the Appropriate Assessment undertaken by BCP Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of European wildlife sites is a matter of government policy set out in the National Planning Policy Framework.

Part 1: Compliance with strategic approaches

The starting point for this appropriate assessment is to check that the proposed development can be mitigated by compliance with the strategic mitigation schemes set out above.

TABLE 1: Can the following strategic schemes mitigate the adverse effects of this planning application?

Impact: An additional 44 flats (27 net)

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£360/flat	✓	A payment of £9,720 towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct/ Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£129/flat	✓	A payment of £3,483 towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓	Mitigation projects paid for from the wider CIL pot.

Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **No**

If yes, complete Part 2. **If no, go to Part 3.**

Part 2: Bespoke Mitigation Requirements

Table 2 sets out particular issues and mitigation measures that are additional to those covered in Table 1 and are not therefore covered by strategic mitigation schemes. These issues were highlighted by the development plan, applicant's evidence or the Council's advisors.

TABLE 2: What bespoke measures mitigate the adverse effects of this planning application?

Issue	Proposed Mitigation measures
NHS	£8000.00 towards local primary care services
BNG Monitoring	£5,048 to cover 30 years of monitoring

Have the proposed mitigation measures above been agreed with Natural England as providing effective mitigation and will be secured by legal agreement to enable a conclusion of no effect?
N/A

Part 3: Conclusion

Based on the assessment undertaken in Table 1 and if relevant Table 2, the Council is able to assess the application against the designated sites as follows:

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	yes	Yes Mitigation secured via S106 Agreement
Poole Harbour SPA, Poole Harbour Ramsar	Poole Harbour Recreation	✓	yes	Yes Mitigation secured via S106 Agreement
	Nitrogen Reduction in Poole Harbour	✓	n/a	Yes Mitigation secured via CIL

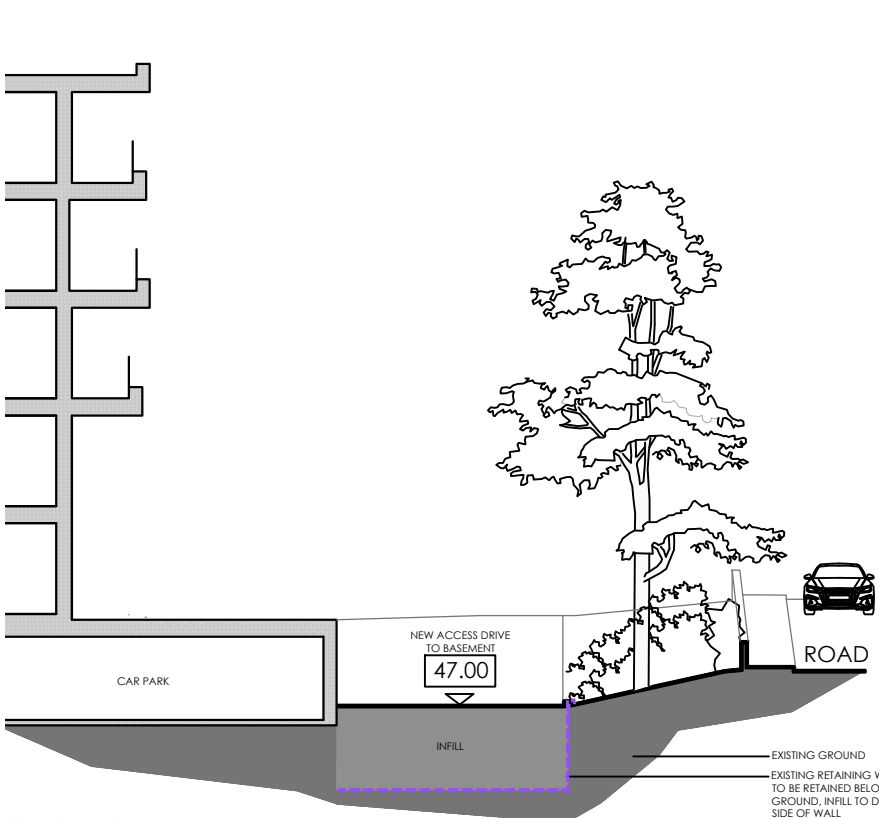
Conclusion

The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

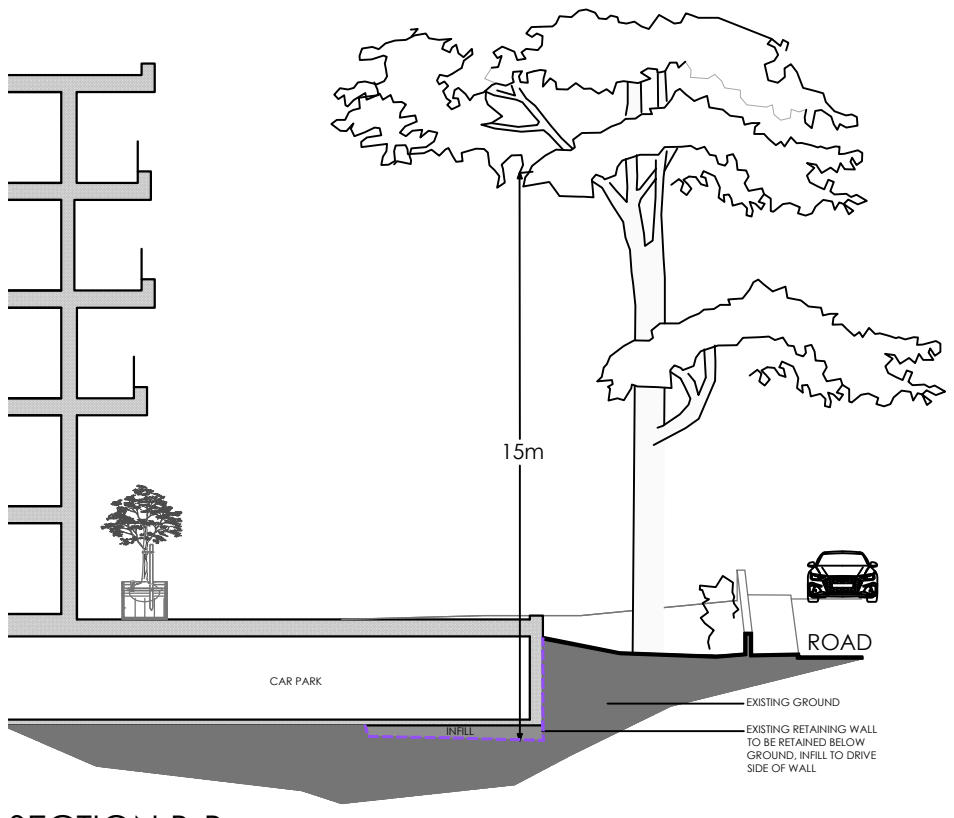
Signatures

Case officer signature D. Henry

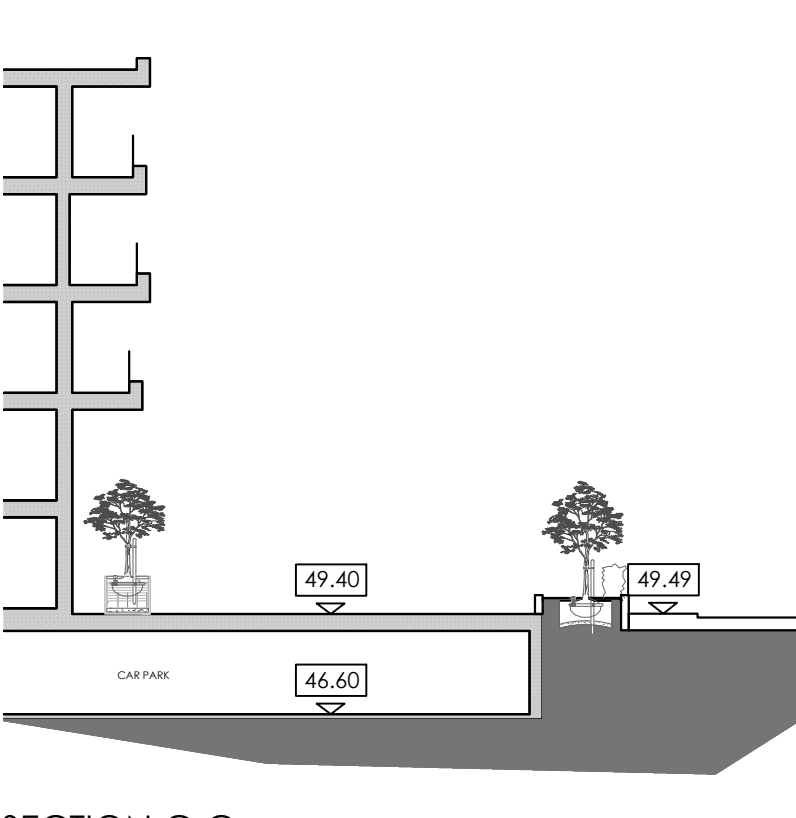
Date 17/10/2025



SECTION A-A
SCALE 1:200 @ A1



SECTION B-B
SCALE 1:200 @ A1



SECTION C-C
SCALE 1:200 @ A1

TOTAL UNITS
1 x 1 BED UNITS @ 105 SQ.M / 1130 SQ.FT
7 x 3 BED UNITS @ 105 SQ.M / 1130 SQ.FT
9 x 2 BED UNITS @ 93 SQ.M / 1001 SQ.FT
12 x 3 BED UNITS @ 114 SQ.M / 1227 SQ.FT
8 x 2 BED UNITS @ 114 SQ.M / 1227 SQ.FT
5 x 3 BED UNITS @ 135 SQ.M / 1455 SQ.FT
1 x 4 BED UNITS @ 205 SQ.M / 2206 SQ.FT
1 x 4 BED UNITS @ 175 SQ.M / 1883 SQ.FT
TOTAL: 44 UNITS
TOTAL GIA - 8028 SQ.M / 86,413 SQ.FT
(INCLUDING BIN STORE)

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

BASEMENT CAR PARKS OR STORAGE
• Additional means of escape/evacuation (stairs / lifts / ramps) may be required subject to Fire Consultants input, allowance made by ARC are purely indicative.
• Mechanical &/or natural ventilation may be required subject to fire consultant / specialist input.
• Commercial or standard sprinkler system may be required subject to fire consultants confirmation & specification (Large water holding tank may be required in some situations can be subterranean).
• Basement structure should be considered with fire consultant & structural engineer to ensure increased fire protection due to presence or future potential of electric car charging facilities and associated increased risks.

TOPOGRAPHICAL SURVEY
INFORMATION PROVIDED BY PLANET SURVEYING COMPANY

SITE AREA: 0.78 HECTARES / 1.9 ACRES
44 X APARTMENTS
67 X CAR PARKING SPACES ON SITE (50% elec charging)
126 X RESIDENTS CYCLE SPACES ON SITE
4 X VISITOR CYCLE SPACES

NOTES-PLANNING

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/Principle Contractor is provided to show alternative compliance has been sought and approved.
7. Start design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction ordering. Dimensions to be checked before fabrication.
8. Madenman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
9. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - naturally described space standards document.
12. All Cladding & building attachments externally to be all A1 fire rated.
13. FIRE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part B building regulations BS 9891 for fire or EWS1 and drawings in no way form a fire strategy report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
14. EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
15. Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/output the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications (this list is not exhaustive)
16. Windows forming the overhauling strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

LEGEND

15m @ 1:250

	SITE BOUNDARY		EXISTING BUILDING TO BE DEMOLISHED
	OUTLINE OF BASEMENT		OUTLINE OF APPROVAL
	EXISTING GROUND LEVELS		OUTLINE OF APPROVED BASEMENT AND RAMP
	PROPOSED GROUND LEVELS		EXISTING TREES TO BE RETAINED
	PROPOSED PLANTING		EXISTING TREES TO BE REMOVED
	BIO DIVERSITY ENHANCEMENTS		LINE OF EXISTING RETAINING WALL

S	Revised section CC added	24.09.25	TC
R	New section CC added	24.09.25	TC
Q	New section BB added	24.09.25	TC
P	Basement plan outline corrected	23.09.25	TC
N	Basement plan amended	01.08.25	WD
M	schedule amended	27.06.25	TC
L	basement amended	24.06.25	TC
K	schedule amended	17.06.25	TC
J	schedule amended	10.06.25	TC
H	section through drive added	30.05.25	BC
G	Parking spaces added	01.05.25	TC
F	Bin store amended	02.04.25	TC
E	Trees amended	17.02.25	TC
D	Ramp shift	11.02.25	TC
C	Fire consultant changes	04.02.25	TC
B	Walkway change	10.01.25	TC
A.	Revised site plan	18.12.24	TC

172 CANFORD CLIFFS ROAD,
POOLE, DORSET,
BH13 7ES.

PROPOSED SITE PLAN

scale	AS SHOWN @ A1	checked	BC
date	SEPTEMBER 2025	drawn	TC / BC
9491 / 701			
A B C D E F G H J K L M N P Q R S			

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



INDICATIVE SUB STATION LOCATION (WITHIN EXISTING GARAGE
FOOTPRINT/WALL)

PURPLE DASHED LINE INDICATES EXISTING RETAINING WALL ON SITE

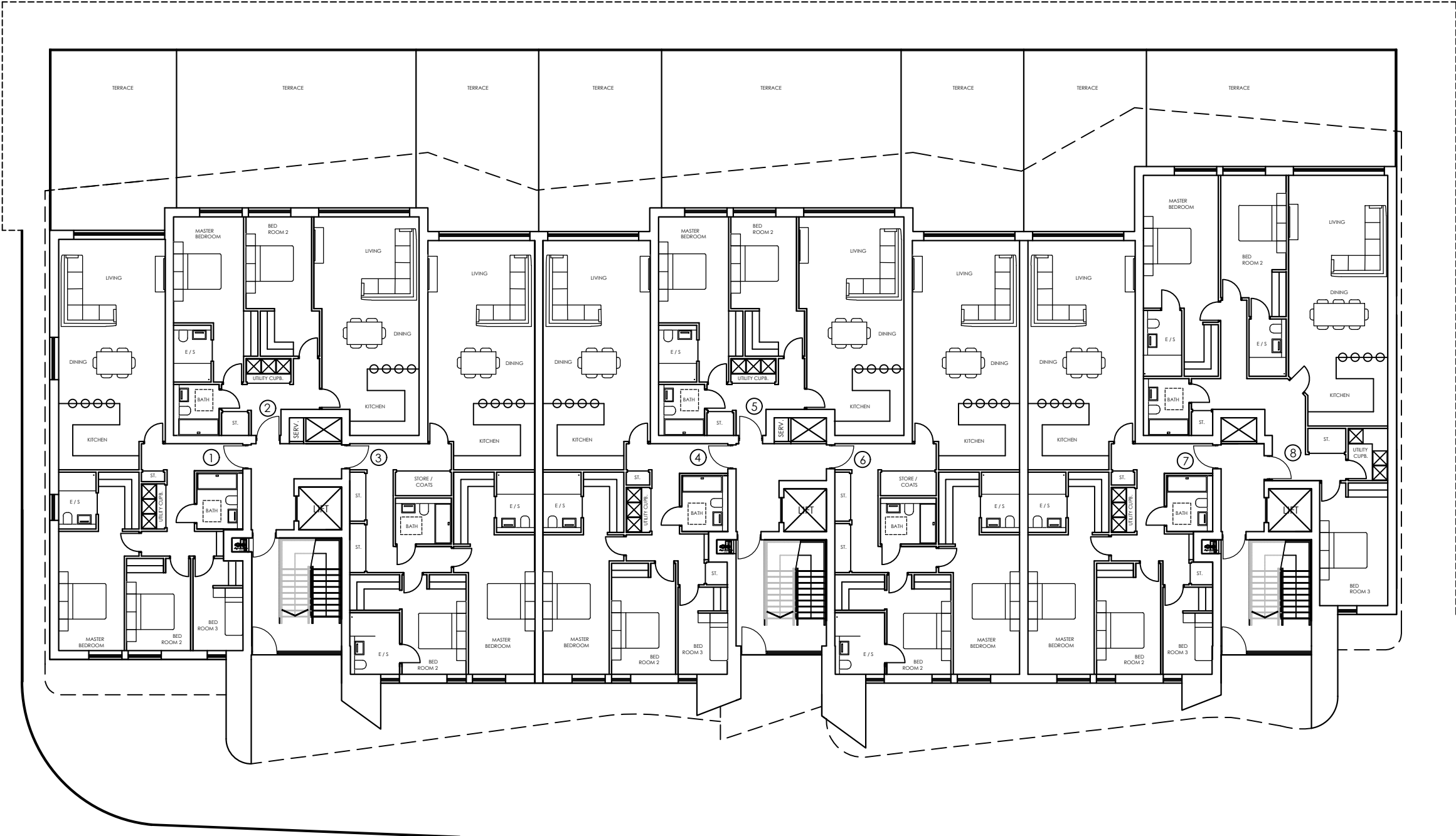
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FLOOR SCHEDULE

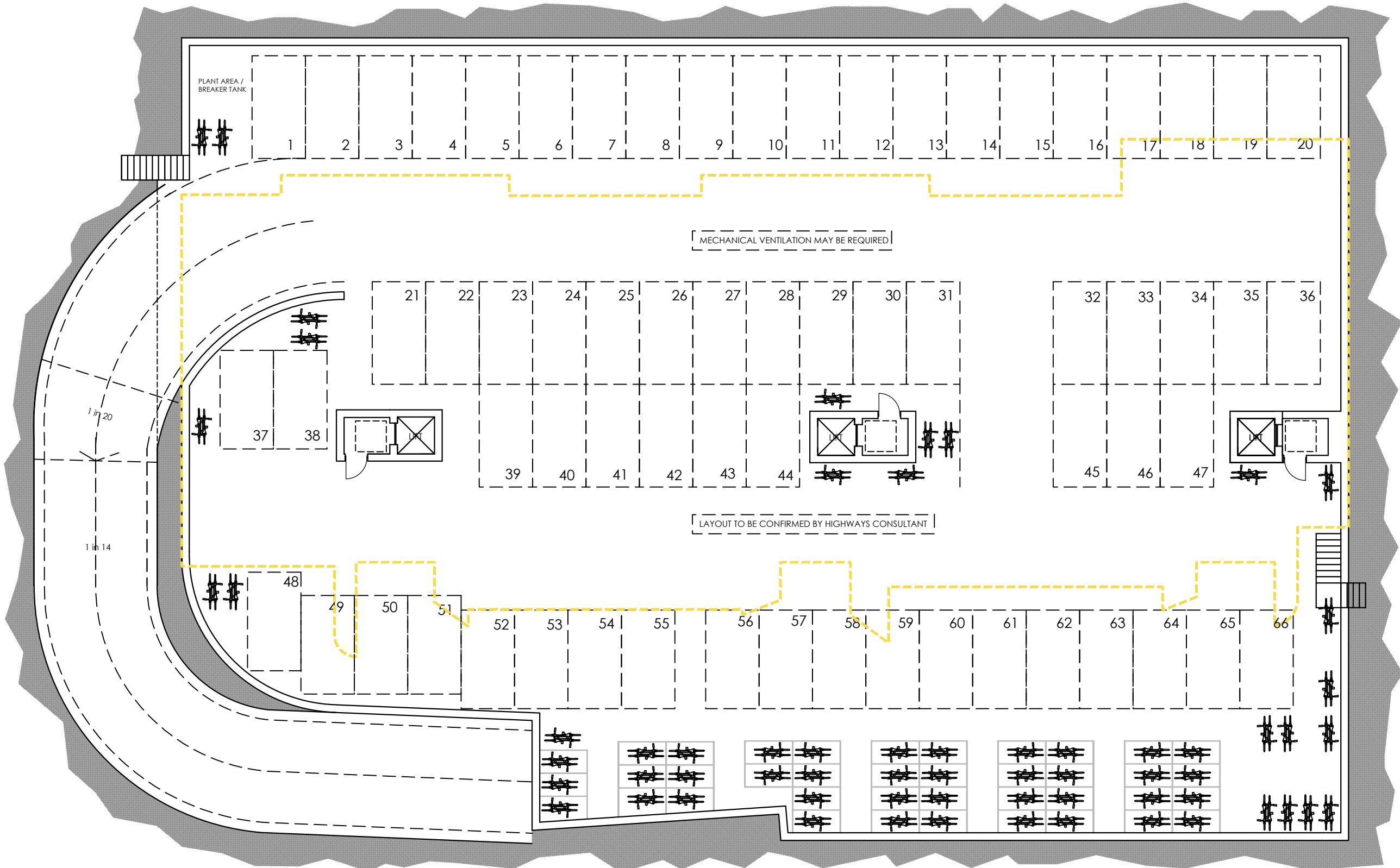
BASEMENT FLOOR -	2022 sq.m / 21764 sq.ft
GROUND FLOOR -	1041 sq.m / 11205 sq.ft

ACCOMMODATION SCHEDULE

UNIT 1 -	3 BED -	105 sq.m / 1130 sq.ft
UNIT 2 -	2 BED -	93 sq.m / 1001 sq.ft
UNIT 3 -	2 BED -	114 sq.m / 1227 sq.ft
UNIT 4 -	3 BED -	114 sq.m / 1227 sq.ft
UNIT 5 -	2 BED -	93 sq.m / 1001 sq.ft
UNIT 6 -	2 BED -	114 sq.m / 1227 sq.ft
UNIT 7 -	3 BED -	114 sq.m / 1227 sq.ft
UNIT 8 -	3 BED -	135 sq.m / 1453 sq.ft



PROPOSED GROUND FLOOR PLAN
SCALE 1:200



PROPOSED BASEMENT PLAN
SCALE 1:200

RAMP DESIGN TO BE CONFIRMED
BY HIGHWAYS CONSULTANT
NOTE: TRAFFIC MANAGEMENT
SYSTEM MAY BE REQUIRED.

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NOTES-PLANNING

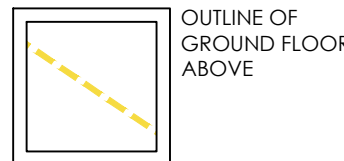
rev-30-07-24

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- Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- MacIennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
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Windows forming the overheating strategy with a change in floor level exceeding 500mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

LEGEND

10m @ 1:200



OUTLINE OF
GROUND FLOOR
ABOVE

M	Basement plan amended	01.08.25	WD
L	schedule amended	27.06.25	TC
K	Basement plan amended	24.06.25	TC
J	Basement plan amended	24.06.25	TC
H	schedule amended	17.06.25	TC
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C	Basement plan changed	21.01.25	TC
B	Walkway change	10.01.25	TC
A.	Revised floor plans	18.12.24	TC

No.	Revision.	date	by
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172 CANFORD CLIFFS ROAD,
POOLE, DORSET,
BH13 7ES.

PROPOSED BASEMENT AND
GROUND FLOOR PLAN

scale	AS SHOWN @ A1	checked	BC
date	JUNE 2025	drawn	TC / BC

A	B	C	D	E	F	G
H	J	K	L	M		

9491 / 702

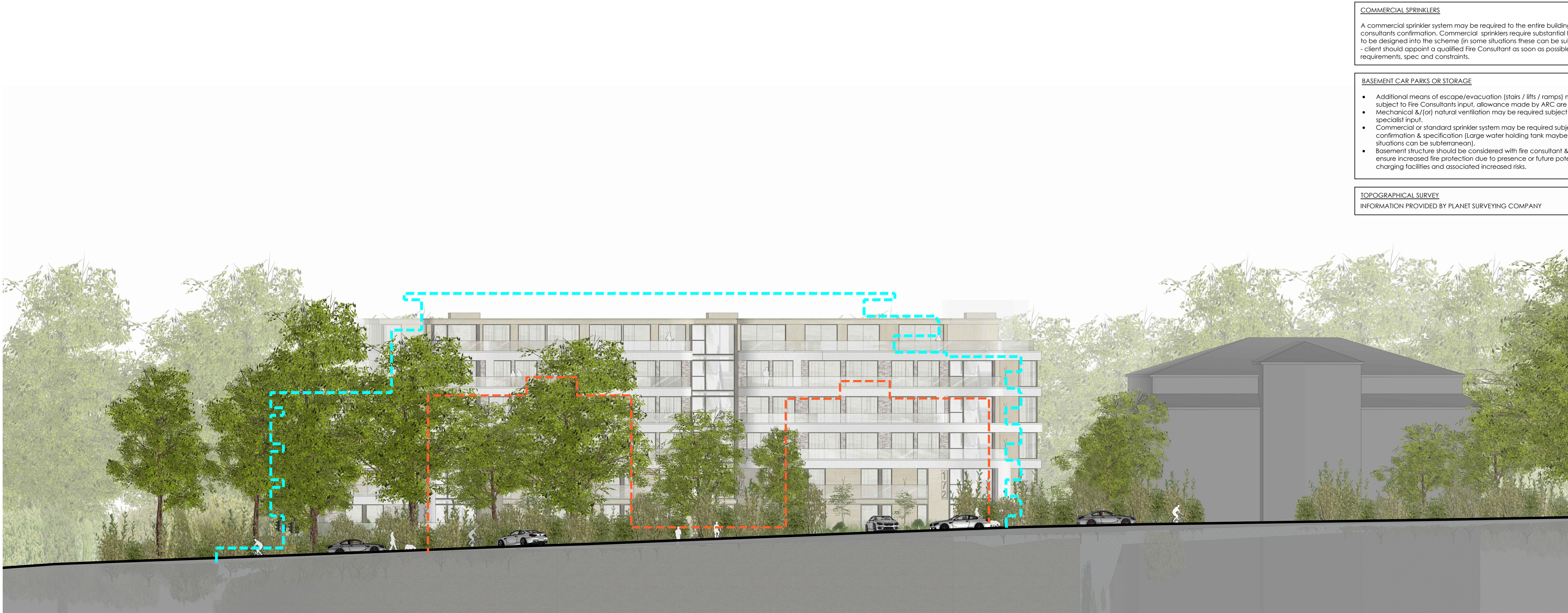
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



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PROPOSED STREET SCENE (FOR INDICATIVE PURPOSES ONLY)
SCALE 1:200



INDICATIVE CGI

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TOPOGRAPHICAL SURVEY

INFORMATION PROVIDED BY PLANET SURVEYING COMPANY

NOTES-PLANNING

rev-30-07-24

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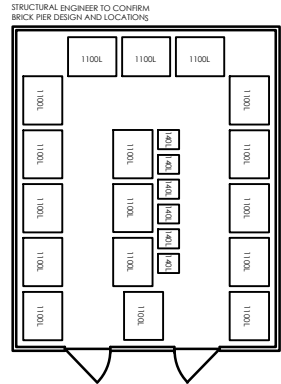
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LEGEND

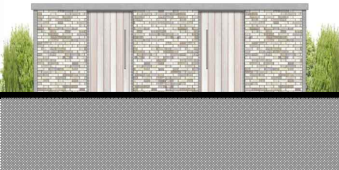
10m @ 1:200

EXISTING BUILDING
TO BE DEMOLISHED

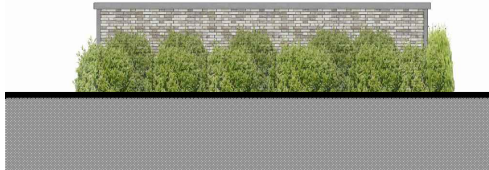
OUTLINE OF
APPROVAL



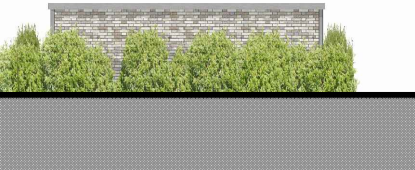
PROPOSED FLOOR PLAN
SCALE 1:200



PROPOSED SOUTH ELEVATION
SCALE 1:200



PROPOSED EAST AND WEST ELEVATION
SCALE 1:200



PROPOSED NORTH ELEVATION
SCALE 1:200

PROPOSED BIN STORE PLANS

C	CGI added and bin store changed	02.04.25	TC
B	Fire consultant changes	04.02.25	TC
A	Client /fire changes	20.12.24	TC

No.	Revision.	date	by
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POOLE, DORSET,
BH13 7ES.

PROPOSED BIN STORE PLANS,
INDICATIVE STREET SCENE AND CGI

scale	AS SHOWN @ A1	checked	BC
date	APRIL 2025	drawn	TC / BC
9491 / 707		A	B
		C	

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

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