

# Notice of Eastern BCP Planning Committee

Date: Thursday, 19 February 2026 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



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## Membership:

### Chair:

Cllr P Hilliard

### Vice Chair:

Cllr M Le Poidevin

Cllr P Canavan  
Cllr J Clements  
Cllr D A Flagg

Cllr M Gillett  
Cllr G Martin  
Cllr Dr F Rice

Cllr J Salmon  
Cllr T Slade  
Cllr M Tarling

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All Members of the Eastern BCP Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcp council.gov.uk/ieListDocuments.aspx?MId=6133>

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake on 01202 127564 or email [democratic.services@bcp council.gov.uk](mailto:democratic.services@bcp council.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email [press.office@bcp council.gov.uk](mailto:press.office@bcp council.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcp council.gov.uk](https://democracy.bcp council.gov.uk)

AIDAN DUNN  
CHIEF EXECUTIVE

11 February 2026

**DEBATE**  
**NOT HATE**



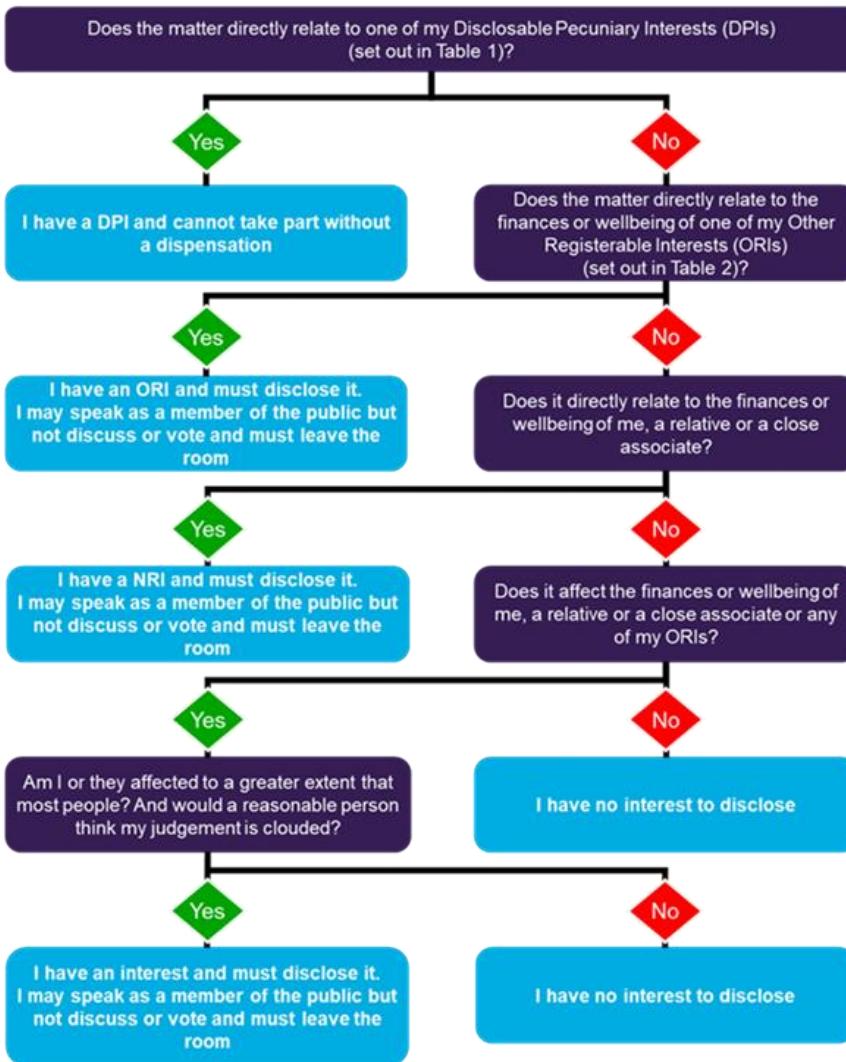
Available online and  
on the Mod.gov app

Icons for the Mod.gov mobile application, showing the Apple App Store logo and the Google Play Store logo.

### Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

#### Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

#### Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

#### Selflessness

Councillors should act solely in terms of the public interest

#### Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

#### Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

#### Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

#### Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

#### Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

#### Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

For more information or advice please contact the Monitoring Officer

# AGENDA

Items to be considered while the meeting is open to the public

## 1. Apologies

To receive any apologies for absence from Members.

## 2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

## 3. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

## 4. Confirmation of Minutes

7 - 12

To confirm and sign as a correct record the minutes of the meeting held on 22 January 2026.

## 5. Public Issues

13 - 20

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 10.00am on Wednesday 18 February 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcp council.gov.uk/mgCommitteeDetails.aspx?ID=613>

### **Summary of speaking arrangements as follows:**

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

## **ITEMS OF BUSINESS**

### **6. Schedule of Planning Applications**

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

**Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.**

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chair retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, please use the following link:

<https://www.bcp council.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcp council.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a)	<b>Land east of Phase 8 Hoburne Farm Estate Christchurch BH23 4HP</b> Mudford, Stanpit and West Highcliffe ward 8/23/0512/FUL Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive)	21 - 84
b)	<b>55 Highfield Road Bournemouth BH9 2SE</b> Wallisdown and Winton West ward P/25/04672/FUL Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	85 - 110
c)	<b>Southbourne Crossroads Car Park, Southbourne Coast Road, Bournemouth BH6 3NH</b> East Southbourne and Tuckton ward P/25/04045/COND Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated under croft car parking) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	111 - 136

No other items of business can be considered unless the Chair decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**EASTERN BCP PLANNING COMMITTEE**

Minutes of the Meeting held on 22 January 2026 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr D A Flagg, Cllr M Gillett, Cllr Dr F Rice, Cllr J Salmon, Cllr T Slade and Cllr M Tarling

83. Apologies

Apologies were received from Cllr J Clements.

84. Substitute Members

There were none.

85. Declarations of Interests

There were none.

86. Confirmation of Minutes

The minutes of the meeting held on 18 December 2025 were confirmed as an accurate record and signed by the Chair.

87. Public Issues

There were a number of requests to speak on planning applications as detailed below.

88. Schedule of Planning Applications

The Committee considered five planning application reports, copies of which had been circulated and which appear as Appendix A and E to these minutes in the Minute Book. A Committee Addendum Sheet was published on 21 January 2026 and appears as Appendix F to these minutes.

Note: The running order was amended to take Item 6b before Item 6a and item 6d before Item 6c.

89. Westover Retail Park, Castle Lane West, Bournemouth BH9 3JS

Moordown Ward

P/25/02274/FUL

Redevelopment of the Westover Retail Park to provide a Class E(a) retail store with associated parking, landscaping and access works.

The Chair referred to the updated recommendation to defer the application for the reasons specified in the Committee Addendum.

**RESOLVED to DEFER the application in accordance with the updated recommendation in the Committee Addendum dated 21.1.26, to resolve issues and clarify matters raised by both the applicant and an objector**

Voting: Unanimous

Note: For the avoidance of doubt Cllr J Salmon did not participate in the vote as he was the committee member who had called in the application.

90. Vitality Stadium, Kings Park Drive, Bournemouth BH7 7AF

Littledown and Iford Ward

P/25/03733/FUL

Erection of new perimeter fence line including turnstiles, extension of West Stand (not general admission seating), foundations for new South Stand, creation of enlarged outside broadcasting area and away team coach parking, realignment of combined pedestrian / cycle path, landscaping and associated works. Includes demolition and relocation of existing buildings and structures.

Public Representations

Objectors

- ❖ Nick Day
- ❖ Gavin Tew

Applicant/Supporters

- ❖ Jim Frevola, applicant
- ❖ Peter Lamb, agent

Ward Councillors

- ❖ Cllr Lawrence Williams
- ❖ Cllr Sharon Carr-Brown (adjoining ward)

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26.**

Voting: For – 8, Against – 0, Abstain – 1

Note: During discussion it was suggested that the Transport Working Group include representation from councillors, residents and the Council's Green Space team and it was noted that as part of the resolution power was

delegated to the Head of Planning to agree specific wording for the terms of the Section 106 agreement.

91. The Beach House Cafe, Mudeford Sandbank, Bournemouth BH6 4EN  
(P/25/04071/CONDР application)

East Southbourne and Tuckton Ward

P/25/04071/CONDР

Variation of conditions 1 and 2 of Planning Application 7-2021-11229-N To change period of continued use and conditions of the removal Use of land for the temporary siting of 4 storage containers in connection with the existing use of the site for the sale and consumption of food & refreshments - Existing unauthorised.

Public Representations

Objectors

- ❖ Claire Bath, Mudeford Sandbank Beach Hut Association

Applicant/Supporters

- ❖ Clare Spiller, agent
- ❖ Richard Slater, applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo, in support

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26**

Voting: For – 8, Against – 0, Abstain – 1

92. The Beach House Cafe, Mudeford Sandbank, Bournemouth BH6 4EN  
(P/25/03404/FUL application)

East Southbourne and Tuckton Ward

P/25/03404/FUL

Change of Use from open space to Class E(b) and the siting of 8 picnic benches in connection with the adjacent Beach House Café.

Public Representations

Objectors

- ❖ Darren Pidwell, Mudeford Sandbank Beach Hut Association

Applicant/Supporters

- ❖ Clare Spiller, agent,
- ❖ Richard Slater, applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo, in support

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26**

Voting: For – 8, Against – 1, Abstain – 0

93. 65A Richmond Wood Road, Bournemouth, BH8 9DQ

Queens Park ward

P/25/03589/FUL

Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO.

Public Representations

Objectors

- ❖ Alan Jackson
- ❖ David Fazackerley

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr Sharon Carr-Brown, objecting
- ❖ Cllr Alasdair Keddie, objecting

**RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report for the following summary reasons with delegated authority to the Head of Planning Operations to agree the final detailed wording of the reasons for refusal:**

- Out of character with prevailing character of the area
- Poor standard of residential amenity for future occupiers
- Impact on neighbouring residential amenity due to proximity of property
- Lack of car parking
- Inadequate width of alleyway for cycle facilities

**Contrary to Policy 6.17 of the Bournemouth District Wide Local Plan (2002) and Policies CS16, CS18 and CS41 of the Bournemouth Core Strategy (2012) and the Parking Standards Supplementary Planning Document (SPD) (2021)**

Voting: For – 8, Against – 0, Abstain – 1

Note: During the debate a move to defer the application was seconded but not carried, the Chair using his casting vote against the move:

Voting: For – 4, Against – 5, Abstain – 0

94. Appeals Report

The Committee considered a joint report from the Development Management Managers, a copy of which had been circulated and which appears as Appendix G to these minutes in the Minute Book

The report was for noting and provided an update on the Local Planning Authority's appeals performance over the stated period. The Chair highlighted that the Local Planning Authority was performing within target for major and non major applications.

The Committee noted the report.

The meeting was adjourned between 11.30am and 11.38am  
The meeting ended at 2.00 pm

CHAIR

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## **PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE**

### **1. Introduction**

- 1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.
- 1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is [democratic.services@bcp council.gov.uk](mailto:democratic.services@bcp council.gov.uk)**

### **2. Order of presentation of an application**

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
  - a) presenting officer(s);
  - b) objector(s);
  - c) applicant(s) /supporter(s);
  - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
  - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

### **3. Guidance relating to the application of this protocol**

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

#### **4. Electronic facilities relating to Planning Committee**

- 4.1 All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

#### **5. Attending in person at a Planning Committee meeting / wholly virtual meetings**

- 5.1 Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

#### **6. Provisions for speaking at Planning Committee (whether in person or remotely)**

- 6.1 Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk) by **10.00 am of the working day before the meeting.**
- 6.2 A person registering a request to speak must:
  - a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
  - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:

- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
- b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
- c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.

6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.

6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.

6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.

6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

## **7. Questions to person speaking under this protocol**

7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

## **8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)**

8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.

8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.

8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

## **9. Speaking as a Parish or Town Council representative (whether in person or remotely)**

9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

## **10. Content of speeches (whether in person or remotely) and use of supporting material**

10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to

any person or group, including the applicant, any officer or councillor or might result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

## **11. Remote speaking at Planning Committee**

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

## **12. Non-attendance / inability to be heard at Planning Committee**

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to

speak on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

### **13. Submission of statement as an alternative to speaking / for use in default**

13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).

13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

### **14. Provisions relating to a statement**

14.1 Any statement submitted for the purpose of this protocol:

- must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
- must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)
- when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
- must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
- will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

## **15. Assessment of information / documentation / statement**

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
  - a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or
  - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2. The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

## **16. Guidance on what amounts to a material planning consideration**

- 16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

*“A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):*

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

*However, issues such as loss of view, or negative effect on the value of properties are not material considerations.”*

[https://www.planningportal.co.uk/faqs/faq/4/what\\_are\\_material\\_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing](https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing)

## **Note**

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;
- (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
- (c) reference to ‘ward councillor’ means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



# Planning Committee

Application Address	Land east of Phase 8 Hoburne Farm Estate Christchurch BH23 4HP
Proposal	Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive)
Application Number	8/23/0512/FUL
Applicant	Burry and Knight Ltd
Agent	Giles Moir Chapman Lily Planning Ltd
Ward and Ward Member(s)	Mudeford, Stanpit & West Highcliffe Cllr Lesley Dedman Cllr Paul Hilliard
Report status	Public
Meeting date	19 February 2026
<b>Summary of Recommendation</b>	<b>Grant</b> subject to conditions and legal agreement in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	More than 20 third party representations contrary to the officer recommendation.
Case Officer	Senjuti Manna
Is the Proposal EIA Development?	No

## Description of Proposal

1. Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive). There is an existing access to the site from Cornflower Drive that the proposal will utilise.

2. The proposal includes the following housing mix:

- 22 x 1-bedroom flats
- 34 x 2-bedroom houses
- 40 x 3-bedroom houses
- 8 x 4-bedroom houses

3. Flats will be arranged in three blocks, two storey height with two blocks of 8 units and one block of 6 units. Houses will be provided in clusters of 4 units; semi-detached; and detached forms. 40% of the proposed units will be Affordable Housing and the mix will comprise 22 x 1-bed flats and 20 x 2-bed houses.

4. The proposed landscaping includes creation of public amenity spaces including a children's play area, reinstatement of an existing walled garden and informal footways to improve connectivity across the site. The public open space is proposed along the eastern boundary to create a buffer between the proposed development and Verno House, which is a non-designated heritage asset.

### **Description of Site and Surroundings**

5. The site is located at the edge of the existing settlement boundary, south of the A35 Lyndhurst Road and borders the Verno Lane Conservation Area to the east and Hoburne Lane to the south in the Highcliffe area of Christchurch. The site is accessed via Cornflower Drive with no direct access onto the A35 Lyndhurst Road. It is an irregularly shaped open land of 4.8 hectares area and is partially developed with an existing area of hardstanding occupying the western boundary abutting the existing properties on Cornflower Drive. This area benefits from an extant outline permission for 38 dwellings (8/17/0195). The rest of the site is undeveloped, with the eastern and south-eastern boundaries marked by established areas of woodland.

6. A group of veteran trees run along the middle of the site that are protected by tree preservation order. Additionally, a group of protected Monterey Pines delineates the northern boundary along Lyndhurst Road.

7. Existing residential estate roads surrounding the site are Primrose Way, Saffron Drive and Cornflower Drive, all of which benefit from footways and street lighting on either side of the carriageway.

8. The topography of the site is relatively flat, with a gentle rise in levels to the eastern boundary with access road of Verno House. The site is adjoined to the south and west by established residential developments of Hoburne Farm Estate and Manning Avenue whilst to the east is the sporadic development which forms the Verno Lane Conservation Area. In terms of context, the established development within this part of Hoburne Farm Estate is primarily two storeys in height whilst development in Verno Lane is mixed in terms of height and design. The site is bound to the north by Lyndhurst Road carriageway and the residential curtilage of the Grade II Listed property known as The Thatch, and is visually contained due to the presence of mature vegetation on three sides.

9. There are no public rights of way crossing the site, but it was observed during the officers site visit that local residents have currently been using the site for recreational purposes.

### **Relevant Planning History**

10. The current application follows the refusal of an outline permission for up to 121 dwellings with only access to be considered. The reasons for refusal included harm to designated

heritage asset, harm to the visual amenity of the area, loss of open space and lack of mechanisms to secure planning obligations.

11. Additionally, part of the site benefits from an outline permission for 38 houses. The reserved matters application for this scheme is currently under consideration. Table 1 below lists the relevant planning history for the application site.

Reference no.	Description	Decision and Date
8/23/0786/RM	38 dwellings, including affordable dwellings, public open space and landscaping with associated access. approval of reserved matters in respect of application no 8/17/0195/OUT	Under consideration
8/21/1210/OUT	Outline planning application with all matters reserved except access for up to 121 dwellings	Refused 12/12/2022
8/17/0195/OUT	Outline Planning application with details of Access for consideration, for up to 38 dwellings, including affordable dwellings, public open space and landscaping with associated access	Granted 15/01/2021
8/90/0243/R	Erection of 275 x 2 storey dwellinghouses 26 bungalows & 36 x 2 storey flats with parking/access provisions (Phases 5-8) (Minor Amendment)	Granted 19/07/1991
8/88/0877/R	Erection of 39 bungalows, together with access, parking and landscaping provisions	Granted 01/11/1990
8/77/0026/P	Residential Development Including Shops and Educational Site	Granted 18/06/1979

**Table 1:** Relevant planning history of the application site

12. In addition to the extant planning permission covering part of the site, there is an outline permission for up to 875 homes and associated infrastructure at Roeshot Hill, North of A35 and directly opposite to the application site that was approved on 13/03/2019 (8/16/2932/OUT). Whilst this development is yet to be fully implemented, it has commenced and is a material consideration for the current application.

### **Constraints**

13. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest – section 66 – Planning (Listed Buildings and Conservation Areas) Act 1990.

14. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.

15. Planning constraints associated with this site include:

- Partially within Verno Lane Conservation Area
- Within the setting of Grade II Listed Building 'The Thatch'
- SSSI Impact Risk Zone
- Within Dorset Heathland 400m – 5km Zone

- Tree Preservation Order

### **Public Sector Equalities Duty**

16. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

17. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

18. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

19. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.

20. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council’s area for their own self-build and custom housebuilding.

21. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

22. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

### **Consultations**

23. Dorset & Wilts Fire & Rescue Service – In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The proposed development should be served by the necessary water supply and fire hydrants for use in the event of fire.

24. Natural England – No objections subject to HIPs contributions towards Two Rivermeets SANG and Appropriate Assessment to be carried out by the Council.

25. Dorset Wildlife Trust – None received

26. Dorset Council Archaeologist – No objections.

27. NHS Dorset – A monetary contribution to be secured by s106 legal agreement.

28. Wessex Water – No objections.

29. Hampshire Minerals and Waste – The proposed development lies within the Hampshire mineral and waste consultation area (MWCA) – Sites section. It lies within the buffer zone of the safeguarded site Roeshot Quarry. This area is informed by the safeguarded sites list as defined through Policy 16: Safeguarding – mineral infrastructure of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP). The purpose of this policy is to protect current and potential minerals sites from pressures to be replaced by other forms of development, including through ‘encroachment’ where nearby land-uses impact their ability to continue operating.

Appropriate buffers and mitigation measures can make potential nearby development compatible. The appropriate mitigation measures are best informed through direct discussions with the operator of the safeguarded site as they will be most aware of operational requirements.

30. West Hampshire Mineral Company Ltd – As noted in the consultation response from Hampshire County Council (dated 29 September 2025) the proposed development lies within the mineral and waste consultation area (MWCA) relevant to the safeguarded site of Roeshot Quarry operated by West Hampshire Mineral Company Ltd. Hampshire CC stated that they would expect to see how the nearby safeguarded site was considered, how operator comments were taken into account and what impacts that had on the proposed development design. Since these have not been provided, there is a holding objection from the West Hampshire Mineral Company Ltd.

31. Christchurch Environmental Management Ltd – Concerns specifically relate to the application’s strategy to mitigate impacts on the Dorset Heathlands which fails in its effectiveness and thus directly conflict with Policy ME2 of the Christchurch and East Dorset Local Plan (April 2014). The planning application proposes to mitigate its impact on the Dorset Heathlands by making a financial contribution to strategic SANG provision at Two Rivers Meet. The effectiveness of strategic SANG provision is assessed in the document Dorset Heaths: Long Term Analysis & Evidence Base Review (Footprint Ecology – 2022). The report considers the question: ‘What are the catchments of HIPs/SANGs and how do these compare to heaths?’ (paras 2.70 – 2.77). Based on survey data the report sets out that the distance visitors will travel (based on the 75th percentile of visitors) from their home to the Dorset Heaths is 4.4 km and for the Riversmeet & Stanpit SANG this is 2.8 km. However, the site at Hoburne is approx. 3.1 km from the Riversmeet & Stanpit SANG indicating it is located outside the area which the vast majority of people would typically travel. This raises questions as to the effectiveness of the SANG for the site in question.

32. Christchurch Harbour Ornithological Group (CHOG) – The 10 houses proposed between The Thatch and Verno House includes land used by feeding birds such as the red-listed House Martin and nesting birds including the red-listed Greenfinch and Marsh Tit. CHOG’s objection could be overcome by removing the houses from the northern part of the site and retaining this multi-functional green space as part of BCP’s green infrastructure network.

Whilst CHOG's primary concern is with the impact of development on birds, it is clear that this area performs other valuable functions as a green space, not only for other species, such as bats, but also because of its contribution to local heritage and as "publicly accessible land", which requires preserving.

33. Highcliffe & Walkford Parish Council

18<sup>th</sup> September 2023 – We support the proposals for family homes of a modest size. The council does however have concerns regarding:

- Traffic flow – We have a concern that the two points of exit from the estate will become very congested at peak times.
- Impact on schooling – We trust that the local schools have been approached to ensure capacity for increases in pupil numbers and that CIL/S106 money will be included to mitigate any expansion needs.
- Impact on medical facilities – Similarly, we trust medical practices been approached to ensure capacity for increase inpatient numbers.
- Impact on Verno Lane – Verno Lane conservation area was highlighted in the recently approved Highcliffe and Walkford Local Plan (ref Policy HWNP11) and some of this proposal encroaches on this area; that part should be refused.

15<sup>th</sup> October 2025 – Objects to the application on following grounds:

- The Council does not feel that the concerns raised in previous objections have been adequately addressed.
- The proposed development encroaches on the designated Conservation Area.
- The Council believes the application will adversely affect the local environment and ecology.
- The developer has not responded to the issues previously raised by the Tree Officer.

34. Historic England

5<sup>th</sup> March 2025 – Objected to the original proposal of 109 dwellings:

- The proposed development will introduce substantial built form into the north-western part of the currently undeveloped and rural Verno Lane Conservation Area. This development of houses by way of its regular and orthogonal layout, scale and suburban character would be of an incongruous form in this historically agrarian landscape. Extending development into the Conservation Area will erode the clear legibility of the historic access to and setting of Verno House, which has been included within the designated CA for its contribution to the special interest of the whole.
- Harmful impact of the proposals on the character and appearance of the Verno Lane Conservation Area which would result from the extension of development into the north-western part of that area, as well as the erosion of its historically open setting. It is considered that the issues and safeguards need to be addressed in order for the application to meet the requirements of paragraphs 208, 212, 213, 215 and 219 of the NPPF.

27<sup>th</sup> October 2025 – Objected on the revised proposal of 104 units:

- The changes made are of such a limited nature that the response letter dated 5 March 2025 is still valid.

35. BCP Trees & Landscaping – Some concerns remain regarding tree protection and boundary treatment, but these can be secured by conditions. No objections subject to conditions.

36. BCP Highways – No objections subject to conditions and planning obligations including Traffic Regulation Order.

37. BCP Lead Flood Authority - No objections subject to conditions.

38. BCP Planning Policy – The was previously proposed for allocation for 80 dwellings under the withdrawn BCP Local Plan. However, as the plan was withdrawn prior to examination and the site was never formally allocated, the proposal must now be assessed under the Christchurch Core Strategy and the relevant policies therein. The site is partially located within a green space. The loss of this green space needs to be justified or sensitively designed to protect the loss of this green space. The site is also located adjacent to the Verno Conservation Area, and therefore any development proposal must be assessed under Policy HE1 of the Christchurch and East Dorset Core Strategy.

39. BCP Housing Development Officer – The proposal will have to provide 40% of the proposed units as Affordable Housing (41 units); 70% of which to be affordable rent and 30% shared ownership. The following mix of units are required:

- Rented (27 units):
  - 10 x 1-bed flats
  - 8 x 2-bed houses
  - 9 x 3-bed houses
- Shared Ownership (14 units):
  - 7 x 2-bed houses
  - 7 x 3-bed houses

40. BCP Greenspace – The proposals can be considered an improvement of the current scenario. No objections subject to appropriate management of the play area and the open space.

41. BCP Conservation/Heritage – Objections to the proposal on following grounds:

- Harm to the Verno Lane Conservation Area and its settings.
- Harm to the setting of the Grade II listed 'The Thatch'.

42. BCP Education – No comments received.

43. BCP Environmental Health (Air Quality, Land Contamination, Noise) – No objections subject to conditions.

44. BCP Urban Design – The proposal has evolved significantly over various iterations. No objections subject to conditions.

45. BCP Ecology – Objections. Over development of area and too much loss of habitat.

46. BCP Waste and Recycling – No objections.

## **Representations**

47. The application was originally consulted with local residents in September 2023. Following negotiation between the applicant and officers, an amended scheme had been submitted that supersedes the previous proposal. Notification of the amended scheme was given by displaying site notices on 2 October 2025 as well as publishing newspaper advertisement on 3 October 2025.
48. Representations from 167 separate addresses have been received of which 163 are in objection, 2 in support and 2 making general comments.
49. **Objections** have been received on following grounds:

### **Highways:**

- The existing road network is inadequate. Additional vehicles will cause further congestion. This development should have a direct access to A35 Lyndhurst Road or at least 2 access/ exit points.
- The proposed access road is from Cornflower Drive, which is a narrow road. Cars are already blocking pavements and driveways, making the road narrower. The proposed access is on a bend, making it a dangerous junction.
- The transport/trip-generation assumptions are not correct. The demographic profile of this area suggests more retired population – they will not use cycling or walking.
- It is becoming dangerous to drive in and out, and more houses will only make this worse. There were accidents in recent weeks in this area.
- The proposal does not provide enough parking spaces.
- Public transport is inadequate in this location.
- The proposed roadway would be inadequate for refuse collection & emergency services.
- The majority of the proposed roads are unadopted that will not have pavements or streetlights. Lack of pavement will result in safety concerns, especially for children and pushchair users.
- The pedestrian foot link is inadequate. The proposed green space will not be well connected to existing properties in Juniper Drive and Iris Close.
- The proposal does not follow the BCP Council's Walking and Cycling policy.
- Construction traffic would cause significant disturbance within the area.

### **Heritage:**

- The proposal will impact the designated conservation area.
- The proposal would detrimentally impact the setting of the Grade 2 Listed Building The Thatch.

### **Character of the area and Visual amenity:**

- Overdevelopment of the site that does not reflect the spacious layout of the previous phases.
- The housing density is out of character with the surrounding area. The proposal is too crammed.
- Loss of natural environment and valued green space.
- Proposed houses are too close to the existing properties. The outlook of the existing properties will be blocked, and the aesthetics will be damaged by bin stores and car parking spaces.

- The proposed narrow shrub borders/ hedges will be difficult to plant and maintain. The edges will simply become parking areas on muddy ground.
- Social housing and flats are not in keeping with the character of the area.
- The site is currently designated as open space for recreational use. The proposal would result in loss of designated 'Accessible Green Space'.
- The proportion of usable open green space being left is disproportionate to the open green space being taken by the proposed plans. Majority of the undeveloped green space are taken up by densely spaced trees and will not be useable.

#### **Neighbour impact:**

- The proposal will cause noise impact.
- Additional traffic will result in air pollution.
- The proposed housing mix and tenure will result in anti-social behaviour.

#### **Ecology and biodiversity:**

- The site hosts a large number of wildlife species and trees. The proposal will destroy the habitat.
- The proposal will result in increase in recreational dog walking that will have negative impact on sensitive ecology.
- This development along with the already approved Roeshot Hill development will adversely reduce the green corridor.
- The proposal will reduce the feeding habitat for adjacent House Martin Colony Project.
- The proposal would result in additional phosphates released in River Avon.

#### **Local services:**

- There is not adequate infrastructure available in this area.
- Local services are already stretched. GP appointments, schools and dentists are over capacity. Adding more homes without new facilities will place impossible pressure on residents.
- This development along with the 850 dwellings approved in Roeshot Hill will cause severe pressure on the local infrastructure including school, GP, dentists etc.).
- There is not adequate water pressure within this area and 104 more dwellings would worsen the situation.
- The level of development in this area has been gradually increasing to a level of being unsustainable.
- There is a lack of adequate employment opportunities in Christchurch and Highcliffe to support families moving here.
- The proposal does not include adequate children's play areas.

#### **Drainage:**

- The proposal could have potential water runoff problems.
- The current infrastructure is unable to cope with the additional run off.
- The surface water drainage scheme is not adequate.

#### **Other:**

- This application has not addressed the previous reasons for refusal.

- Loss of property value.
- Lack of community engagement from the developer.
- The previous permission for 38 dwellings is more appropriate in this location.
- The development will reduce the current quality of life of the existing residents.
- Due to the recent approval of the Roeshot Hill development, there will not be any demand for the current proposal, which is of similar type.
- All properties should have solar panels and heat pumps. If not, the application should be refused.
- A percentage of the proposed houses must be social housing.

50. **Support** letters stated that the plans looked good.

51. All representations have been given due consideration in determining the application. Matters such as the loss of property value is not material consideration in planning. Other issues including highway safety, parking, impact on character of the area, heritage, impact on residential amenity, landscape and ecology have been discussed in the planning assessment section below.

### **Key Issue(s)**

52. The key issue(s) involved with this proposal are:

- Presumption in favour of sustainable development.
- Principle of development.
- Heritage Considerations.
- Impact on the character and appearance of the area.
- Tree and Landscape and open Space.
- Affordable Housing, Dwelling Mix and Standard of Accommodation.
- Amenity of future occupants.
- Neighbouring amenity.
- Highways considerations.
- Waste and recycling.
- Drainage.
- Ecology and Biodiversity.
- Impact on Protected Sites.
- Other planning obligations.

53. These issues will be considered along with other matters relevant to this proposal below.

### **Policy Context**

54. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan Core Strategy (2014); Christchurch Local Plan (2001) Saved Policies and Highcliffe and Walkford Neighbourhood Plan (20230).

#### **Christchurch and East Dorset Local Plan, Part 1 – Core Strategy (2014)**

- Policy KS1 – Presumption in Favour of Sustainable Development
- Policy KS4 – Housing Provision

- Policy KS11 – Transport and Development
- Policy KS12 – Parking provision
- Policy HE1 – Historic Environment
- Policy HE2 – Design of new Development
- Policy HE4 – Open Space
- Policy LN1 – Size and types of dwellings
- Policy LN2 – Design and Density of New Development
- Policy LN3 – Provision of Affordable Housing
- Policy LN7 – Community facilities
- Policy ME1 – Safeguarding Biodiversity and Geodiversity
- Policy ME2 – Protection of the Dorset Heathlands
- ME3 – Sustainable Development Standards for New Development
- ME6 – Flood Management Mitigation and Defence

### **Saved Policies of the Borough of Christchurch Local Plan (2001)**

- Policy H12 – New Development
- Policy L9 – Designation of Land at Hoburne as Open Space
- Policy BE5 – Setting of Conservation Areas
- Policy BE15 – Setting of Listed Buildings
- ENV 21 – Landscaping

### **Highcliffe and Walkford Neighbourhood Plan (2023)**

- HWNP4 – Local Green Spaces
- HWNP6 – Proposed Accessible Green Spaces
- HWNP7 – Walking and Cycling Routes
- HWNP8 – Parking Standards
- HWNP10 – Housing Design for Practical Living
- HWNP11 – Retaining and Reinforcing Local Character

### **Other Documents**

- BCP Parking Standards SPD
- Dorset Heathlands Planning Framework SPD
- Housing and Affordable Housing SPD
- Christchurch Borough-wide Character Assessment
- Dorset Historic Towns Project report on Christchurch – Historic Urban Character Area 20 Hoburne

55. National Planning Policy Framework (“NPPF” / “Framework”) 2024

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....  
For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

## **Planning Assessment**

### Presumption in favour of sustainable development

56. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
57. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
58. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
59. At 1 April 2024 BCP Council had a housing land supply of 2.1 years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
60. In this instance, the scheme would provide 104 additional dwellings that would contribute towards the Council's housing delivery target. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

## Principle of development

### **Locational sustainability**

61. This site falls within the urban area of Christchurch, identified as a main settlement in Policy KS2 of the Local Plan, being a sustainable location where development is supported. The site is within close proximity to facilities and services including Hinton Admiral Railway Station (1 km), Highcliffe School (800m) and Lyndhurst Road retail centre (1km). Consequently, additional residential development is acceptable in this location.
62. Additionally, the majority of the site benefits from an extant outline permission for residential development of up to 38 dwellings (8/17/0195/OUT) and this is a material consideration for the determination of the current application. As such, the principle of residential development is acceptable in principle, subject to compliance with other Local Plan policies.

### **Open Space**

63. Saved policy L9 of Christchurch Local Plan 2001 designates a large proportion of the application site as public open space for formal recreational use. This is reflected in the Highcliffe and Walkford Neighbourhood Plan policy HWNP6 which proposes a section of the current site to be accessible green space (AGS) and states that accessible green spaces should remain largely undeveloped and be managed to both allow recreational access and support and enhance the area's tree cover and biodiversity.
64. The proposal will reduce the amount of formal recreational open space and would be in direct conflict with policy L9. However, the extant permission has already established a level of residential development on this parcel of land, which is a material consideration. As a result, any conflict with policy L9 will attract limited weight in the planning balance. Whilst the NP had been adopted after the determination of the extant permission, it only proposes a smaller section of the site as accessible green space that should largely remain undeveloped. The proposal would utilise this area as predominantly public open space, see figures 1 and 2 below. Whilst approximately 15 dwellings are proposed within the proposed accessible green space, this would not be in conflict with policy HWNP6 which requires the AGS to remain 'largely undeveloped'. Additionally, the proposal includes public footpaths within this area that would improve the accessibility. Consequently, the proposal will comply with HWNP6 which requires the inclusion of paths and seating for improved recreational use of the AGS.



**Figure 1: HWNP Map 7 – Location of the site (outlined orange) with respect to the proposed accessible green space (green-grey chequered)**



**Figure 2:** Proposed site plan with indicative location of the proposed accessible green space (outlined dark green)

65. It is acknowledged that the increased number of dwellings on this site will reduce the amount of open space available. However, this needs to be balanced against the quality of the remaining public open space as shown on the proposed site plan as well as the five-year housing land supply position of the BCP Council. It must also be noted that currently this land is not publicly accessible and there are no formal public rights of access through it (although it was observed during the officers site visit that local residents have currently been using the site for recreational purposes by accessing it from A35 and Manning Avenue).

66. The draft HWNP had proposed the entire site to be designated as the Local Green Space (site identified as LGS26). However, the inspector examining the NP stated that,

*I have not supported the designation of sites LGS12 (covered by saved policy ENV15) and LGS26 (part within and adjoining a Conservation Area) because there are outstanding planning applications on both sites, and they may have the potential to contribute to the delivery of housing. Whilst I acknowledge the views of the Parish Council, I am mindful, firstly, that permission has been granted in the past for up to 38 dwellings at Hoburne Farm and the BCP Council appear to conclude (in the Statement of Common Ground) that both sites would help the delivery of much needed housing in sustainable urban locations, in accordance*

*with Core Strategy policy KS4. Secondly, the SoCG confirms that Christchurch currently has a 2.7 year housing land supply and therefore there is a need to identify more land for housing in order to deliver the housing requirements for the area. (Inspector's examination report paragraph 4.24).*

67. The BCP Council's current housing land supply position is 2.1 years, which is lower than the level considered by the NP inspector. As such the provision of additional housing attracts more weight compared to the weight afforded by the neighbourhood plan examination inspector.
68. Core Strategy policy HE4 aims to protect the existing open spaces and leisure facilities and states that, "*their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility*". As noted above, the inspector of the NP has already identified the current site would contribute to the delivery of much needed housing in this area. The proposal also includes delivery of 42 Affordable Housing that are much needed in this area. Moreover, the proposal would result in improved accessibility to the remaining public open spaces, revive a dilapidated walled garden and create a play area that can be used by existing residents of the surrounding residential estates. As such, the proposal would result in significant public benefit compared to the retention of the open space that does not have any authorised public right of way.
69. Overall, it is considered that whilst the proposal would be in partial conflict with policies L9 and HE4 of the adopted Local Plan, the provision of additional dwelling within a sustainable location outweighs any harm caused by the conflict with the Local and Neighbourhood Plan policies. Consequently, the proposal is acceptable in principle.
70. It is to be noted that the loss of open space for formal recreational use and associated conflict with policy L9 was one of the refusal reasons of the previous planning application 8/21/1210/OUT. However, as explained above, due to the lack of housing land supply and associated presumption in favour of sustainable development, this policy conflict is now considered to be outweighed by the benefit of the provision of additional housing including affordable housing in a sustainable location and this objection is withdrawn.

#### Heritage Considerations

71. Policy HE1 of the Local Plan states that heritage assets will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment. Similarly, NP policy HWNP11 requires developments to respect the character and heritage of the Conservation Areas and the setting to the Listed Buildings and other buildings of local architectural or historic interest.
72. The proposed development will introduce 10 new dwellings and associated surface infrastructure and revive the walls of an existing walled garden with children's play area within Verno Lane Conservation Area that will also impact the setting of the Grade 2 Listed Building the Thatch. These developments will also be within the setting of the Locally Listed Verno House. The Council's heritage officer considers that the level of proposed development within the Conservation Area would result in harm to this designated heritage asset and its setting as well as impact the setting of the Grade 2 Listed the Thatch. This harm needs to be weighed against the public benefits of the proposed development in accordance with Section 16 of the NPPF.
73. It is to be noted that there is no Conservation Area Appraisal available for the Verno Lane CA. The Council's Heritage Officer reviewed the original proposal for 109 units and commented that,

The site is within the larger Hoburne farm, established in the 18<sup>th</sup> C and purchased by and developed by Hoburne developments from 1912. The site includes designated heritage assets with remnants of a 19<sup>th</sup> C walled garden as well as an historic boundary with several trees with historic and amenity value.

The Verno Lane Conservation Area was designated in 1988 to protect historic buildings and their settings within the context of a historic landscape. The area retains the character of a former rural hamlet known as the heart of Roeshot Hill and is reflected in and represented by both the extant historic buildings and landscape character. The Conservation Area includes the north lodge to Hoburne House, the non-designated Verno House and its outbuildings and the listed thatch fronting Lyndhurst Road.

The proposed development will have a major, irreversible, and detrimental impact on this landscape as a number of buildings are proposed within the west side of the Conservation Area. The development will impact on historic landscape structures, though its proposed to create a reinstated walled garden area. Notwithstanding this proposal, trees of historic and amenity value as well as the characteristic undergrowth that forms a strong historic and biodiverse boundary to Verno House will be removed.

The proposals do not preserve the setting of the listed building and do not preserve or enhance the character or appearance of the Verno Conservation Area. Less than substantial harm to the significance of the designated heritage assets will result and irrespective of the level of harm great weight should be given to the asset's conservation (dated 23 October 2023).

74. Following the submission of the revised proposal for 104 dwellings, the Heritage Officer continued to object to the proposal,

Following from my previous comments of 23/10/2023 improvements have been made to the proposals in terms of the design of the housing types, the materials and some elements of the landscaping.

The ten dwellings set out within a grid and the setting south of the listed thatch cottage, all within the CA, could be reduced or minimized to retain the open character which is a remnant of the historic rural landscape of this area and the 19th C Verno House estate. This would provide the development with a more spacious natural aspect to the east and preserve more of the Conservation Area and the setting of the listed thatch cottage.

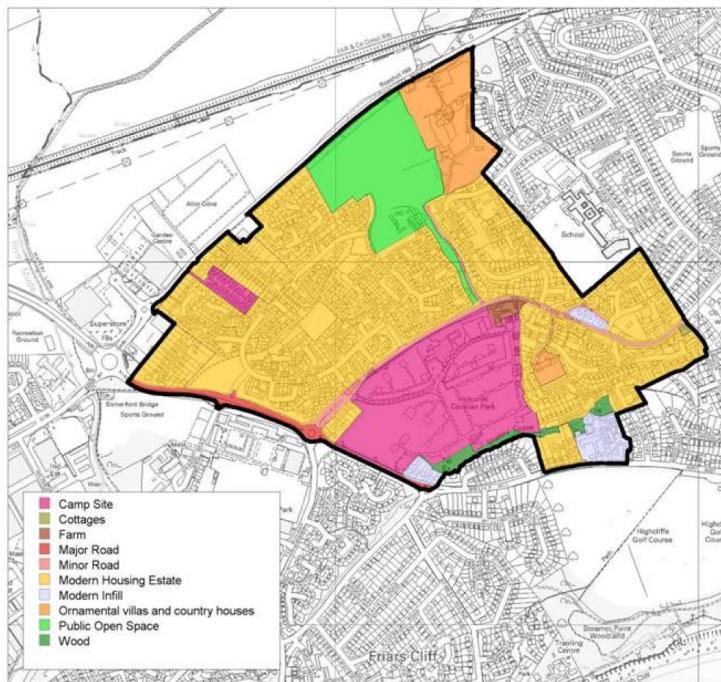
The housing types are based on traditional styles though the materials are not clearly identified on the plans. The use of "clay effect tiles" and other non-traditional materials could undermine the achievement of quality and character befitting this choice of styles. A greater mix of brick colours and coloured renders would enrich the streetscenes.

To avoid harming the Verno Lane Conservation Area and setting of the listed building the options for revising the scheme will need to be carefully considered and weighed against achieving substantial public benefits that outweigh the harm or loss in line with NPPF 214. Despite the level of harm great weight should still be given to the conservation of the heritage assets (dated 23 October 2025).

75. It is to be noted that the harm identified by the Heritage Officer is less than substantial.

76. It is acknowledged that the Verno Lane conservation area itself retains the character of a former rural hamlet and the rural context of this heritage asset is important. However, this is not the character of the whole Hoburne area that was included in the Dorset Historic Town Survey: Christchurch Historic Urban Character Area 20 (figure 3).

**Christchurch Historic Urban Character Area 20**  
**Hoburne**



**Figure 3:** Map of Hoburne showing the various character areas

77. The Dorset Historic Town Survey (2011) defines the present-day character of the Hoburne area as:

The 19<sup>th</sup> century Verno House lies to the north of Hoburne, within landscaped grounds. This may also represent the site of a small 18<sup>th</sup> century hamlet, a group of three houses and paddocks occupied the site in 1796. The grounds of Verno House are themselves a survival from the 19th century. A modern housing estate which now encompasses the entire area of Hoburne Court gardens. The area is dominated by Modern Housing Estates with some Modern Infill, and a Camping Site.

78. The Historic Town Survey goes on to judge the strength of historic character of the Hoburne area to be low because much of the area now consists of modern suburban development. The Survey considers the area has a medium sensitivity to major change arising from largescale development.

79. The proposal includes ten houses within the Conservation Area which also forms part of the setting of the Grade 2 listed Thatch. This area does not have any building or surface infrastructure and currently contains grassland, predominantly free of any notable trees in the middle and slopes up east towards the boundary with Verno House where substantial vegetation screens intervisibility. Notwithstanding the lack of physical features, the site contributes to the character of the CA to some extent as a result of its existing openness. However, when viewed from the existing residential developments of Hoburne Farm

Estate and Manning Avenue, it is the case that views between the site and rest of the CA are almost wholly screened by existing mature planting along the eastern and southeastern boundaries of the site. As such, the existing openness of the site, and its relationship with the western extent of the CA, can only be appreciated from elevated vantage point of Verno Lane, albeit to a limited degree due to the presence of mature vegetative screening. Nevertheless, the development would erode the rural context of the Conservation Area to some degree.

80. However, given the existing homes that are present immediately to the west and south of the site, it is considered that the proposed development would appear as being well related to the existing urban form rather than a contrived incursion into the rural context of the Conservation Area. Moreover, the context of the surrounding area has been constantly evolving with the extant outline permission of up to 875 houses at Roeshot Hill that, when completed, will significantly urbanise the wider area. Consequently, the harm to the character of the Conservation Area would be less than substantial and will be weighed against the public benefit of the scheme in the planning balance.

81. The proposed 10 houses would also be located within the setting of the Grade 2 listed building the Thatch which is a modest cottage. The BCP Conservation officer states that "*Thatched cottages are typically the first generation of buildings in an area and represent early settlement*". As such, its significance arises from its appearance and the importance of the historic use. The openness of the immediate area including the application site also adds to the significance of the heritage asset. The proposed development would introduce a significant amount of built form to the south of the Thatch. It is therefore inevitable that the existing openness of the setting will be reduced. However, the proposal demonstrates the potential to include a landscape buffer between the Thatch and the proposed dwellings, which is secured by a condition. Additionally, the houses are designed with significant back-to-back separation to create a wide-open vista directly behind the Thatch to retain a degree of open setting (figure 4). Furthermore, the Thatch is already experienced within the context of existing nearby residential estates. Consequently, it is considered that the harm to the setting of the Grade 2 listed building would be limited.



**Figure 4:** Relationship between the Thatch and the proposed development

82. The proposal would also impact the setting of Verno House, a non-designated heritage asset. The BCP Heritage Officer commented that “*trees of historic and amenity value as well as the characteristic undergrowth that forms a strong historic and biodiverse boundary to Verno House will be removed. The loss of the trees and vegetation will reduce the boundary between and exposing Verno House which is not currently visible from the site giving it a less distinct character*”. The proposed site plan shows several of the existing boundary vegetation will be retained. Additionally, a condition is included to secure additional planting to enhance the boundary screening. Moreover, BCP Tree Officers have reviewed the proposal and have not raised any objections on loss of trees grounds.

83. Verno House was re-built from an earlier footprint in the later 19th century and lies to the NW of Verno Lane. The property is substantial with an annex, farmhouse, principal house and cottage. The Verno House’s significance is derived from the historic design features and the contribution that this makes to the character of the wider CA. However, given that any visibility of Verno House from the site is limited, and the fact that the significance is primarily appreciated from close range, it is considered that the development’s impact on the setting of Verno House will not be detrimental warranting refusal.

84. The site also contains remnants of a brick wall and foundations that formed part of a 19<sup>th</sup> C walled garden, originally associated with the Verno House. The BCP Heritage Officer states that, “*The remnant structures add to the richness of the landscape and represent associations with the rural past and story of the estates nearby*”. The proposal includes reinstatement of the walled garden by rebuilding the walls and using part of the garden as play area. Whilst it is acknowledged that the walled garden did not have any direct association with the current application site and the proposed reinstatement of the walls with a play area within it does not represent a traditional walled garden, its reinstatement will nonetheless contribute to telling the story of the rural past and history of the nearby estates. Consequently, this aspect of the proposal is considered to have public benefit and given moderate weight in the planning balance.

85. Overall, it is considered that the proposal will introduce significant amount of built form within the CA, impacting the landscape character and rural context of the heritage asset that will also reduce the openness of the setting of Grade 2 listed the Thatch. This harm would be at the middle level of less than substantial. In these circumstances, the National Planning Policy Framework requires that this harm must be weighed against public benefits. Great weight must be given to a designated heritage asset's conservation and any harm to its significance requires clear and convincing justification. In this instance, the development would provide 104 new homes, 42 of which would be affordable. Given the existing shortfall in housing supply in the wider area, these benefits must be afforded very significant weight. It is therefore considered that the public benefits associated with the housing provision alone would outweigh the less than substantial harm to the character and setting of the CA, despite affording that harm great weight. Additionally, the proposal includes provision of well-designed open spaces and revival of a historic walled garden; both will have public benefits.

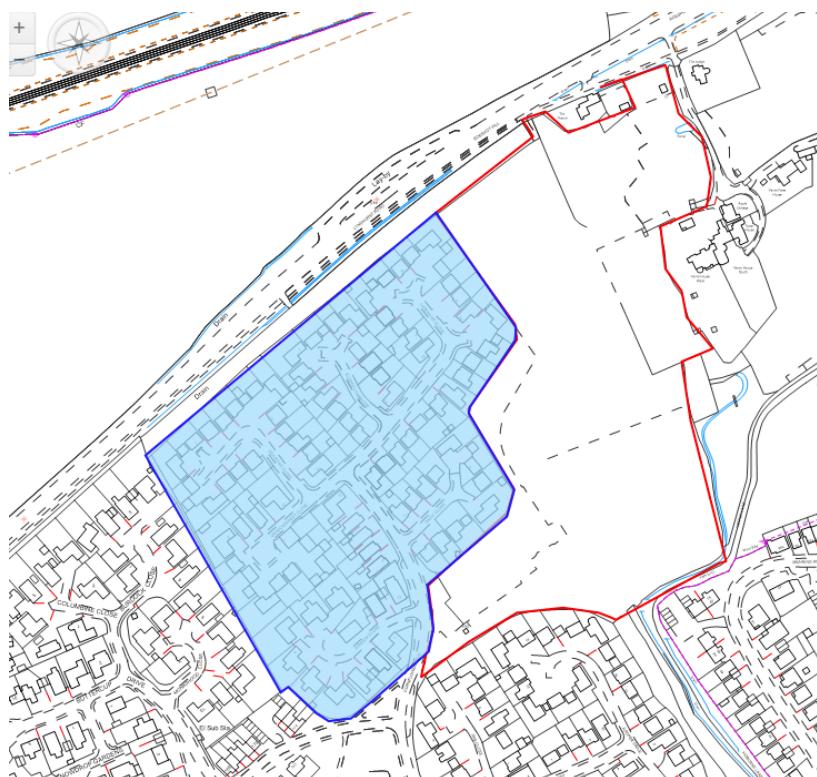
86. It is to be noted that the previous application for 121 dwellings (8/21/1210/OUT) was refused on adverse impact to the significance of the heritage assets grounds. However, as noted above, in this instance the harm is considered to be outweighed by the public benefit of the scheme and consequently, the objection on Heritage grounds is considered to have been overcome.

Impact on the character and appearance of the area:

87. Core strategy policy HE2 states that *within Christchurch and East Dorset, the design of development must be of a high quality, reflecting and enhancing areas of recognised local*

*distinctiveness. Paragraph 131 of the NPPF establishes that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*

88. The site is partially previously developed land and majority of the site benefits from an extant permission for residential development of 38 houses, which is a realistic fallback position for the current application. The current scheme proposes 104 units over 4.8ha of area, which represents a residential density of 21.67 dwellings per hectare (dph). This will be similar to the residential density of existing estate to the west that has 97 houses within 4.5ha of land (existing density of 21.55 dph), see the blue shaded area in figure 5 below. It is also to be noted that the current scheme includes more public open spaces compared to the neighbouring estate.



**Figure 5:** Existing residential density of surrounding estate

89. Objections have been received from neighbouring residents on overdevelopment and excessive density grounds. However, as discussed above, the proposed density is similar to the existing density and as such, the proposal will integrate well within the area.

#### **Design and Layout:**

90. The proposed development would utilise the access off Cornflower Drive, as approved by the extant outline permission. The proposed development will result in 104 new units (22 flats and 82 houses) arranged around a main spinal access road with cul-de-sacs branching out of it. This layout is similar to the surrounding residential areas and is acceptable. The layout also includes pedestrian links to surrounding areas resulting in permeability and supporting movement. Currently there is no authorised public access onto the application site. The proposal would increase the public appreciation of the site and its relationship to the surroundings including the historic environment.

91. The BCP Urban Design officer has commented that “*The layout provides routes through the site with pedestrian connections to the north south and west. The latest amendments have improved the connections to the south, including the route towards the school which I welcome. It is positive to see direct pedestrian access to front doors from the street where this was previously missing*”.
92. The proposed dwellings will be two-storey houses arranged in detached, semi-detached and clusters of four units as well as three number two-storey high blocks of flats oriented to address the street frontages and public open space with windows and doors providing active frontage and natural surveillance, while private gardens are secure and located to the rear. Front entrances are set behind small front ganders creating opportunities for tree planting and green frontage along the main central road, that would provide a strong sense of place. Whilst layout itself is dominated by hardstanding to provide for access road and car parking, nevertheless a significant amount of open space would be retained, and the development would be softened by planting.
93. Ten dwellings are proposed within the Conservation Area and behind the listed Thatch. The layout of this section of the development is carefully designed to retain a degree of spaciousness within the setting of the listed building (figure 4 above). A condition is included removing the domestic Permitted Development rights of these houses to help retain the openness. Overall, it is considered that subject to conditions, the proposed layout is satisfactory and would result in a high-quality development.

### **Car Parking**

94. Car parking is a dominant feature in the layout. The Urban Design officer comments that “*this is hard to avoid given the level of parking required for family housing in this suburban location. It is positive that a variety of parking arrangements are used such as on plot to the side, small parking courts, and on street spaces. The parking would be laid out in block paving, and its impact would be somewhat softened by planting*”. Additionally, as noted above, the proposal would provide high quality open space and as such, the hard surfacing would be further softened and no objection is raised.

### **Appearance:**

95. The proposed buildings would utilise traditional design with pitched roofs that would be in keeping with the surrounding area. The houses would generally create an active, attractive and varied street scene using traditional materials. Chimneys, dormers and gables have been proposed to add interest at roof level. The BCP Urban Design officer commented that “*In my view the appearance of the proposed homes would be in line with Highcliffe and Walkford Neighbourhood plan in that they would “have variety / interest / character / charm, without being too fussy / ostentatious” and would “have a varied roofline”*” (7.22).
96. The prominent side elevation of flatted block 1 (FB1), which addresses the site access, has been carefully designed to provide a focal point and visual interest. Similarly, the cluster blocks are designed with front entrances within front and side elevations to address the main road as well as to create visual interest. The buildings within the Conservation Area have minor variations to designs and proportions compared to the buildings within the main section to reflect the historic setting. Additionally, different porch styles within the conservation area provide a degree of variety within this part of the site.
97. The material palette would include brick and render finishes with red and grey tiled roofs which are appropriate for the location. Notwithstanding the design, specification of good quality wall and roof materials and windows will be required to achieve a high-quality development with strong sense of place. The Urban Design officer has also suggested

utilisation of a range of front door colours to add interest and complement the different building materials. These are secured by a condition.

98. Overall, it is considered that the proposal would have satisfactory visual amenity that would respond to local character and historic context, in accordance with policies HE2 of the Core Strategy and HWNP10 and HWNP11 of the Neighbourhood Plan which together aim to protect and enhance the areas' local distinctiveness.

Trees, Landscape and Open Space:

99. Core Strategy policy HE3 requires new developments to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that natural features such as, *inter alia*, trees, hedgerows, and woodland have been taken into considerations.
100. Trees are key features of the site that currently contribute to the verdant character of the site. Majority of the boundary trees are covered by tree preservation orders including the Monterey Pines along the northern boundary. The site also includes three significant Veteran Oaks, situated within the middle of the site. The proposed development would avoid impacting all of the key trees including the veteran trees and as such, the harm to landscape character arising from the development would not be significant.
101. It is proposed to remove 12 Category C and U trees across the site, which are of low quality and their removal is acceptable subject to mitigation including replacement planting that is secured by condition. Whilst the proposal also includes removal of several trees from the walled garden area, it has been noted during the site visit that majority of these trees are self-seeded and of poor quality. Consequently, their removal and replacement with better quality trees at appropriate location would provide higher amenity value. The Council's trees and landscape officer had originally objected to the proposal on impact on protected trees grounds including inappropriate location of the playground near the veteran trees. However, following the amendment of the proposal it is considered that most of the concerns are now addressed and any remaining concerns can be sufficiently addressed by conditions.
102. The proposed development attempts to create a tree-lined street for the first 50m of the access road but is not continued after this stretch. Notwithstanding, the clustered dwellings on the eastern side of the road would be set within a treed backdrop and the significant separations between the blocks will allow views of the trees from the background, thus enhancing the visual character. In this regard, the proposal seeks to retain the degree of spaciousness and integrate larger trees in the layout which make an important contribution to the visual character of the area, in accordance with policy HWNP11.
103. In terms of the landscape character, as noted before, the expansion of built environment within the site would erode the open character of the existing landscape that will have negative impact on the rural character, particularly that of the Verno Lane Conservation Area. However, the proposal will not result in reduction of landscaping within the gardens of designated and non-designated heritage assets such as the Thatch, Verno House, and the Lodge. Whilst some of the boundary screening would be lost due to selective removal of trees, this will result in better maintenance of the remaining trees and as such their removal would not have detrimental impact on the general landscape character of the area.
104. The proposed public open space would be of high-quality with better permeability and linkages to surrounding residential estates. The Walled Garden will be suitably designed to provide optimum use value. The playground is proposed in a convenient, central location in the walled garden where it would be better overlooked by housing. This is

welcomed. Whilst the detailed designs of the Walled Garden have not been finalised yet, this is secured by a condition. Boundary treatments include brick walls and picket fence, which are positive. Whilst some concerns remain relating to the boundary treatments including protection of the veteran trees, these are secured by conditions. Continued maintenance and management of open space including the play area will be secured by S106 legal agreement.

105. Overall, the proposal provides high-quality design and layout including appropriate level of public open space, which is an improvement of the current scenario. Whilst the proposal would result in a degree of harm to the rural landscape character of the site, this will not be detrimental. The harm would be moderate and will be weighed against the benefits of the proposal in planning balance section.
106. Harm to the landscape character of the area was one of the reasons for refusal of the previous application (8/21/1210/OUT, refusal reason 2). In this instance, due to the amended proposal including provision of better-quality open space and appropriate replacement planting, it is considered that the level of harm to the landscape visual character would be moderate and will be considered in planning balance.

#### Affordable Housing, Dwelling Mix and Standard of Accommodation

107. The Core Strategy policies KS4 (Housing provision) and LN1 (Size and Types of Dwellings) require that residential development should provide an appropriate density and mix of accommodation reflecting the current and projected local housing needs identified in the latest Strategic Housing Market Assessment and Affordable Housing SPD. Additionally, policy LN3 requires the development to provide 40% of the proposed units as Affordable Housing. Affordable Housing SPD suggest a guide mix and policy LN2 suggests a minimum density of net 30dph to maximise the housing delivery, unless local context requires a lower density. As noted above, the proposed density would be lower than the recommended density. However, given the site's context, the reduced density is appropriate and in keeping with the character of the area.
108. In this instance, the 40% affordable housing policy requirement would be wholly met on-site and will be secured by S106 Legal Agreement. This is considered to be a significant benefit of the proposals that should be afforded great weight in the planning balance. In line with advice provided by the Council's Housing officers, the schedule of accommodation suggests following affordable housing mix, split into 67% rented and 33% shared ownership:

#### Rented

10 x 1 bed flats  
8 x 2 bed houses  
10 x 3 bed houses

#### Shared Ownership

7 x 2 bed houses  
7 x 3 bed houses

109. The Affordable Housing mix also reflects the current housing needs of Mudeford, Stanpit and West Highcliffe ward, as identified in the Council's housing register (35% 1-bed units; 30% 2-bed units; 35% 3 + 4 bed units). Following mix of affordable housing is proposed:

10 x 1 bed flats = 23%  
15 x 2 bed houses = 37%

$$17 \times 3 \text{ bed houses} = 40\%$$

Whilst the proposed AH mix does not include any 4-bed units, it is considered that the proposed mix and tenure type is appropriate for this location.

110. In terms of market housing, the Local Housing Needs Assessment (LHNA) (2021), which formed part of Council's evidence base for the withdrawn emerging Local Plan provides the most up-to-date information/guidance on market housing mix. Paragraph 9.29 (reproduced in figure 6 below) provides a guide to the potential size of dwellings based upon past trends of the sizes of dwellings occupied by different household types across the authority area:

Market Housing	BCP	Dorset
1-bedroom:	5%	5%
2-bedrooms:	35%	35%
3-bedrooms:	40%	45%
4+-bedrooms:	20%	15%

**Figure 6:** The Local Market Housing Need for BCP area

111. The schedule of accommodation for current application advises that the intention is to broadly follow the suggested market housing split as cited within the above referenced LHNA 2021.

$$\begin{aligned}
 12 \times 1 \text{ bed flats} &= 19\% \\
 19 \times 2 \text{ bed houses} &= 31\% \\
 23 \times 3 \text{ bed houses} &= 37\% \\
 8 \times 4 \text{ bed houses} &= 13\%
 \end{aligned}$$

112. Whilst the percentage of one-bedroom flats are higher and that of the four-bedroom houses are lower than the recommended mix, the proposal nonetheless demonstrates a good mix, balance and quality of dwelling types and sizes to meet a range of housing needs. As such, the proposal complies with the requirements of policies KS4, LN1, LN2 and LN3 as well as the recommendations contained in the Affordable Housing SPD.

### Amenity Considerations

#### **Amenity of future occupants:**

113. The proposal includes a mix of 1-, 2-, 3- and 4-bedroom flats and houses in various arrangements. All units have been designed to meet the requirements of Nationally Described Internal Space Standards and is acceptable. All habitable rooms will be served by good sized windows, and all units will have access to daylight and sunlight. The proposal will comply with the Neighbourhood Plan policy HWNP10 which requires new housing to "*attain the national space standards, and include sufficient doors and windows, to allow the main habitable rooms to be adequately sized with plenty of natural light and ventilation, visually and physically connected to attractive and useable outdoor spaces*".

114. All individual houses include good sized domestic gardens at the rear. The domestic gardens will be private and majority of them will be located away from the main access road to minimise noise impact. All gardens will have adequate depth to accommodate a shed to store cycles as well as storage for waste bins in addition to providing meaningful

amenity areas. Additionally, the gardens will have access to *daylight for a reasonable period of the day, and can be used for sitting and relaxation, as well as providing for biodiversity and practical arrangements such as clothes drying* in accordance with Neighbourhood Plan policy HWNP10.

115. Flatted blocks 1 and 2 will have communal gardens within the curtilages. Whilst Flatted Block 3 would lack any dedicated communal garden area, this block is located in close proximity to the proposed walled garden and as such, the future residents will have easy access to the public open space and no objection is raised.
116. Overall, the proposal will provide high level of internal and external amenity for future residents and in accordance with Policy HWNP10 of the Highcliffe and Walkford Neighbourhood Plan.

#### **Neighbouring amenity:**

117. The proposed dwellings have been carefully designed to minimise impact on residential amenities of neighbouring estates. New dwellings to the west and south sides of the site would share boundaries with existing properties and these have been designed to have back-to-back relationships with an average separation distance of 20m. This is consistent with the existing back-to-back separation distances of surrounding estates and is acceptable. First floor habitable windows of the new dwellings would have a degree of overlooking into the neighbouring residential gardens, which is expected in a suburban residential estate and no objection is raised on loss of privacy grounds.
118. All new dwellings would be of two storey height, similar to the surrounding dwellings. Due to their limited scale and separation distance, the proposal would not have any overbearing or oppressive impact. Whilst it is acknowledged that the open aspect that is currently enjoyed from the rear of the properties to the west and south of the site will be altered, this will not have any detrimental impact on neighbouring residential amenity.
119. Objections have been received from local residents on noise, pollution and anti-social behaviour grounds. The proposal would result in additional activity and movements and therefore noise, vehicular movements and lighting levels in the immediate area. However, this is not intrinsically harmful given the existing residential estate that surrounds the application site to the south and west. No evidence has been provided to demonstrate that the proposed development would result in increased anti-social behaviour in the area.
120. The proposed development will comply with the test in Policy HE2 which requires developments to be compatible with or improve its surroundings in its relationship to nearby properties including minimising general disturbance to amenity.

#### Highways considerations

##### **Access:**

121. Vehicular access to the site will be achieved from Cornflower Drive via the consented site access and will comprise a simple priority T-junction. Cornflower Drive is subject to a speed limit of 30mph and visibility splays of 2.4m x 43m is appropriate.
122. The main spine road will be 5.5m wide and whilst the width of the road within the site would vary, majority of the road sections would be 5m wide. A width of 5.5m is suitable to allow two large vehicles to pass and a width of 5m will allow a car and large vehicle to pass, as per Manual for Streets guidance. A two-metre-wide footway will be provided along both side of the spine road for the first 14m, which will tie into the existing footway on Cornflower Drive. Beyond this, a single footway will be provided along the

northern/eastern side of the main carriageway. Further into the site, shared surface carriageways will be provided.

123. Objections have been received from local residents on limited footways within the site and a potential for high vehicle speeds. The proposed plans have been amended to show raised tables throughout the site which will keep speeds low and an improved footpath connection within the site and connecting to the green space will improve pedestrian permeability through the site. These are welcomed by Highways and Urban Design officers and no objections are raised. The Design officer raised some concerns about some of the corner radii at the entrance to side roads being excessive. However, this space is needed for large waste collection vehicles to manoeuvre without damaging the kerb.

#### **Road Adoption:**

124. A road adoption plan has been submitted which shows that the access and main spine road up to unit 24 is proposed for Council adoption. The remainder of the site will be privately maintained. There is no objection to this aspect of the proposed development.
125. The pathways that run through the site are shown to be private. This includes the path connecting to Lyndhurst Road. However, BCP will require a passive public access to allow unfettered public access through the site. This is secured by a condition. Additionally, footpath links to Hoburne Lane (path) and Manning Avenue are important due to the desire line and proximity to Highcliffe school. A well design path linking to the adjacent paths will encourage residents to walk rather than purely relying on a private vehicle. This is particularly important for sustainable travel habits to access the school. It is noted from a site visit that there are already well trodden informal paths leading to this development site that indicates existing residents on the surrounding roads have established walking routes and therefore there is likely to be future residents as well as existing local residents using the paths, as the paths lead to Lyndhurst Road and Sainsbury's supermarket. The provision of footway links is considered to be suitable mitigation for this development and no objection is raised.

#### **Cycle Parking:**

126. Paragraph 3.3.3 of the Parking Standards SPD states that "*cycle parking should be in the most accessible location near the main entrance to any development and not be located in remote or inaccessible areas. Access to cycle parking should be easier than access to car parking with the exception of disabled car parking.*" This echoes the advice in Manual for Streets (8.2.1) and Building for a Healthy Life, which states that cycle storage should be provided close to front doors to make cycling as convenient as using a car.
127. Cycle parking is required on a 1 space per bedroom ratio. The amended site plan now shows a dedicated cycle store for each dwelling, with side access and sufficient gaps between parked vehicles in order to wheel cycles out of the cycle stores. The amended site plan also shows the location of a communal cycle store for the flats. The location is considered acceptable with clear access. The proposed cycle parking is acceptable and supported by the LHA.

#### **Car Parking:**

128. The application site is located in Zone D – Suburban & Rural which is where there is the greatest reliance upon a private vehicle and less access to sustainable transport options. In this zone, there is expected to be a high car ownership and therefore it is

important that the site provides adequate car parking for future residents as well as visitors.

129. Table 10 of the Parking Standards SPD is relevant to this application as it lists the benchmark number of car parking spaces required for the zone D location.

130. The proposed development consists of:

- 22 x 1 bed flats. There is a benchmark requirement that 1 car parking space is provided per flat = 22 parking spaces required.
- 34 x 2 bed dwellings. There is a requirement of 1 car parking space per 2 bed dwelling = 34 parking spaces for this type of house.
- 40 x 3 bed dwellings. There is a requirement of 2 car parking space per 3-bed dwelling = 80 spaces for this type of house.
- 8 x 4 bed dwellings. There is a requirement that 2 car parking spaces are provided per dwelling = 16 spaces for this type of dwelling. Visitor car parking is also required.

131. In total, 152 car parking spaces are required for residents. The development is proposing 154 resident car parking spaces and 10 visitor car parking spaces. This totals 164 parking spaces for the development. A 10% visitor parking ratio is reasonable and to be expected on a scheme of this size. The proposed parking spaces are compliant with the Parking Standards SPD. A condition is included to ensure that the visitor parking spaces are marked out for visitors and retained for that purpose prior to occupation.

132. Objections have been received from local residents on lack of adequate parking provision grounds. The proposal provides SPD compliant level of parking and no objection is raised.

#### **Travel Plan:**

133. A travel plan is submitted with the application which states it will offer future residents' vouchers for active travel. This allows travel choices to be made early on once residents have moved in. It is noted that there is a Beryl bay on Cornflower Drive, approx. 140m from the junction of the development. In addition, the nearest bus stops are located on Hoburne lane, a 0.2mile walk from the junction of the development.

134. It is considered appropriate to secure bus, rail or equivalent Beryl travel vouchers which can be issued to all future residents of this development. The vouchers will help to encourage active and sustainable travel mode choices by future residents. The travel plan monitoring fee as well as the travel vouchers will be secured via S106 legal agreement.

135. Overall, the proposal is considered to comply with Policies KS9, KS11 and KS12 of the East Dorset and Christchurch Local Plan Core Strategy 2014 and neighbourhood plan policies HWNP7 and HWNP8.

#### Waste and recycling

136. The proposed dwellings would each utilise a 240-litre capacity bin for recycling, 180 litre capacity bins for refuse and a 23-litre capacity bin for food waste. Residents may also subscribe for the garden waste collection service, via a 240-litre wheeled bin.

137. The plan show that a refuse collection vehicle has been tracked around the proposed site. The vehicle size shown meets the specification shown in the Waste Planning Guidance document. Bin presentation points have been shown on the site plan which are acceptable. The proposal would meet the requirements of the Neighbourhood Plan policy HWNP10 which requires new developments to cater for waste, recycling and other

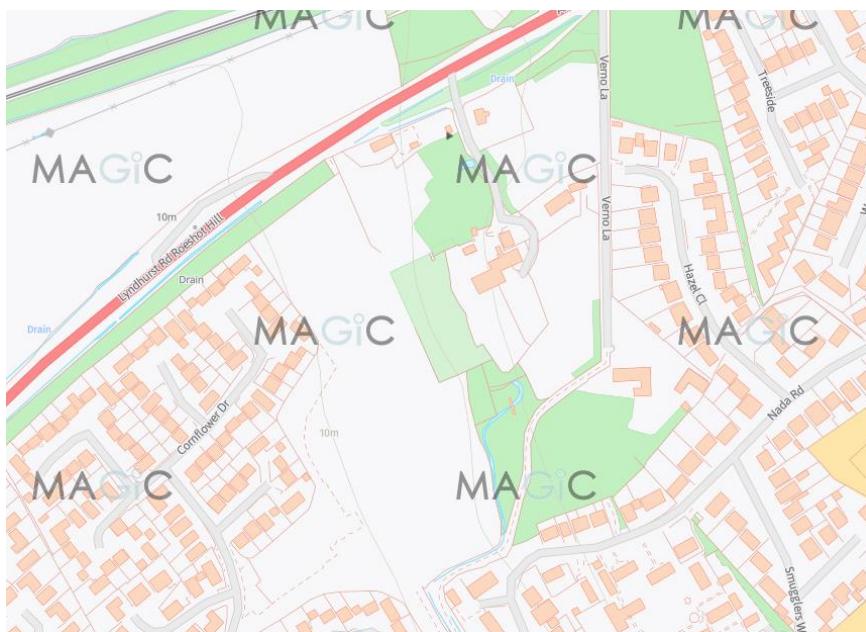
household storage and ensuring that waste collection is readily accessible without blocking pavements.

### Drainage

138. The site is located within current and future Flood Zone 1 and consequently, there is very low risk of fluvial or tidal flooding during the lifetime of development. There is a portion of the southern area of the site that is shown at high risk of surface water flooding, worsening through the 2040-2060 epoch. The surface water flooding appears to stem from the watercourse to the southeast of the site and bears westwards towards the proposed access onto Cornflower Drive. Over the 100yr design life of the development, the depth and quantity of flow can be expected to increase beyond the current level.
139. The application is supported by a site-specific Flood Risk Assessment and Drainage Strategy which have been reviewed by the Council's drainage officers. In their initial response, the drainage engineer had raised objections due to inappropriate surface water discharge strategy. The site has various constraints, including mature trees and the proposed drainage strategy to discharge all surface water via pumps into a nearby watercourse would have caused significant harm to some of the protected trees by introducing pumping stations within the Construction Exclusion Zones.
140. Following discussions between the applicant and the Council's drainage officers, an updated drainage strategy has been provided which is deliverable and meets the requirements for SUDs and flood mitigation. Based on this, the drainage officer has withdrawn their objections subject to conditions securing surface water drainage details and the ongoing maintenance of the drainage infrastructure. It is considered that subject to conditions, the proposal meets the requirements of policy ME6 of the East Dorset and Christchurch Local Plan Core Strategy 2014.

### Ecology and Biodiversity

141. The majority of the site comprises open land, which includes improved grassland as per Defra Magic Map. The site also includes Broadleaved, Mixed and Yew Woodland along the south and southeastern boundary (figure 7 below).



**Figure 7:** Habitats within the site as per Defra Magic Map

142. Additionally, the site has been identified as part of an existing ecological network and having higher potential ecological network by Dorset Environmental Records Centre; although it is to be noted that Nature Recovery Dorset does not identify any additional ecological constraint other than the woodlands included in the Magic Map. The proposal will impact the existing habitat as it will introduce build development within the existing habitat areas. Whilst majority of the woodland will remain unaffected, partial thinning for the maintenance purposes will be required for the woodland within the Conservation Area due to the introduction of 10 units and associated shared surfacing.

143. Objections have been received from the Council's Ecology officer as well as from the Christchurch Harbour Ornithological Group on loss of habitats for various bird species, some of which are red-listed, grounds. It has been commented that the 10 houses proposed between The Thatch and Verno House would result in overdevelopment that would destroy the habitat used by the bird species in that area. The ecology officer also noted that the Updated Ecological Report submitted with the application does not cover the reptile population and as such a new report will be required. This is secured by a pre-commencement condition.

144. It is acknowledged that the development would result in partial reduction of habitat currently used by several bird species. However, the development would continue to retain a good amount of open space and the existing ecological link over the protected woodland will be maintained. The maintenance plan for the woodland area is secured by condition which will also require planting of appropriate woodland species to enhance the woodland condition. Species enhancement by bat and bird boxes, log piles, brash piles etc are secured by condition, which will contribute to mitigating the impact to a degree. A condition is also included to ensure appropriate lighting will be installed in the proposed development. Overall, it is considered that subject to the conditions, the ecological harm will be mitigated to a degree. Notwithstanding, moderate harm will be caused by the proposed development, and this will be balanced against the benefits of the scheme.

145. Some of the neighbour representations make reference to BCP's Green Infrastructure Strategy, stating that this has been adopted in September 2022. It should be noted that this document was prepared as an evidence-base for the now withdrawn emerging local plan and was not adopted. As such, the Green Infrastructure Strategy does not have any legal status for the purpose of decision making.

Impact on Protected Sites:

146. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation). Working in collaboration with Dorset Council and with advice from Natural England, BCP Council has adopted the Dorset Heathlands Planning Framework 2020 – 2025 Supplementary Planning Document, the purpose of which is to set out the approach to avoid or mitigate harm to these protected sites.

147. Since the development consists of more than 50 new residential units, contributions towards Heathlands Infrastructure Project will have to be made in accordance with the Heathlands SPD. The developer has agreed to purchase the Council's HIP project at Two Rivermeets SANG. £7,507.24 per unit is sought for the capital cost of the SANG and 80 years of maintenance. For the development of 104 units, the total amount to be secured is £780,752.96. In addition to HIPs contribution, the developer will have to provide Strategic Access Management and Monitoring (SAMM) fee, which is £360.00 per flat and £527.00 per house, equating to £51,134.00 plus an administration fee of £1,000.00.

148. In this instance, it is considered that the proposal is likely to have a significant effect on the Dorset Heathlands; however, having undertaken an appropriate assessment it is believed that the integrity of these sites can be maintained provided appropriate mitigation is secured. In this case, financial contributions, as outlined above is considered necessary for the purposes of such mitigation to meet the requirements of policy ME2 of the Christchurch and East Dorset Local Plan Core Strategy (2014) and Heathlands SPD. Such contributions to be secured by S106 Legal Agreement.

149. Objections were raised by Christchurch Environmental Management Ltd on the proposed strategy to mitigate impacts on the Dorset Heathlands grounds. However, Natural England officers have confirmed that the proposed mitigation by contributing to the Two Rivermeets SANG is appropriate.

150. The application site is within the catchment of the Christchurch Wastewater Recycling Facility which discharges enriches water into the River Avon which is designated as a Special Area of Conservation under the Habitat Regulations 2017 and listed as a Ramsar site.

151. The River Avon is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended). The designated sites are in unfavourable condition due to high levels of nutrients. The river is phosphorus limited which means that any addition either directly or indirectly should be deemed to have an adverse impact on integrity in accordance with recent case law.

152. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on this SAC. Natural England advise that all new residential developments like this one, including those of a smaller scale, within the catchment should achieve 'nutrient/phosphate neutrality'. If they do not, then additional phosphate loads could enter the water environment causing significant adverse effects on the River Avon SAC.

153. The applicant has submitted the Natural England approved calculation of phosphate load from the development into the River Avon SAC and have secured the required credits from a registered provider to offset the impact of phosphates into the River Avon SAC.

154. Taking this into account, subject to a Grampian condition requiring the purchase of the required credits the proposal is considered to successfully mitigate the harm that would be caused by the increase of phosphate load from the development into the River Avon SAC and therefore is compliant with Policy ME1 – Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan Core Strategy (2014). A separate Appropriate Assessment accompanies this.

155. Natural England have advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. The Council is advised that an Appropriate Assessment is required and mitigation will be required. The Council has concluded that this can be achieved in the form of a monetary contribution of £31,200.00 plus an administration fee of £1,560.00 to be secured by S106 Legal Agreement.

156. Taking the above into account, subject to the planning obligations to be secured by S106 Legal Agreement and conditions outlined, the proposal is considered to not have a harmful impact on protected sites.

Other planning obligations.

- 157. The proposal will introduce 104 new residential units resulting in a population growth by 250 persons within the area. This increase in population will impact on the local NHS resources in terms of the Primary and Community Care. A monetary contribution of £13,867.00 will be secured by S106 Legal Agreement towards the provision of an additional clinical room, in accordance with Policy LN7 of the Christchurch and East Dorset Local Plan Core Strategy (2014).
- 158. The Travel Plan will have to be monitored. A contribution of £4,950.00 will be secured for this purpose. Travel Plan Vouchers are required to be provided as part of the Travel Plan. This will provide the first occupiers of each of the market dwellings with a voucher for a choice of minimum free 90 days bus travel pass, minimum 90 days train travel pass or minimum 90 days Beryl (or equivalent provider) shared bike/scooter hire. Additionally, Traffic Regulation Orders will be required to be implemented on this section of road. These are to be secured by the S106 Legal Agreement.

### **Planning Balance / Conclusion**

- 159. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 160. The Council is currently not in a position to demonstrate a 5-year housing supply. This means that Paragraph 11 of the NPPF applies. This confirms that permission should be granted unless applying the guidance in the NPPF provides a clear reason for refusing the development proposed. The proposed development will provide 104 new units of accommodation in the form of 82 family houses and 22 flats. These will contribute towards the Council's housing numbers. Given the existing shortfall in housing supply in the wider area, these benefits must be afforded very significant weight. Additionally, the development will make provision of full policy compliant level of Affordable Housing within the site, for which there is a demonstrable need. This is considered a significant social benefit of the development.
- 161. The development would utilise a partially Brownfield site with extant planning permission for 38 homes, making the best use of land in a sustainable location. Furthermore, the development will have economic benefits during construction phase by creating jobs and will contribute to the local economy during operational phase by introduction of additional spending power.
- 162. On the flip side will reduce the amount of formal recreational open space and would be in direct conflict with policy L9. However, the extant permission has already established a level of residential development on this parcel of land, which is a material consideration. As a result, any conflict with policy L9 will attract limited weight. Moreover, the proposal will improve the quality of the remaining open space, and as such, the reduction of the quantity of open space will not be detrimental. Similarly, whilst affording moderate weight to the level of Ecological harm of the proposed development due to partial loss of habitat, it is considered that the level of harm will not outweigh the benefits.
- 163. The proposal would also result in erosion of the landscape character of the area, particularly within the Conservation Area that would also impact the setting of the Grade

2 listed building. This harm is assessed at the middle level of less than substantial and is given significant weight. In accordance with paragraph 215 of the NPPF, this harm is weighed against the public benefits of the scheme. It is considered that the public benefits associated with the housing provision alone would outweigh the less than substantial harm to the character and setting of the CA, despite affording that harm great weight.

164. To conclude, the proposal would result in harm and would be contrary to certain policies of the current Development Plan for the area. However, the benefit of additional 104 dwellings with 42 Affordable Houses within a sustainable location outweighs the harm and the proposal is recommended for approval subject to conditions and planning obligations to be secured by S106 legal agreement.
165. In reaching this decision the Council has had due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
166. In reaching this decision the Council has had due regard to the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

## **RECOMMENDATION**

167. **RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Dorset Heathlands and New Forest SAMMS by securing the payment of financial contributions and conditions (below).
168. **RECOMMENDATION II** – That delegated authority be granted to the Head of Planning Operations to add/ amend conditions where necessary.
169. **RECOMMENDATION III** – That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, unless a longer period is agreed by officers on behalf of the Head of Planning Operations and confirmed in writing by the Local Planning Authority.

## **SECTION 106 TERMS**

- On site Affordable Housing contributions in accordance with approved mix and tenure.
- Financial contribution of £780,752.96 towards Heathlands Infrastructure Projects.
- Financial contribution of £51,134.00 towards Heathlands Strategic Access Management and Monitoring.
- Financial contribution of £31,200.00 towards New Forest Strategic Access Management and Monitoring.
- Financial contribution of £13,867.00 towards NHS clinical room.
- Financial contribution of £4,950.00 towards Travel Plan monitoring.
- Travel Plan Vouchers.

- Traffic Regulation Order financial contributions £6,000.00.
- Unfettered access.
- Open Space Management Plan.
- Associated administrative fees.

## **CONDITIONS**

### **1. TIMESCALE**

The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

### **2. APPROVED DETAILS**

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

9438/300 Rev. I SITE PLAN  
 9438/301 Rev. A BLOCK PLAN  
 9438/302 Rev. A LOCATION PLAN  
 9438/303 Rev. C Type A 3 Bedroom Houses Floor & Elevations  
 9438/304 Rev. C Type B 3 Bedroom Houses Floor & Elevations  
 9438/305 Rev. C Type C 3 Bedroom Houses Floor & Elevations  
 9438/306 Rev. C Type D 3 Bedroom Houses Floor & Elevations  
 9438/307 Rev. C Type E 3 Bedroom Houses Floor & Elevations  
 9438/308 Rev. D Type F 3 Bedroom Houses Floor & Elevations  
 9438/309 Type G 3 Bedroom Houses Floor & Elevations  
 9438/310 Type H 3 Bedroom Houses Floor & Elevations  
 9438/311 Rev. C Type I 3 Bedroom Houses Floor & Elevations  
 9438/312 Type J 3 Bedroom Houses Floor & Elevations  
 9438/313 Type K 3 Bedroom Houses Floor & Elevations  
 9438/314 Rev. C Type L 3 Bedroom Houses Floor & Elevations  
 9438/315 Type M 3 Bedroom Houses Floor & Elevations  
 9438/316 Rev. C Type N 4 Bedroom Houses Floor & Elevations  
 9438/317 Type O 4 Bedroom Houses Floor & Elevations  
 9438/318 Rev. C Type P 4 Bedroom Houses Floor & Elevations  
 9438/319 Rev. C Type Q 4 Bedroom Houses Floor & Elevations  
 9438/320 Type R 4 Bedroom Houses Floor & Elevations  
 9438/321 Type S 2 Bedroom Houses Floor & Elevations  
 9438/322 Type T 2 Bedroom Houses Floor & Elevations  
 9438/325 Type W 2 Bedroom Houses Floor & Elevations  
 9438/326 Type X 2 Bedroom Houses Floor & Elevations  
 9438/340 Rev. A Type Y 2 Bedroom Houses Floor & Elevations  
 9438/327 Rev. C 'FB1' 1 Bedroom Flats Floor Plans & Elevations  
 9438/328 Rev. C 'FB2' 1 Bedroom Flats Floor Plans & Elevations  
 9438/329 Rev. C 'FB3' 1 Bedroom Flats Floor Plans & Elevations

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

### **3. PHOSPHATES MITIGATION**

No development shall commence unless proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the Local Planning Authority. Such proposals must: (a) Provide for mitigation which achieves a phosphorous neutral impact from the development; and (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures. The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

### **4. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

No development shall take place, including any demolition works, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. No development shall take place, including any demolition works, until a construction environment management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site:
  - Deliveries, waste, cranes, equipment, plant, works, visitors;
  - Size of construction vehicles;
  - The use of a consolidation operation or scheme for the delivery of materials and goods;
  - Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
  - Programming;
  - Waste management;
  - Construction methodology;
  - Shared deliveries;
  - Car sharing;
  - Travel planning;
  - Local workforce;

- Parking facilities for staff and visitors;
- On-site facilities;
- A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
  - Arrangements for temporary facilities for any bus stops or routes;
  - Method of preventing mud being carried onto the highway;
  - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The Construction Environmental Management Plan shall also specify the provisions to be made to control noise, vibration, dust emanating from the site during the development.

Reason: In the interests of safe operation of the adopted highway in the lead into development during the construction phase and to protect human health, groundwater and the amenities of nearby residential properties.

## 5. SURFACE WATER DRAINAGE DESIGN

No part of the development hereby approved shall commence until detailed proposals for the management of surface water (including provision of final and substantiated drainage designs), which strictly accord with the approved flood risk assessment and drainage strategy 5688/002 revision R, has been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to the first occupation of the development.

Reason: To prevent the increased risk of flooding and to protect available receiving systems.

## 6. SURFACE WATER DRAINAGE MAINTENANCE AND MANAGEMENT

No development hereby permitted shall take place until finalised details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the first occupation of the development and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

## 7. NOISE IMPACT ASSESSMENT

No development hereby approved shall commence until a Noise Impact Assessment has been submitted to and approved in writing by the local planning authority. This assessment must be conducted by a suitably qualified professional and evaluate the impact of environmental noise on both indoor and outdoor living areas within the proposed residential development, specifically assessing the impact of noise within the residential premises. All recommendations set out in the approved Noise Impact Assessment report shall be fully implemented and a written report confirming this shall be submitted to the planning authority for approval prior to the first occupation of the development.

Reason: To ensure that future occupants of the development are protected from unacceptable levels of environmental noise, in the interests of residential amenity.

## **8. WOODLAND ENHANCEMENT AND MANAGEMENT PLAN**

Prior to the commencement of development hereby approved, a woodland enhancement and maintenance plan, including long term design objectives, woodland species planting, management responsibilities, timescales and maintenance schedules for the woodland areas, shall be submitted to and approved in writing by the local planning authority. Thereafter, the woodland management plan shall be carried out as approved.

Reason: To ensure satisfactory maintenance of the woodland for the purpose of ecological interest.

## **9. ARBORICULTURAL IMPACT ASSESSMENT**

No site clearance or development work shall commence on any part of the development hereby permitted unless there have been submitted to and approved in writing by the Local Planning Authority an arboricultural impact assessment, arboricultural method statement, technical note and detailed drawings showing:

- (a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction Recommendations.
- (b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;
- (c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area;
- (d) details of contractors' compounds and areas for storage;
- (e) schedule of proposed tree works; and
- (f) Details for services, installation of new soft landscaping including additional new surfaces within trees' root protection areas and in particular patios proposed to the rear elevation and include detailed specification from an engineer for the cell web special surfacing within tree root protection areas for the path / drive and cycle store foundation.

The details contained in the arboricultural method statement shall be implemented prior to the commencement of any work on site and the protective fencing and other protective measures shall be maintained during the course of construction.

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

## **10. PRE-COMMENCEMENT SITE MEETING**

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to site of any equipment, materials or machinery for use in connection with the implementation of the development (save as is necessary for the purpose of this condition) unless:

- (a) A site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved [Arboricultural Impact Appraisal and Method Statement] [[reference] [xx], dated [yy]] [and] [the approved tree Protection Plan [reference] [aa], dated [bb]] ("the Approved Tree Details"); and
- (b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and
- (c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

## **11. LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

Prior to the commencement of the development hereby approved, a landscape and ecological management plan (LEMP) for all areas of open space shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include maintenance of habitats required for achieving biodiversity net gain for a minimum period of 30 years
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body/organization/landowner(s) or others responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The plan shall 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 plan will be implemented in accordance with the approved details and approved timescale.

Reason: In the interests of safeguarding green infrastructure and biodiversity net gain.

## **12. UPDATED REPTILE SURVEY**

Prior to the commencement of any development hereby approved, an updated reptile survey shall be submitted and approved in writing by the local planning authority. The survey shall include details to demonstrate that the size and design of reptile receptor area, as given in paragraph 7.37 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited, is appropriate and whether other sites are required as reptile receptor sites. Any mitigation shall have to be implemented in accordance with the approved details prior to the commencement of development within the site.

Reason: To safeguard species that are protected under Wildlife and Countryside Act 1981 (as amended).

## **13. MATERIALS**

No part of the development hereby permitted shall be constructed that is visible above ground level unless samples and details of the materials to be used in the construction of the external surfaces of the buildings and details of windows and doors (to include material, design, specification, method of opening, finish and colour) shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the impact of the development on the visual amenities of the locality is acceptable.

## **14. LANDSCAPING**

Prior to the commencement of any above ground works hereby permitted, full details of both hard and soft landscape proposals, including the design of the play area and Walled Garden shall be submitted to and approved in writing by the local planning authority. These details shall include all earthworks, means of enclosure/ boundary treatment including those around the veteran trees, car parking layouts, car parking construction cross section, other vehicle and pedestrian access and circulation areas, access construction cross section, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, street lighting, external services, etc).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure that the approved outline development proposes a coherent design of the land around the buildings and suitably landscaped amenity areas sufficient to address visual amenity.

## **15. ESTATE ROAD CONSTRUCTION (PRIVATE)**

Notwithstanding the approved plans, details of highway construction and maintenance, for those highways that will not be adopted, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development above finished floor level. The private roads shall be built in accordance with the approved details prior to the first occupation of the development hereby approved and shall thereafter be maintained in the approved form.

Reason: To ensure future residents can access refuse, emergency services and other vehicles on private drives as well as adopted roads.

## **16. UNFETTERED ACCESS**

Notwithstanding the approved plans, full details of the footpath links leading towards Lyndhurst Road, Hoburne Lane, Verno Lane and Manning Avenue including a timetable for implementation of the links, shall be submitted to and approved in writing by the Local Planning Authority before commencement above slab level. The approved footpaths must be constructed in accordance with agreed details and then be made available for use prior to first occupation of any new residential dwelling hereby approved and thereafter retained and maintained.

Reason: To ensure accessibility and connectivity between this site, adjacent site and public right of way.

## **17. BIODIVERSITY ENHANCEMENT**

No part of the development hereby permitted shall be constructed above ground level unless full details of all biodiversity mitigation and enhancement measures such as bat and bird boxes, log piles, brash piles and bug hotels etc outlined in section 6 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited have first been submitted to and approved in writing by the local planning authority.

No part of the development shall be occupied or otherwise brought into use unless the approved details have been fully provided as approved and thereafter shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure clarity on the extent of identified required biodiversity measures and in the interest of helping conserve and enhance the biodiversity and habitats in the locality.

## **18. BIODIVERSITY MITIGATION**

No part of the development hereby permitted shall be occupied unless all the biodiversity measures identified in section 7 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited have first been fully provided as approved and thereafter those measures shall at all times be retained and also managed and maintained in accordance with the details in the approved document.

Reason: In order to ensure the required biodiversity measures are provided.

## **19. LIGHTING**

No part of the development hereby permitted shall be occupied unless the lighting scheme is fully implemented in accordance with section 7.25 of 'Updated Ecological Impact Assessment Phase 9 at Hoburne Farm Estate 29.06.2023' by LC Ecological Services Limited and Bats And Artificial Lighting At Night Guidance Note 08/23 ILP/BCT 2023. The lighting scheme shall thereafter be maintained in accordance with the approved details.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modification) other than as approved in accordance with this condition, no external lighting shall be installed on any part of the application site to which this permission relates.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

## **20. ACCESS, TURNING AND PARKING**

No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plans have first been fully constructed and laid out in accordance with the specification to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with agreed details in full.

Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available.

Vehicle parking shall only be permitted within the car parking spaces marked out on the approved site plan and the areas that are not indicated for parking shall not be used for vehicle parking at any time and shall be kept clear to allow for vehicle turning, vehicle passing and access at all times. To this end no walls, fences, landscaping, vehicles or structures that would obstruct this vehicle turning or access movements shall be placed within these areas.

Reason: to ensure proper construction

## **21. BICYCLE PARKING**

No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on approved plans have first been fully constructed and laid out in accordance with the specification as set out in the approved plan. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

## **22. VISIBILITY SPLAYS**

No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved plans have first been cleared to a level not exceeding 0.6 metres above the relative level of the adjacent highway. The visibility splay areas shall at all times thereafter be retained at that level, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

## **23. TRAVEL PLAN**

Before the development hereby approved is occupied or utilised, an updated Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Updated desire lines, taking into account new footway links
- Active travel vouchers for bus and Beryl (or equivalent provider of shared scooter and bike hire)
- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

## **24. VISITOR PARKING**

No part of any building(s) hereby permitted shall be occupied or used until the visitor parking spaces have been provided and clearly marked in accordance with the approved plans. The visitor parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site visitor parking provision in the interests of highway safety.

## **25. REFUSE STORAGE**

No part of the development hereby permitted shall be occupied unless the bin store(s) shown on approved plan 9438/300 Rev. I SITE PLAN have been fully constructed in accordance with those approved details and thereafter at all times the approved bin stores shall be retained and kept available for use by all the residents of the development. No bin shall be stored in the open except on the day of collection other than within the approved bin store(s).

Reason: To preserve the visual amenities of the locality.

## **26. UNEXPECTED CONTAMINATION**

In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and further development ceased. An investigation and risk assessment must be undertaken in accordance with the Environment Agency "Land contamination risk management (LCRM)" procedures and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme recommencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

For the purposes of this condition, examples of potential contamination indicators may include:

- Oily pockets and dark patches within the soil
- Oily sheen on surface water or groundwater
- Pockets of cement boarding or fibrous materials (e.g. asbestos)
- Black ashy materials
- Soils exhibiting strong odours (e.g organic odour/ hydrocarbon odours)
- Brightly coloured staining or materials
- Buried structures & brickwork
- Buried tanks, containers, drums
- Significant thickness of made ground

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

## **27. VEGETATION CLEARANCE**

No vegetation clearance shall occur on any part of the application site to which this permission relates unless either:

(a) It is carried out outside the bird breeding season of 1st March to 31st August inclusive; or

(b) Details have been submitted to and approved in writing by the local planning authority which are designed to seek to ensure that no nesting birds are present during the period of vegetation clearance, such details to include methods and timings of supervision and inspection by an identified ecologist for this purpose. In the event of such details being submitted and approved vegetation clearance shall only take place on the application site in accordance with those approved details.

Reason: In order to help conserve and enhance the biodiversity and habitats in the locality.

## **28. REMOVAL OF PD RIGHTS – ENLARGEMENT**

Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out within the curtilage of the 10 dwellings within the Verno Lane Conservation Area without the express permission in writing of the local planning authority.

Reason: To safeguard the special character of the area.

## **29. REMOVAL OF PD RIGHTS – GATES AND FENCES**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order

with or without modification), no gates, barriers or fencing shall be erected other than those shown in approved details for the cluster of 2-bedroom dwellings.

Reason: In the interest of the visual amenity of the area.

### **30. NO EXTERNAL PIPEWORKS ON ELEVATIONS**

Unless shown on the approved elevational drawings any pipework (with the exception of rainwater down pipes) shall be internal to the buildings.

Reason: In the interests of the visual amenities of the locality.

### **INFORMATIVE NOTES**

- 1) This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [TBC], the obligations in which relate to this development.
- 2) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
- 3) This permission does not convey consent in respect of any advertising on the premises, for which a separate application under the Town and Country Planning (Control of Advertisements) (England)Regulations, 2007 (or any subsequent Order or Regulations revoking or re-enacting these Regulations with or without modification) may be necessary.
- 4) Detailed drainage proposals may typically include:
  1. Detailed drainage network layout
  2. Manhole schedule
  3. Construction details for drainage elements
  4. Construction details for SUDS elements
  5. Hydraulic modelling calculations
  6. Exceedance flow routes (including proposed ground levels)

Drainage maintenance and management information may typically include:

1. Drainage ownership/responsibility layout
2. Maintenance schedules
3. Maintenance agreements
4. Adoption agreements
5. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
6. Operations and maintenance manuals

- 5) The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

- 6) Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or [streetworks@bcpcouncil.gov.uk](mailto:streetworks@bcpcouncil.gov.uk) to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.
- 7) The applicant should note and inform future residents that parking restrictions may be placed on roads within the site to prevent unsafe and inconvenient parking.
- 8) The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact BCP Council's New Development Team. They can be reached by email at [highway.consultation@bcpcouncil.gov.uk](mailto:highway.consultation@bcpcouncil.gov.uk), or in writing at New Development Team, BCP Civic Centre, 4th Floor Town Hall Extensions, Bourne Avenue, BH2 6DY.
- 9) During demolition and construction of the development hereby approved, no site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 0800 – 1800 Monday to Friday and 0800 – 1300 Saturday and at no time on Sundays, Bank Holidays or Public Holidays.
- 10) During demolition and construction of the proposed development hereby approved, there shall be no burning undertaken at any time on the site.
- 11) The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.
- 12) The applicant is reminded that roof faces are capable of hosting PV solar panel arrays, connected to internal storage batteries serving the development. Green roofs and walls (planting such as sedum) should also be incorporated above the cycle store building to assist in reducing speed of rainwater runoff the SUDS system has to handle. Grey water recovery systems can also complement on site efforts to counter climate change and are best designed in rather than retrofitted.

Where expanses of flat roofs are proposed with no planting or PV equipment, white colour finishes should be used on horizontal surfaces to assist in reducing the localised temperature within the building and on the site. Sustainably sourced construction materials should also be considered. Lighting within communal bin and cycle parking areas should be powered from renewable sources and operated by PIR to avoid wastage when not needed.

Permeable paving products made from recycled materials could be utilised on any hard surface landscaping proposed.

13) In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant has worked with the Council to address concerns raised in the previously refused application. The applicant was provided with the opportunity to address issues identified by the case officer and the recommendation is made for approval.

**Background Documents:**

8/23/0512/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

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# Appropriate Assessment

Applicable to development in Christchurch Local Plan area

Application Ref: 8/23/0512/FUL

Address: Land east of Phase 8 Hoburne Farm Estate Christchurch BH23 4HP

Site Proposal: Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive)



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;
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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:
<ul style="list-style-type: none"><li>• Dorset Heathlands SPA</li><li>• Dorset Heathlands Ramsar</li><li>• Dorset Heaths SAC</li><li>• Dorset Heaths (Purbeck &amp; Wareham) &amp; Studland Dunes SAC</li></ul>	BCP (Bournemouth, Christchurch & Poole) <sup>1</sup>	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 adopted Dorset Heathlands Planning Framework 2020 - 2025 SPD, The New Forest Access Management & Monitoring (SAMM) Strategy (October 2024), and their underpinning evidence base and plan level HRA work.

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

• New Forest SAC • New Forest SPA and Ramsar	BCP	Yes	The proximity of urban development and its related effects including recreational pressures, 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 New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020), Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
• River Avon SAC	Christchurch	Yes	An adverse effect on integrity is anticipated as a result of the increase in total phosphorus loading due to the proposed housing developments on the River Avon SAC, as advised by Natural England. The upgrading of the Christchurch Waste Water Treatment Works by 2030 will reduce the nutrient load affecting the River Avon SAC but will not eliminate it entirely. Mitigation to remove the equivalent phosphates from the River Avon will be required until 2030, followed by the removal of a smaller phosphate load that will not be removed following the upgrade of the Waste Water Treatment Works.

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife 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 three strategic mitigation schemes set out above.

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

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

**Impact:** An additional 22 flats and 82 houses

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	£527 house, £360 flat	✓	A payment of £51,134.00 towards strategic access management, education and monitoring
		SANG/HIP	Two Riversmeet SANG and other HIPs projects	Based on specific mitigation project	✓	A payment of £780,752.96 towards Two Riversmeet SANG.
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.

Phosphate Neutrality	Christchurch	Credits Scheme	Developer calculates the phosphorous load (measured in kg/TP/yr) which is checked and agreed by Council. Credits from Bickton Fish Farm, Barford or Britford Trout Farm, to the equivalent nutrient load generated by the development purchased.	Based on nutrient load of the development (various factors influence total load)	✓	Mitigation through credits purchased from either of the sites offsetting the nutrient load into the River Avon SAC Total phosphorous load to be mitigated by credits = 62.97 kg/TP/yr
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 per dwelling	✓	A payment of £31,200.00 towards strategic access management, education and monitoring.

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

Have the proposed mitigation measures in Table 2 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	✓	n/a	Yes Mitigation secured via S106 Agreement
River Avon SAC	BCP Council Position Statement 25 <sup>th</sup> October 2023	✓	n/a	Yes Mitigation secured via planning condition requiring credits to be purchased to offset the agreed nutrient load. Applicant has provided evidence of availability of the credits prior to planning permission being granted
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	✓	n/a	Yes Mitigation secured via S106 Agreement

## 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...Senjuti Manna

Date...04/02/2026

Sign off signature: S Gould

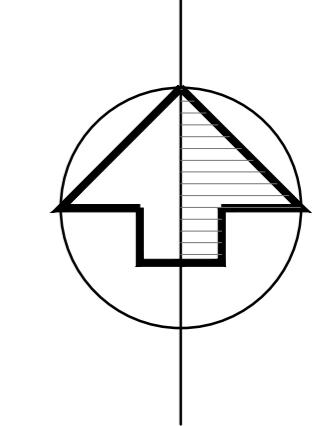
Date: 5/2/26

The contents of this drawing are copyright.  
 2. The drawing is for the guidance of the planning application & no reliance on compliance with Building regulations should be assumed.  
 3. Drawings must be read as a complete pack, and not individually.  
 4. All dimensions are in metres and are approximate 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 dimensions are approximate and are to be used with a man safe system to safety CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
 7. All dimensions to be checked and checked by site fabricator for reg's compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.  
 8. Most waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all waterproofing requirements. 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 colleague please contact us for a copy. Technically drawings to be given to the project. We will not be liable for any damage to the design or site drawings by third party contractors. Clients must notify us if 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 planning documents.  
 12. All Cladding & building attachments externally to be of A1 fire rated.  
 FIRE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to Fire Safety. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the information in the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such documents is the responsibility of the appointed fire consultant. No document 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.  
 EWS1: An independent and an appropriately qualified consultant should be instructed by the developer by a client to ensure fire safety systems (Domestic or commercial) 2) Mechanical smoke extraction systems and fire detection and alarm systems 3) Domestic smoke alarm systems require large holding tanks. All plan changes in relation to fire safety could result in loss of habitable floor areas and potential requirement for additional planning applications. (This list is not exhaustive)

Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).



LOCATION PLAN: BASED ON O.S INFORMATION  
 SCALE: 1:1250



SITE AREA: 4.76 HECTARES / 11.7 ACRES

A TITLE BLOCK REVISED		06/06/25	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
 PHASE 9  
 HOBURNE FARM ESTATE  
 CHRISTCHURCH  
 DORSET

LOCATION PLAN

scale	AS SHOWN @ A1	checked
date	APRIL 2025	drawn GR
	9438 / 302	A

ARC Architecture Ltd.

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

Tel: +44 (0)1202 479199  
 E-mail: enquiries@andersrobertscheer.co.uk  
 Web: www.andersrobertscheer.co.uk







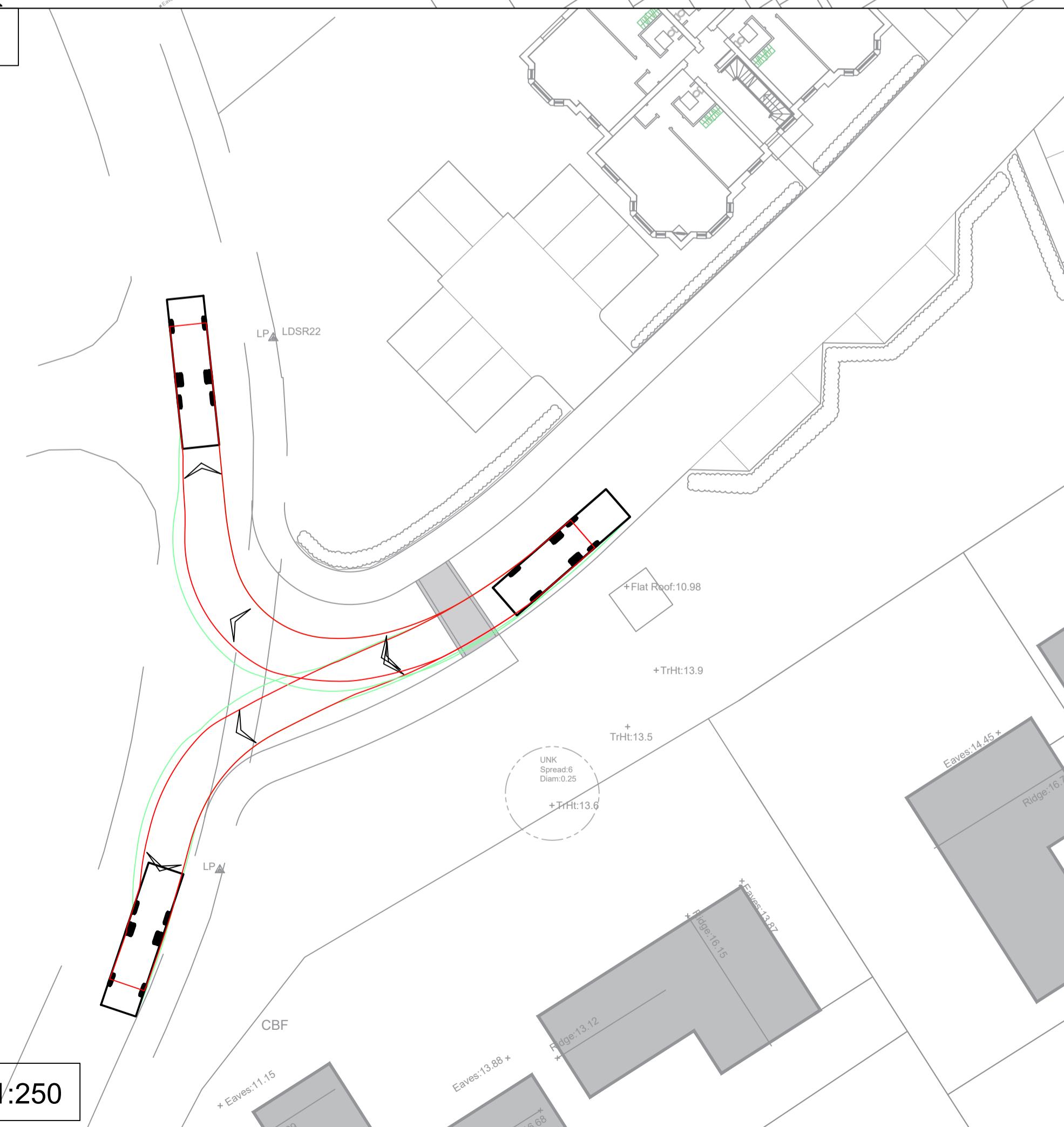
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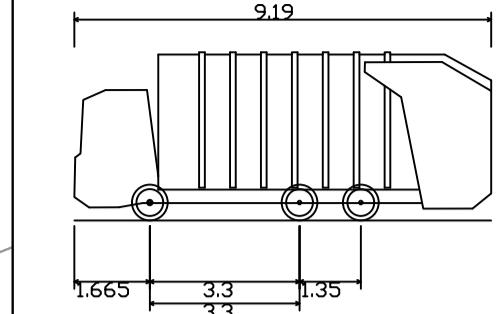
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Ridge 12.89 Ridge 16.68



## Notes



BCP Council 9.19m Refuse Vehicle	
Overall Length	9.190m
Overall Width	2.250m
Overall Body Height	3.707m
Min Body Ground Clearance	0.260m
Track Width	2.250m
Lock to lock time	4.00s
Wall to Wall Turning Radius	8.850m



**Bellamy Roberts**  
Suite 5, Brightwater House,  
Market Place, Ringwood  
Hampshire, BH24 1AP  
Tel: 01256 703355  
Email: [info@bellamyroberts.co.uk](mailto:info@bellamyroberts.co.uk)

---

CLIENT  
Haburas Development

## Resume Development

### Phase 3, Propane Pump E

## Refuse Internal Tracking

DRAWN BY <b>ARM</b>	DESIGN BY -	CHK BY <b>MT</b>
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DATE	DRAWING No.	REV No.
07/12/21	5000 / 001	1

SCALE 5000 / 201 L  
As shown @ A1

5000 / 201

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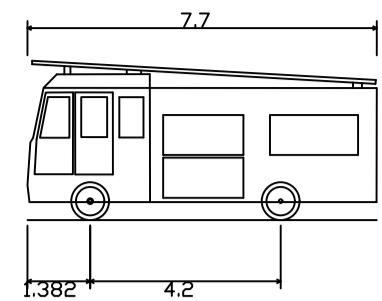
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Notes



Dennis Sabre Fire Tender (LWB)	
Overall Length	7.700m
Overall Width	2.430m
Overall Body Height	3.512m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.400m



**Bellamy Roberts**  
Clover House  
Western Lane  
Odiham  
Hampshire, RG29 1TU  
Tel: 01256 703355  
Email: [info@bellamyroberts.co.uk](mailto:info@bellamyroberts.co.uk)

CLIENT  
Hoburne Development

Project: [Project A](#) [Project B](#) [Project C](#) [Project D](#) [Project E](#) [Project F](#) [Project G](#) [Project H](#) [Project I](#) [Project J](#)

## Phase 9, Hoburne Farm E

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ARM	-	MI
DATE 07/12/21	DRAWING No. 5688 / 202	REV No. 1
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STREET SCENE UNITS 1 - 12  
INDICATIVE PURPOSES ONLY

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2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be made.  
3. Drawings must be read as a complete pack and not individually.  
4. Do not scale. Figured dimensions only to be used.  
5. Construction details to be checked by contractor.  
6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Design/ Principle Contractor to provide a show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi, compliance and sing, prior to construction/ ordering. Dimensions to be checked before fire strategy.  
8. Merchanting of services (or any other services 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 copy of the latest version of the Appointed Fire Consultant Fire Strategy Design/ Report - of 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 Fire Strategy Design/ Report, please contact us for further information.  
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the project boundary is incorrect and we will amend the drawing for free.  
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nothing described space standards do not have to be all A1 fire rated.  
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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All drawings relating to fire safety are the responsibility of the client and not the architect. Any and all responsibility for fire safety is the responsibility of the client.  
Part & 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 regulations. The fire consultant should be appointed by the client/contractor and not the architect. Work carried out 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 valuable floor area and potential requirement for additional planning permission, this is not the responsibility of the architect.  
Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 13 - 20  
INDICATIVE PURPOSES ONLYSTREET SCENE UNITS 21 - 23  
INDICATIVE PURPOSES ONLY

C STREET SCENES UPDATED 05/12/25 GR  
B STREET SCENES UPDATED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No.	Revision.	date	by
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PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 1

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR

9438 / 330	A	B	C
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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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 4. Contours are to be checked before putting in hand and any discrepancies before putting in hand or making any shop drawings.  
 5. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation from the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
 6. Stair design to be independently checked by stair fabricator for regi, compliance and soing, prior to construction/ ordering. Dimensions to be checked before fabrication.  
 7. Mains services to be checked (or confirmed) with relevant PI insurance to be instructed and detail all basement waterproofing designs - ARC carry no responsibility or cover for basement designs in terms of waterproofing or structure in any way.  
 8. A design and build contract is 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.  
 9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the site boundary is incorrect and we will amend the drawing for free.  
 10. We do not take responsibility for the depicted site ownership boundary. Clients must notify us if they feel the site boundary is incorrect and we will amend the drawing for free.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not have to be all A1 for rated.  
 12. A client & contractor is responsible to be all A1 for rated.  
 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. Any fire safety report to be carried out independently by a suitably qualified and insured fire consultant in conjunction with the latest version of the Approved 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 unsure who to appoint the consultant or don't have a copy of the latest version of the Approved Fire Consultant Fire Strategy Document/ Report please contact 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 a fire safety report to be carried out by an independent and appropriately qualified fire consultant.  
 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 regulations. Some fire safety systems require a fire safety report to be carried out independently 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 valuable floor area and potential requirement for additional planning permission, this is not our responsibility.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 24 - 29  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 30 - 33  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 34 - 42  
INDICATIVE PURPOSES ONLY



C	STREET SCENES REVISED	05/12/25	GR
B	STREET SCENES REVISED	29/08/25	GR
A	TITLE BLOCK REVISED	06/06/25	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 2

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR
9438 / 331		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



## NOTES-PLANNING

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 5. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation from the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
 6. Stair design to be independently checked by stair fabricator for regi, compliance and sing, prior to construction/ ordering. Dimensions to be checked before fabrication.  
 7. Mains services to be checked (or confirmed) with relevant PI insurance to be instructed and detail all basement waterproofing designs - ARC carry no responsibility or P1 cover for basement designs in terms of waterproofing or structure in any way.  
 8. A design report is included in the pack 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.  
 9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel our plan does not reflect the true ownership boundary for planning purposes.  
 10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not apply.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not apply.  
 12. A client & contractor is responsible to be all A1 fire rated.  
 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. A client & contractor should be instructed by an independent fire consultant to ensure compliance with Part B & Fire safety. Part B building regulations BS 5991 are not intended to be a fire strategy. Any fire strategy should be in conjunction with the latest version of the Approved 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact EWS1: an independent and 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 a copy of the latest version of the Approved Fire Consultant Fire Strategy Document/ Report.  
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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 43 - 50  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 51 - 54  
INDICATIVE PURPOSES ONLY



STREET SCENE  
INDICATIVE PURPOSES ONLY



10m @ 1:200

C STREET SCENES REVISED 05/12/25 GR  
 B STREET SCENES REVISED 29/08/25 GR  
 A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 3

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR

9438 / 332 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



STREET SCENE UNITS 63 - 66  
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4. Do not scale. Figured dimensions only to be used.  
5. Construction dimensions and report any discrepancies before putting work in hand or making any shop drawings.  
6. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi, compliance and soing, prior to construction/ ordering. Dimensions to be checked before fire certification.  
8. Merchanting dimensions (or dimensions with respect to fire) to be checked before fire certification.  
9. All basement waterproofing designs - ARC carry no responsibility or cover for basement designs in terms of waterproofing or structure in any way.  
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the site plan is incorrect and we will amend the drawing for free.  
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nothing described space standards do not apply.  
12. A copy of a building insurance policy is to be shown to all A1 fire rated.  
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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ approach. Any drawings relating to fire safety are the responsibility of the client and not the architect in conjunction with the latest version of the Approved 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact EWS1: an independent and appropriately qualified fire consultant/ engineer should be appointed by the client/ contractor to ensure the finished project is compliant. Some mortgage companies require a copy of the latest version of the Approved Fire Consultant Fire Strategy Document/ Report.  
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/ contractor of the earliest possible point in the design process to ensure compliance with Part B & Fire safety regulations. The fire consultant should be appointed to ensure the finished project is compliant 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 valuable floor area and potential requirement for additional planning permission, this is not covered by the architect.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 67 - 78  
INDICATIVE PURPOSES ONLYSTREET SCENE UNITS 79 - 81  
INDICATIVE PURPOSES ONLY

C STREET SCENES REVISED 05/12/25 GR  
B STREET SCENES REVISED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 4

scale 1:200 @ A1 checked  
date APRIL 2025 drawn GR

9438 / 333 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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4. Do not scale. Figured dimensions only to be used.  
5. Construction details and 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 is given by the Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi, compliance and soing, prior to construction/ ordering. Dimensions to be checked before fire certification.  
8. Merchanting of drawings (or any part of them) with or without written permission is prohibited.  
9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the project boundary is incorrect for planning purposes.  
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the project boundary is incorrect for planning purposes.  
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nothing described space standards do not apply.  
12. A copy of a building regulations certificate to be all A1 fire rated.  
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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ approach. Any drawings relating to fire safety are the responsibility of the client and not the designer. Any drawings in connection with the latter version of the Approved Fire Consultant Fire Strategy Document/ Report - or 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact the EWS1: an independent and 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 a copy of the fire strategy/ approach.  
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. Fire safety systems may be required in certain areas of the building. These may include: 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 valuable floor area and potential requirement for additional planning permission, this is not the responsibility of the designer.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE TO MAIN ACCESS ROAD  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 86 - 88  
INDICATIVE PURPOSES ONLY



C STREET SCENES REVISED 05/12/25 GR  
B STREET SCENES REVISED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 5

scale 1:200 @ A1 checked  
date APRIL 2025 drawn GR

9438 / 334 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



10m @ 1:200

STREET SCENE UNITS 89 - 96  
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4. Do not scale. Figures/dimensions only to be used.  
5. Construction details to be checked by the contractor.  
6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi. compliance and sign, prior to construction/ ordering. Dimensions to be checked before fabrication.  
8. Mains services to be checked (or confirmed by the client with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or P1 cover for basement designs in terms of waterproofing or any way.  
9. A design and build contract is in place for the majority 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 site plan is incorrect. This is for the clients own protection and insurance purposes.  
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not have to be all A1 for rated.  
12. A client & contractor must be in place to be all A1 for rated.  
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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 a copy of the EWS1 report to be submitted to them.  
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 regulations. This is to ensure that the fire strategy is appropriate for the building and any potential risks 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 valuable floor area and potential requirement for additional planning permission. This is not an exhaustive list.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 97 - 104  
INDICATIVE PURPOSES ONLY

C STREET SCENES REVISED 05/12/25 GR  
B STREET SCENES REVISED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 6

scale 1:200 @ A1 checked  
date APRIL 2025 drawn GR

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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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# Planning Committee

Application Address	55 Highfield Road Bournemouth BH9 2SE
Proposal	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores
Application Number	P/25/04672/FUL
Applicant	SO Properties Management Ltd
Agent	Mrs Carianne Wells Well Planned Ltd
Ward and Ward Member(s)	Wallisdown & Winton West Cllr Olivia Brown Cllr Richard Herrett
Report status	Public
Meeting date	19 February 2026
<b>Summary of Recommendation</b>	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Called-in by Cllr Richard Herrett  Bulk, Scale, Loss of Privacy, Contrary to Policy CS41. In breach of Parking SPD as no off road spaces
Case Officer	Darren Henry
Is the Proposal Development?	EIA No

## Description of Proposal

1. Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores

## Description of Site and Surroundings

2. 55 Highfield Road is a two-storey detached dwellinghouse in the Ensbury Park area of Bournemouth. The property benefits from a porch to the front and a large rear ground floor extension (approximately 8m) and a large dormer to the rear. The roof is pitched with gable ends to the side and is covered with black concrete pan tiles. The elevations are rendered cream.
3. Hardstanding is laid to the front, side and rear. To the front is a dwarf wall and small garden area. To the rear is a good-sized amenity area and a detached outbuilding. There is no

vegetation, other than a small single tree to the rear. Whilst at the rear there would be space for car parking, there is no suitable vehicular access.

4. The immediate vicinity is predominantly residential, comprising of dwellings of a similar scale, and range of architectural styles and finishes. The site is within close proximity to two primary schools and there are several buses that service the area, all within a five to ten minute walk.

### **Relevant Planning History**

5. 7-2023-28954. Application for a Lawful Development Certificate for existing use of premises as a house in multiple occupation (Class C4). Lawful 18/09/2023.
6. 7-2024-28954-A. Proposed single storey rear extension and roof conversion. Refused 20/12/2024.
7. 7-2024-28954-B. Proposed change of use from C4 to Sui Generis class use, including a single-storey rear extension and roof remodelling for accommodation. Refused 24/12/2024.
8. 7-2025-28954-(TPD). Prior notification procedure - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.0m, for which the maximum height would be 3.0m and for which the height of the eaves would be 3.0m. Approved 20/02/2025.
9. P/25/03964/CLE. Application for a Lawful Development Certificate for Works to roof, including gable raise, rear dormer, windows to front roof slope. Existing use as a six person House in Multiple Occupation and associated internal alterations. Pending decision.
10. ENF/25/0769. Change of use from C4 HMO to 7 person HMO Sui Generis HMO. No breach 23/01/2026.

### **Constraints**

11. Within 250m buffer zone for a landfill site.

### **Public Sector Equalities Duty**

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

14. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
15. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
16. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
17. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

## **Consultations**

- **BCP Environmental Health**  
Environmental Health response has been recorded. No comments provided.
- **BCP Highways – Minor Dev**  
Highways response has been recorded. No objections subject to bicycle parking condition and parking permit informative note.
- **BCP Waste & Recycling**  
Waste Management response has been recorded. No objections.
- **Natural England**  
Natural England's response has been recorded. Please see attached document for further details.

## **Representations**

18. Site notices were posted in the vicinity of the site on 01/12/2025 with an expiry date for consultation of the 2/12/2025.
19. 17 objections have been received stating the following summarised reasons:
  - There are already problems with parking along this dead ended road. Another HMO would cause even more parking problems for residents along with an increase in noise in the road.
  - Parking is already limited on the road with a number of properties now having dropped kerbs installed. Adding a 7-bedroom dwelling with the potential of at least another 7 vehicles.

- There is already a severe parking deficit. The volume of traffic would cause child safety issues.
- The HMO is out of character with this family orientated area and would be an intensive use of the property.
- The proposal will increase the number of potential adults living at the property to 14 based on the room sizes, harming neighbouring residential amenity.
- The Bournemouth parking SPD states that 1 parking space per occupant should be available for new *Sui generis* houses.
- The rear extension and roof conversion, both of which have been built despite prior applications being rejected, are of harm to the future amenity of the occupiers and contrary to Policy CS41 of BCP local strategy.
- The proposed change to *Sui generis* property would mean an additional 14 cars are added to the road, greatly increasing the chance of a child fatality whilst walking to school.

## **Key Issues**

20. The key issue(s) involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development
- Impact on the character and appearance of the area
- Impact on the residential amenity
- Living conditions of occupants
- Impact on parking and highway safety
- Biodiversity Net Gain
- Waste collection considerations
- Heathlands, Poole Harbour, New Forest and CIL compliance

21. These issues will be considered along with other matters relevant to this proposal below.

## **Policy Context**

22. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the following.

### *Bournemouth Local Plan: Core Strategy (Adopted 2012)*

- CS1 – Presumption in Favour of Sustainable Development
- CS4 – Surface Water Flooding
- CS6 – Delivering Sustainable Communities
- CS16 – Parking Standards
- CS18 – Encouraging Walking and Cycling
- CS24 – *House in Multiple Occupation*
- CS33 – Heathlands
- CS41 – Quality Design

### *Bournemouth District Wide Local Plan*

- Policy 6.17: Housing in Multiple Occupation and Hostels

*Supplementary Planning Documents*

- Dorset Heathlands Planning Framework SPD 2020
- Parking Standards SPD 2021
- Residential Development: A Design Guide – PGN (2008)
- Sustainable Urban Drainage Systems (SUDS) - PGN

*National Planning Policy Framework (“NPPF” / “Framework”)*

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

## Planning Assessment

### Presumption in favour of sustainable development

23. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
24. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.

The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.

25. As of the 1 of April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
26. In this instance, the scheme would provide one additional room (equivalent to one dwelling) that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
27. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

#### Principle of the Proposal

28. The application site is located within a predominantly residential area. Saved Policy 6.17, of the Bournemouth District Wide Local Plan (DWLP) relates to Housing in Multiple Occupation (HiMO) and states that "*Houses in Multiple Occupation and Hostels will be permitted, provided that the following conditions are met:*
  - i. The proposal is compatible with existing character of the area and the amenities of the neighbouring residents will not be adversely affected by noise, overlooking, lack of privacy or general disturbance, having regard to the nature of the use and the levels of activity which would likely be generated.*
  - ii. In the case of the conversion of an existing property, unless its use is non-residential and it is adjacent to other appropriate non-residential properties, it should be a substantial detached building which at present provides a minimum of seven habitable rooms, a kitchen and adequate bathroom and toilet facilities.*
  - iii. The property has a defined garden or amenity area capable of being used for activities associated with residential use (e.g. clothes drying area and sitting out area) and of a size appropriate to the number of occupiers and the location of the property. There should also be an adequate area provided for the storage of refuse.*
  - iv. On-site car parking requirements will be assessed taking into account:  
20. The scope for parking to be successfully designed into the scheme.  
21. The anticipated demand for parking.  
22. Highway safety and the free flow of traffic.  
23. The availability of public transportation in the area".*
29. Additionally, Policy CS24 states that "*In order to encourage mixed and balanced communities, the change of use from a Use Class C3 dwellinghouse to a House in Multiple Occupation (HMO), either Use Class C4 or Sui Generis, will only be permitted where no*

*more than 10% of dwellings in the area adjacent to the application property are within a Use Class C4 or Sui Generis HMO use".*

30. Planning Officers consider the proposal is located in a suitable area for a House in Multiple Occupation HMO), with several other HMOs identified within close proximity along:

- Boundary Road
- Columbia Road
- Eldon Road
- Ensbury Park Road
- Highfield Road
- Kingsbury Avenue
- Vicarage Road
- Victoria Avenue
- Victoria Road

31. In identifying the number of existing HMOs in the nearby area, there was a total of 33 HMOs out of 365 residential properties, approximately 9.04% of the total stock. As such HMOs make up less than 10% of the total stock. Therefore, the proposal is compliant with Policy CS24 and would therefore encourage a mixed and balanced community. Moreover, the property has a Lawful Development Certificate for use of the property as a six-person HMO, reference 7-2023-28954, approved in 2023. In addition, it is arguable Policy CS24 is not applicable as the policy relates to the change of use between a C3 dwelling and a small HMO (C4) or a large HMO (Sui generis), not between a change of use between a small HMO and a large HMO.

32. The proposed use would, therefore, be considered compatible with the surround area. Furthermore, Planning Officers are satisfied the proposed large HMO would not result in an over saturation of HMOs in the area whereby it would cause a change in the character and appearance of the area. Furthermore, no external alterations or additions are proposed, so the existing scale, massing and appearance will remain the same.

33. The application site is also situated within a sustainable location on main bus routes, into Bournemouth, Christchurch and Poole, where connections to trains and buses serving the wider area can be accessed. As such, the Case Officer consider the proposal is located in a sustainable location with good public transportation to access services and employment opportunities and is therefore acceptable in principle.

#### Impact on the character and appearance of the area

34. Policy CS41 states, in part, that "The Council will seek to ensure that all development and spaces are well designed and of a high quality. Development should, through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings, provide a high standard of amenity to meet the day-to-day requirements of future occupants, and contribute positively to the appearance and safety of the public realm".

35. The property has no heritage designation and is not located within a Conservation Area and no external alterations or additions are proposed. Therefore, the appearance of the building will remain the same.

36. Whist the building is proposed to remain the same, soft landscaping is proposed, as shown in Proposed Site Plan, Drawing 001, including the planting of an additional tree, along with vegetated garden to the front, side and rear and a small area of developed land to the front with a pathway leading to the garage in the outbuilding to the rear. This would be a much-enhanced visual betterment in comparison to the existing hardstanding.

#### *Overall*

37. As there is no change in the appearance of the building and the only material change would be in relation to the number of occupants increasing from 6 to 7 occupants, the Case Officer considers the proposal would preserve the existing character and appearance of the area; thereby ensuring the proposal accords with Policies CS6 and CS41 of the Bournemouth Core Strategy and Policy 6.17 of the District Wide Local Plan.

#### Impact on Residential Amenity

38. The way buildings relate to each other must provide and protect acceptable levels of amenity for both existing and future residents. Therefore, the orientation and separation distance must be holistically thought out, taking account of primary front, rear and side facing windows to habitable rooms, as these will be protected from significant overlooking and overshadowing; secondary windows are not afforded such protection.

39. Policy CS41 relates to ensuring high quality design and protecting/enhancing residential amenity for existing and future residents; likewise, Policy 6.17 of the DWLP relates, in part, to HMOs respecting the residential amenity of the occupants of neighbouring properties.

40. The proposal is compatible with the existing character of the area and the amenities of the neighbouring residents will not be adversely affected by noise, overlooking, lack of privacy or general disturbance, having regard to the nature of the use and the levels of activity which would likely be generated.

41. As stated above, no external changes are proposed. The only internal changes relate to the existing storeroom and gym, which are to be replaced by an ensuite bedroom to secure the additional room to change the use from a small HMO to a large HMO.

42. As no additional extensions or windows are proposed there would be no loss of privacy/overlooking or overbearing sense of enclosure or impact on outlook between neighbouring properties.

#### *Noise and Disturbance*

43. HMOs, like any other home, can lead to problems with noise and disturbance. However, with larger HMOs there is a greater chance of such problems due to the number of people living independently within the property. Noise, in particular, is not just an issue for neighbours but also for tenants within the property.

44. Objections were received stating that there could up to 14 occupants residing at the application site. Such an increase in occupancy numbers could have a significant impact in noise and disturbance. However, this is not the case as each bedroom will be occupied by one person

45. However, since HMOs do not need planning permission for up to six non-related people, the question in this instance is will a 7<sup>th</sup> person result in significantly more noise and

disturbance more so than if it was 6 people living together. Consequently, Environmental Health were consulted and have not raised any concerns relating to noise and disturbance.

## Overall

46. In light of the above, the Case Officer considers the proposed change of use of the property from a small HMO to a large HMO, to provide 1 additional person would not have a material impact upon the living conditions of the occupiers of neighbouring properties in accordance with Policy CS41 and Policy 6.17 of the DWLP. However, to ensure that no such nuisance noise and disturbance occurs in the future, a condition will be imposed to restrict the number of occupants to no more than seven, one occupant per bedroom.

## Living conditions of Occupants

47. Policy CS41 states, in part, that "*Development should . . . provide a high standard of amenity to meet the day-to-day requirements of future occupants*". Furthermore, Policy 6.17, requires HMOs to be of a substantial size, preferably detached, with seven rooms and good communal facilities, a suitable garden area capable of drying clothes and socialising with further additional space for storing refuse bins.
48. The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 sets out the minimum internal bedroom room sizes for HMOs as follows:
  - that the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres.
  - that the floor area of any room in a HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22 square metres.
  - that the floor area of any room in a HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64 square metres.
  - that any room in a HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation.
49. The minimum floor area for an HMO kitchen is 7sqm, with an additional 1sqm required for every tenant exceeding five.
50. In this instance, the property is detached (measuring approximately 129.31sqm) and has more than seven rooms. The ground floor consists of two-ensuite bedrooms, a communal kitchen, a gym and a storage area. The first floor has two ensuite bedrooms as does the second floor.
51. The proposed ensuite bedroom would be located on the ground floor where the current gym and storage area is located.
52. All bedrooms would be over the minimum floor area of 6.51sqm for single occupancy as set out in the HMO licensing regulations and the communal kitchen is slightly over 20sqm.
53. The property meets the criteria for Policy 6.17 and would contribute towards a small level of housing for the borough, which is significant as currently the Borough is unable to demonstrate a five-year supply of homes. Furthermore, there is a significant shortfall in provision of affordable housing in the Borough. Whilst not directly affordable housing, HMOs and flats can provide a low-cost alternative to affordable housing, which again weighs in favour of the proposal.

## Overall

54. Planning Officers consider that all HMO bedrooms and communal areas meet the internal space standards as set out in the HMO licensing regulations and therefore complies with Policy CS41 and Policy 6.17 Of the DWLP.

## Impact on Parking and Highways Safety

55. Policies CS16 and CS18 are relevant and relate to parking standards and increasing opportunities for cycling and walking, respectively.
56. The site is located in car parking Zone D. However, regardless of which zone an HMO is located, only one on-site car parking space is required, as set out in Table 30 of the Parking Standards SPD (SPD). With regards to secure bicycle parking, the SPD requires 1 parking space per bedroom, plus 0.1 per unit for visitors.
57. Objectors have raised concern that no on-site parking is provided. The Council's Parking Supplementary Planning Document only requires one car parking space per HMO.
58. In this instance, no on-site car parking would be provided, although seven bicycle spaces would be secured within the detached outbuilding in the rear garden, the dimensions of which accord with the Parking Standards SPD and there is a suitably wide path from the store down to the highway. Furthermore, the property is close to major roads where there are plentiful bus services to shops, services, employment areas and recreational sites
59. The Local Highways Authority have been consulted and have no objections with regards to the shortfall in car parking, or the proposal increasing traffic levels or resulting in highway safety issues, subject to conditions being applied, concluding that "*The inclusion of suitable bin and cycle stores is welcomed by the LHA, and the lack of car parking is on balance, acceptable to the LHA due to the existing shortfall. Therefore, the LHA raises no objections on highway grounds to the change of use from C4 HMO to Sui Generis HMO and erection of bin and cycle store*".

## Overall

60. Given the Highways comments and the fact there is already a car parking shortfall, the Case Officer considers the proposal would not cause harm to highway safety and would provide acceptable secured bicycle parking within the site, in accordance with Policies CS16 and CS18 and the Parking Standards SPD.

## Biodiversity

### *Exemptions*

61. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy CS35 – Nature and Geological Conservation, sets out policy requirements for the protection and where possible, a net in biodiversity.
62. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is de minimis.

## Drainage

63. Policy CS4, relating to surface water flooding states that “*The design and layout of all new buildings, and the development of car parking and hard standing, will incorporate appropriate Sustainable Drainage Systems (SUDS) capable of ensuring that the level of surface water leaving the site is no greater than that prior to the development, and ensuring the quality of local water. The use of SUDS is a requirement other than in exceptional circumstances where no technical solution is available*”.
64. The foul and surface water drainage will be connected to the existing systems in place and therefore the development will accord with Policy CS4.

## Refuse Management Arrangements

65. HMOs are likely to generate more waste than a regular family dwelling, meaning adequate storage space must be provided. If not, it can result in waste being left in unsuitable locations beyond the property boundary.
66. The applicant has provided a refuse storage area to the rear garden, adjacent to the secured bicycle storage area, which includes:
  - A 23 Litre container for food waste,
  - Two 240 Litre recycling containers, and
  - Two 180 Litre waste containers.
67. The Standards for Waste Container Storage and Access states that “*Each HMO qualifies for one standard allowance of waste and recycling. This amounts to a 240-litre recycling bin collected fortnightly, a 180-litre refuse bin collected fortnightly, and a food waste bin collected weekly*”
68. Waste & Recycling were consulted and are satisfied with the submitted plans. Notwithstanding, the Officer stated that “*If the HMO generates more waste than the standard and the additional allowance, the landlord/managing agent must either arrange for the removal of the waste themselves or pay a registered waste carrier to do so. The landlord would need a waste carrier's licence to remove the waste themselves and pay for waste disposal at a licenced facility such as our household recycling centres*”. Furthermore, “*An occupant of the dwelling will need to ensure the bins are presented for collection at the kerbside and returned to the property boundary following emptying*”.

## Overall

69. Given the proposed waste storage and provision of waste receptacle and the Waste Management Officer’s comments, the Case Officer is satisfied that suitable waste management arrangements are in place and would therefore be in accordance with BCP Guidelines set out in The Standards for Waste Container Storage and Access.

## Heathlands Mitigation CIL compliance

70. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations

1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.

71. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the Bournemouth, Christchurch and Poole area are subject to a financial contribution towards mitigation measures towards the Heathlands. An additional bedroom will be created therefore a capital contribution of £360 (plus an administration fee of £75) is required
72. A legal agreement has been drafted, signed and sealed to ensure the contribution is provided.

#### New Forest Mitigation

73. Formal advice from Natural England (NE) has recently been given to the Council regarding the recreational pressures being placed on the New Forest's European designated sites (SAC, New Forest SPA and New Forest Ramsar site). In light of this, NE has advised that any additional residential development within 13.8km of the New Forest should not be permitted without first securing appropriate mitigation.
74. The New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology, demonstrates that additional residential development within 13.8km of the New Forest Designated Sites, where in conjunction with advice from Natural England, it has been recognised that housing growth and increases in bedroom numbers have the potential to generate cumulative impacts upon the integrity of the New Forest. There is a reasonable likelihood that the occupants of the proposed development would visit the New Forest for recreation purposes.
75. Although the proposals contribution to this may be minimal by itself, it cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals.
76. BCP Council's approved mechanism to deliver such compensation is via a s106 legal agreement.
77. The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024) sets out suitable mitigation can be implemented through the collection of SAMMs payments and sets a tariff per net dwelling/flat of £300 for most of the BCP area. Whilst the proposal relates to a net increase of 1 bedroom, each increase in the number of beds is equivalent to a flat.
78. The site is within the 13.8 Km buffer zone and therefore is liable to make a financial mitigation payment of £300 plus £60 to cover administration costs.
79. A legal agreement has been drafted, signed and sealed to ensure the contribution is provided

## Community Infrastructure Levy

80. The development proposal is not liable to a community infrastructure levy charge.

## Planning Balance / Conclusion

81. The application is for a change of use from a C4 six-bedroom HMO to a Sui generis seven-bedroom HMO. The proposal would not result in any adverse impact on residential amenity to neighbours or occupants. There are no external alterations or additions which will detract from the existing character or appearance of the area nor would it result in an overly excessive number of HMOs in the area that would erode the character of the area.

82. There is, however, a shortfall of one on-site car parking space, contrary to the Council's Parking SPD.

83. As of the 1st of April 2024, BCP Council had a housing land supply of 2.1 years against a 5-year housing requirement based upon the standard method that includes a 20% buffer, representing a shortfall of 10,397 homes. For the purposes of para 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the Council is unable to demonstrate a five-year supply of homes.

84. In considering the housing shortfall, the tilted balance is engaged

85. Paragraph 11(d) of the NPPF states that "*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, [the Local planning Authority] should grant permission*".

86. In essence this requires a shift in the weighing of the benefits and harms, where the balancing exercise is to determine whether the harm 'significantly and demonstrably' outweigh the benefits of granting permission, thereby tilting the balance.

87. The Parking SPD is clear with regards to requiring one on-site car parking space per large HMO in all zones.

88. The Case Officer acknowledges the proposal is not compliant with the SPD. Notwithstanding, the Highways Officer has not objected due to the fact that the existing small HMO also has a shortfall of one on-site car parking space. The Case Officer's assessment has shown that in all other matters, the additional person would not materially impact the character of the area or neighbouring amenity etc., and the Highways Officer has concluded the same with regards to the car parking situation.

89. Furthermore, given the dire shortfall in housing and housing land, the Case Officer gives moderate weight (as it relates to a room compared to a dwelling which would be considered as significant weight) to the proposal as the benefits include the provision of an additional accommodation for an additional person, along with financial mitigation contributions towards the Dorset Heathlands and the New Forest, which, in the Case Officer's view, significantly outweighs an already existing car parking shortfall, which will still be in effect if this application is refused or granted. If refused, the Council would lose mitigation contributions towards sensitive ecological areas in need of protection and lose an additional

contribution towards meeting its housing requirements, of which, furthermore, would be off an affordable nature.

90. In considering the breach of Policy CS16 and the relevant provision set out in the Parking SPD, the Case Officer only attributes a limited amount of weight. However, the Case Officer attributes moderate weight to be given to the tilted balance, as any conflict with CS16 and the Parking SPD will not significantly and demonstrably outweigh the benefits of the proposal. As this is a material consideration, the Case Officer considers the harm of breaching CS16 and the relevant provision set out in the Parking SPD is negligible and the benefits of the proposal are considered moderate. Furthermore, as the proposal is acceptable in all other matters, the Case Officer considers that planning permission should be granted.
91. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to a s106 agreement, CIL contributions and compliance with the attached conditions, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of highway safety, secured bicycle and bin storage provision and general sustainability. The Development Plan Policies considered in reaching this decision are set out above.

## **Recommendation**

### **Conditional Permission**

**RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to:

satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Dorset Heathlands and New Forest SAMMS by securing the payment of financial contributions and conditions (below)

**RECOMMENDATION II** - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

**RECOMMENDATION III** - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.

### **Section 106 terms**

- Heathland SAMMs Mitigation: £360 plus administration costs.
- New Forest Mitigation: £300 plus administration costs.

## **Conditions**

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

90.24038 000 Location & Block Plans, dated the 13/11/2025

91.24038 001 Proposed Site Plan, dated the 05/02/2026

92.24038 102 Proposed Ground, First, Second Floor & Roof Plans, dated the 13/11/2025

93.24038 201 Proposed Elevations, dated the 13/11/2025

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

3. No part of the development hereby permitted shall be used unless the bicycle parking facilities shown on approved plan 24038 001 dated 13.11.25 have first been fully constructed in accordance with the specification as set out in the above approved plan. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

4. No part of the development hereby permitted shall be occupied unless the bin store, as shown on Proposed Site Plan, Drawing 001, received on the 13/11/2025, has been fully constructed in accordance with above approved plan and thereafter at all times the approved bin store shall be retained and kept available for use by all the residents of the development. Bins shall be presented for collection at the kerbside and returned to the bin storage area following emptying. No bin shall be stored in the open, except on the day of collection.

Reason: To preserve the visual amenities of the locality.

5. At no time shall the large House in Multiple Occupancy, hereby permitted, accommodate more than seven persons unless approved by the Local Planning Authority.

Reason: To ensure the number of persons residing at the property does not create a level of activity that would be detrimental to the residential amenity of the occupants of the surrounding properties.

6. No part of the development, hereby permitted, shall be occupied unless the proposed landscaping as shown on the Proposed Site Plan, Drawing 001, received on the 13/11/2025, has been fully implemented. If any of the vegetated garden and new tree is found damaged, removed, dead or dying in the first 5 years following its planting, they shall be replaced with the same species of a similar size.

Reason: In the interests of securing the amenity and the appearance of the development and the locality.

## Informative Notes

1. The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
3. Based on the information provided, (were this application to be recommended for approval) it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.
4. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:
  - The application was acceptable as submitted and no further assistance was required.

**Background Documents:**

P/25/04672/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

**Notes.**

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

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# Appropriate Assessment

Applicable to development in Bournemouth Local Plan area

Application Ref: P/25/04672/FUL

Address: 55 Highfield Road Bournemouth BH9 2SE

Site Proposal: Change of use from House in Multiple Occupation (Class C4) to seven person/seven bedroom House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores



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) as the competent authority 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;
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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:
<ul style="list-style-type: none"><li>• Dorset Heathlands SPA</li><li>• Dorset Heathlands Ramsar</li><li>• Dorset Heaths SAC</li><li>• Dorset Heaths (Purbeck &amp; Wareham) &amp; Studland Dunes SAC</li></ul>	BCP (Bournemouth, Christchurch & Poole) <sup>1</sup>	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 have already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, and the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, along with the underpinning evidence base and plan level HRA work.

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

• New Forest SAC • New Forest SPA and Ramsar	BPC	Yes	The proximity of urban development and its related effects including recreational pressures, 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 New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020), Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
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Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife 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 three strategic mitigation schemes set out above.

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

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

**Impact:** An additional 0.0 flats/ houses

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 per flat	✓	A payment of £360 towards strategic access management, education and monitoring
		SANG/HIP	Two Riversmeet SANG and other HIPs projects	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.
The New Forest Strategic Access and Management Plan (October 2023); the draft New	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research;	£300 per dwelling	✓	A payment of £300 towards strategic access management, education and monitoring.

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Forest Access Management & Monitoring (SAMM) Strategy (October 2024)			In perpetuity mitigation and funding			

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

Have the proposed mitigation measures in Table 2 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 or by any other suitable means 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	✓	n/a	Yes Mitigation secured via S106 Agreement/UU
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes Mitigation secured via S106 Agreement/UU

## 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

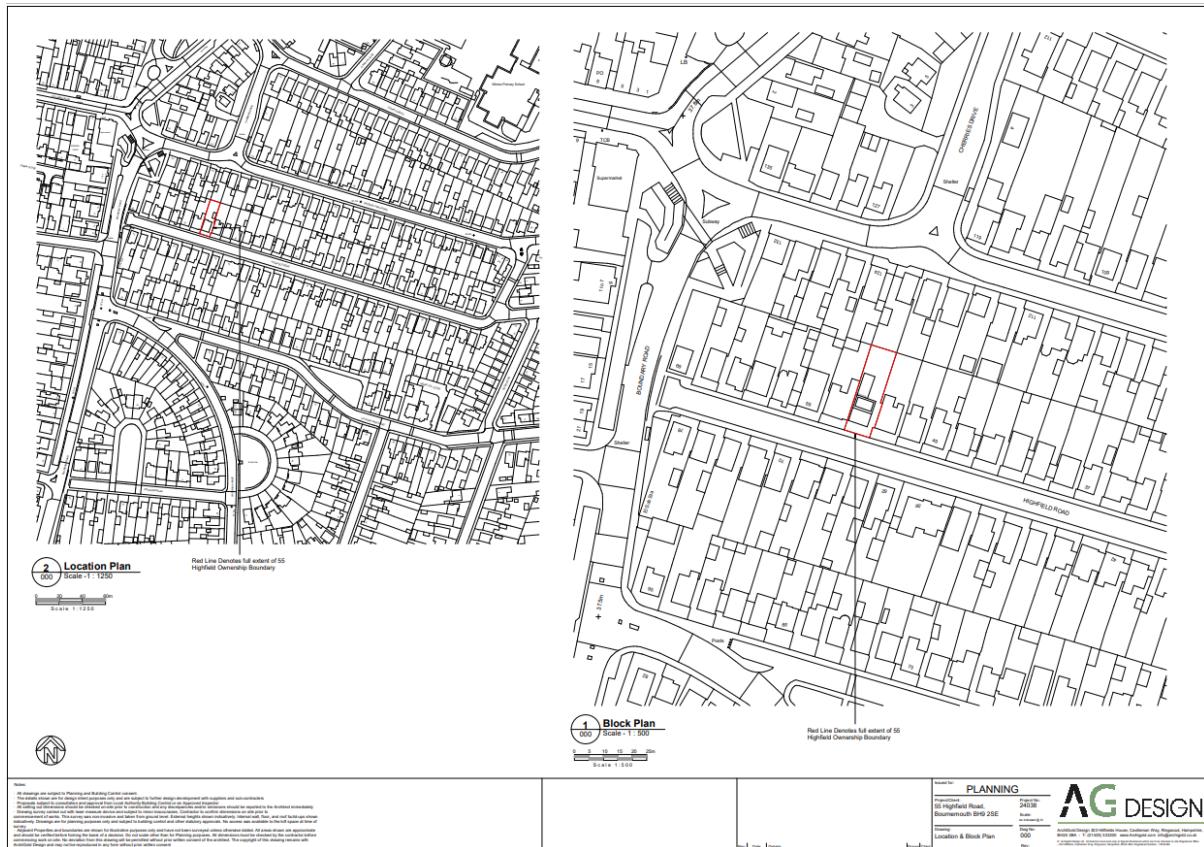
Case officer signature D Henry

Date 26/01/2026

Sign off signature: S Gould

Date: 5/2/26

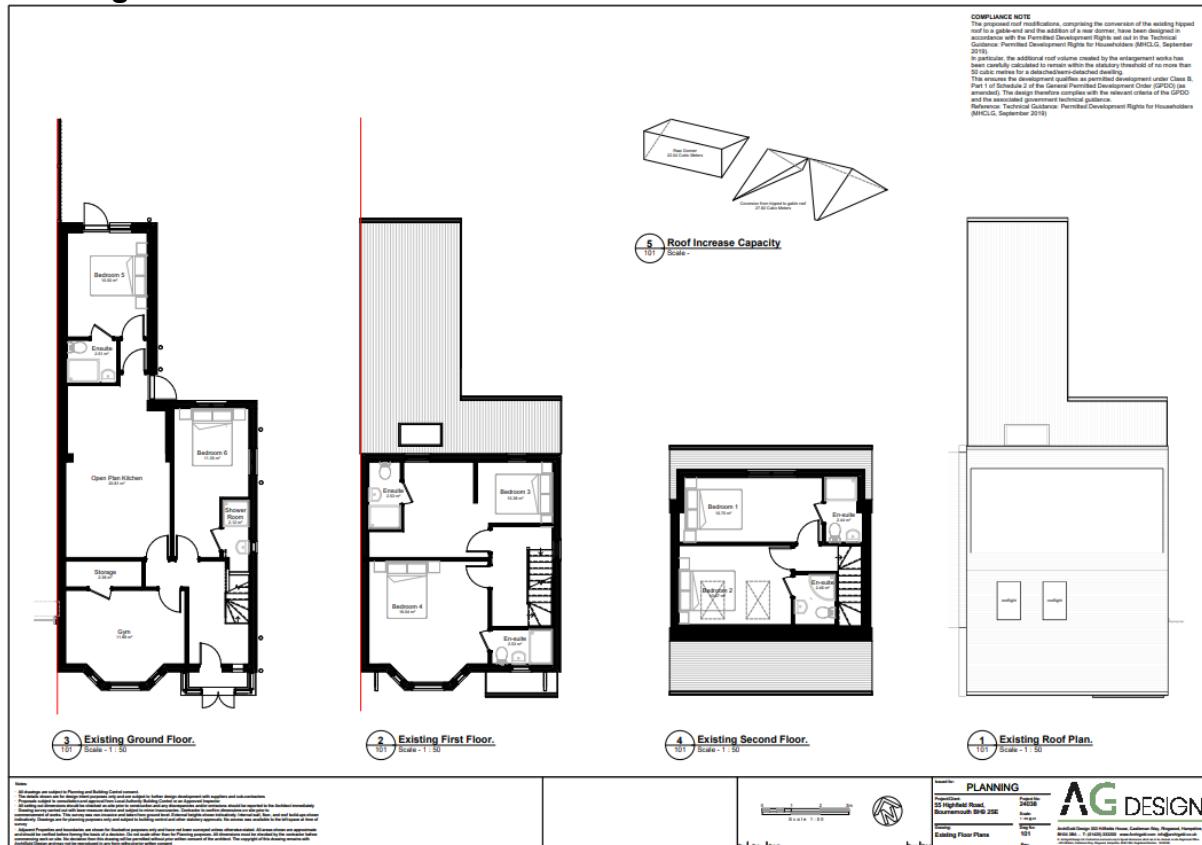
## Location Plan and Block Plan



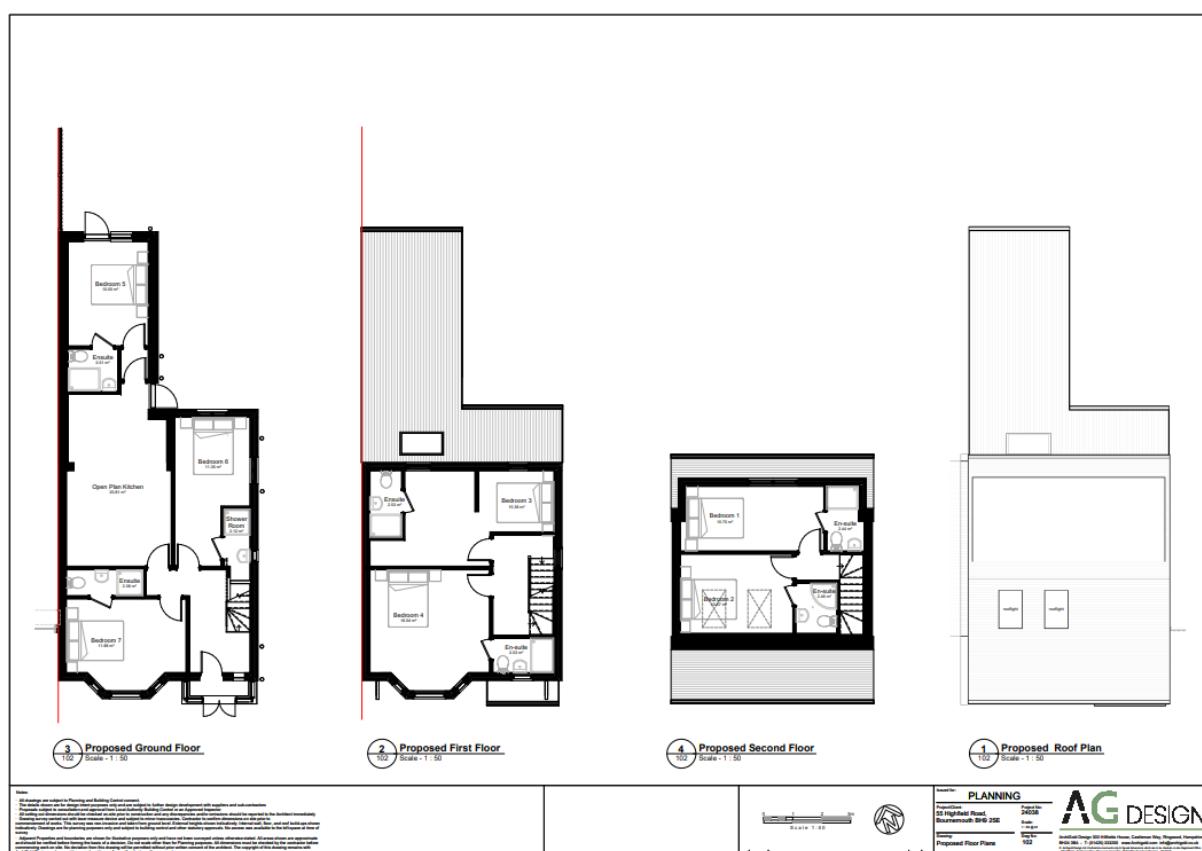
## Existing Elevations



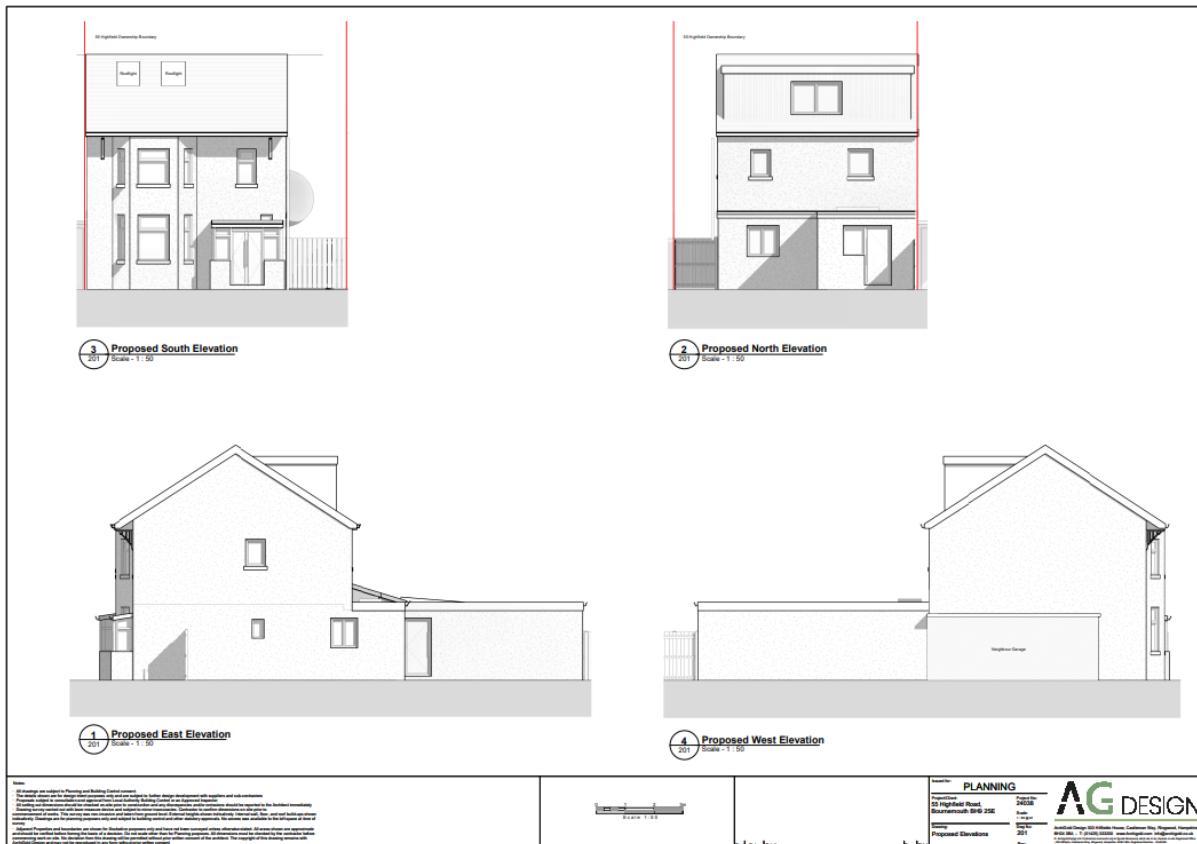
## Existing Floor Plans



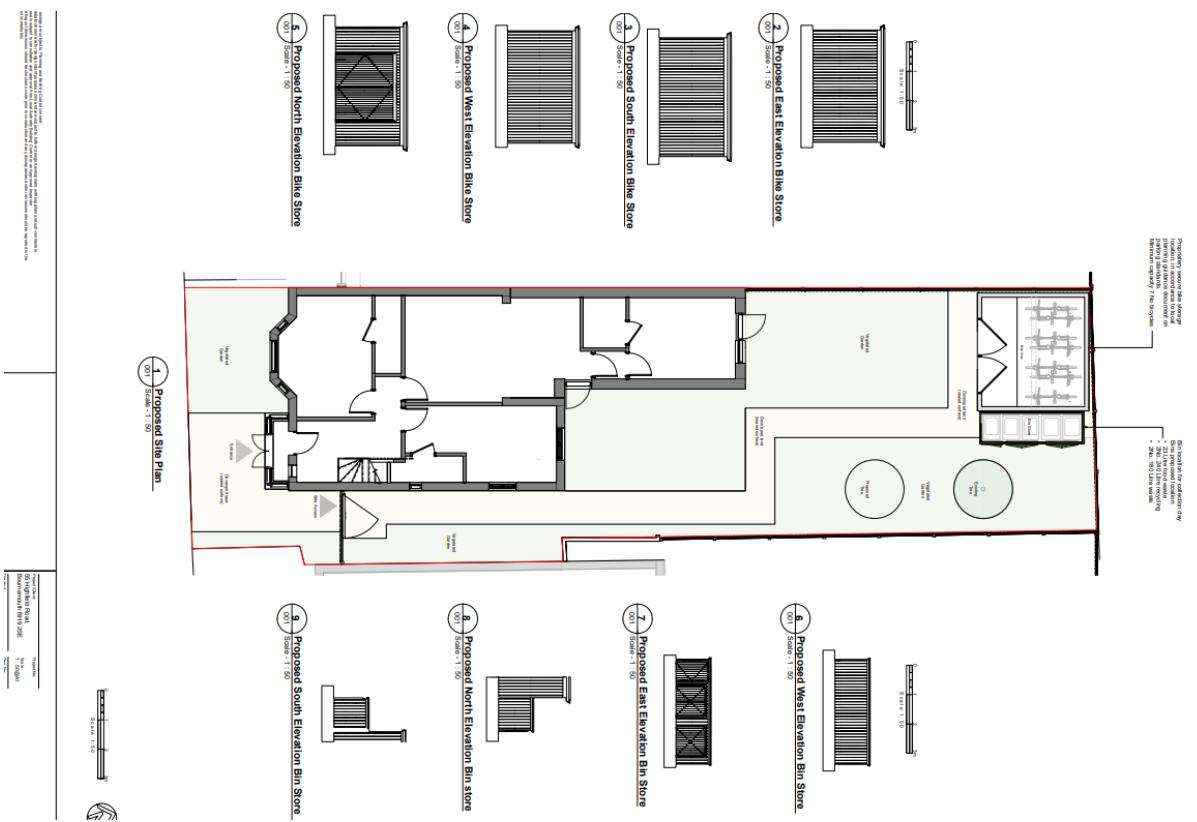
## Proposed Floor Plans



## Proposed Elevations



## Proposed Site Plan



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# Planning Committee

Application Address	Southbourne Crossroads Car Park Southbourne Coast Road Bournemouth BH6 3NH
Proposal	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective)).
Application Number	P/25/04045/COND R
Applicant	Mr E. Fitzsimmons
Agent	Mr Chris Miell MRTPI Pure Town Planning
Ward and Ward Member(s)	East Southbourne & Tuckton Cllr Bernadette Nanovo Cllr Judy Richardson
Report status	Public
Meeting date	19 February 2026
<b>Summary of Recommendation</b>	<b>Grant in accordance with the details set out below</b>
Reason for Referral to Planning Committee	A call-in request from Cllr Bernadette Nanovo (Cllr Judy Richardson notified). The member considers that the proposed works are contrary to paragraphs 96 to 108 of the NPPF, which emphasise that planning decisions should aim to achieve inclusive, safe, and healthy environments  Also, 60 no. objections have been received from properties located within a 1-mile radius from the site
Case Officer	Piotr Kulik
Is the Proposal EIA Development?	No

## **Description of Proposal**

1. The application is a Section 73 Variation of Condition (“minor material amendment”) application to vary conditions 1 and 8 associated with an approved scheme ref. 7-2025-28119-C to allow changes to the approved Block D to form a privacy wall and roof terrace serving Flat D3 (part retrospective).
2. It should be noted this application would not amend the originally approved number of residential units on site. The proposed changes to the planning conditions would be as follows:
  - Condition 1 – Approved Plans;
  - Condition 8 – Compliance with landscaping and lighting proposals as set out in approved plans.

Also, it should be noted that this application does not alter the approved landscaping details or lighting proposals.

## **Description of Site and Surroundings**

3. The application relates to the former Southbourne Crossroads Car Park site which is situated on the cliff top adjacent to the roundabout linking Southbourne Overcliff Drive with Southbourne Coast Road and St Catherine’s Road. The site is currently under construction following the allowed planning appeal dated 3<sup>rd</sup> March 2023, and a follow-up approval ref. ref. 7-2025-28119-C. The site is bound to the north by St Catherine’s Terrace which forms a vehicular access to properties fronting St Catherine’s Road, to the south by Southbourne Overcliff Drive and to the west the by the roundabout.
4. Development around the site is generally 3-4 storeys in height and is predominantly in residential use with some commercial uses at ground floor level around St Catherine’s Road and Belle Vue Road. The architectural style within the locality varies with the traditional Victorian era terraces to the north and a variety of more modern development including a number of blocks of flats along the coast road

## **Relevant Planning History**

5. P/25/04139/NMA: Non-Material Amendment following the approval of 7-2025-28119-C for amendments to Penthouse Terraces and Balcony Block B – Refused.
6. P/25/03243/NMA: Non-Material amendment following approval of 7-2025-28119-C for additional screen wall to terrace on Block D – Refused.
7. P/25/01362/FUL: Installation of new substation and re-positioning of existing foot path – Approved.
8. P/25/01254/ADV: Proposed 5no. 11 metres by 2.44 metres advertisement signs attached to the existing hoarding – Approved.

9. 7-2025-28119-D: Erect a temporary sales office for a period of 48 months – Approved.
10. 7-2025-28119-C: Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking – Approved.
11. 7-2024-28119-B: Non-Material amendment to application 7-2021-28119 for internal and external alterations to Block A and erection of a new cycle store – Application Withdrawn.
12. 7-2021-28119-A: Erection of 4 blocks (total of 24 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking – Non determination, Appeal Allowed.
13. 7-2021-28119: Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking – Refused, Appeal Allowed.

### **Constraints**

- Cliff top location
- Proximity of neighbouring terraces

### **Public Sector Equalities Duty**

14. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

15. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
16. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

## **Consultations**

17. Ecologist - No objection.
18. Local Lead Flood Authority (LLFA) – The proposed alterations will have no impact on the drainage strategy for Block D or the development as a whole and as such we offer no objection to these proposals.
19. Local Highway Authority (LHA) Officer – No objection
20. Urban Design Officer – Concerns raised. Following comments have been provided:

*'The main impact of the introduction of the roof terrace and privacy wall will be on neighbours closest to Block D on the opposite side of St Catherine's Terrace. The case officer is best placed to judge this.'*

*'In terms of appearance the stepped elevation to St Catherine's Terrace would be somewhat disjointed and less successful than the approved scheme in my view, with a bigger expanse of brickwork and no additional detailing to break it up.'*

21. Waste Management Officer – No objection due to no impact on the waste management collection.

## **Representations**

22. Site notices were posted in the vicinity of the site on 25/06/2025 with an expiry date for consultation of 16/07/2025. This application was also press advertised on 06/06/2025 with an expiry date of 27/06/2025.
23. 97 representations have been received, all raising objection. However, only 60 objections have been received from properties located within a 1-mile radius from the site. The grounds of material planning objection are as following:
  - Visual impact
  - Bulky design
  - Overbearing and overdevelopment
  - Loss of privacy and overlooking
  - Impact on amenity space (noise nuisance, smells and fumes)
  - Lack of transparency
  - Setting an undesirable precedent

## **Key Issue(s)**

24. The key issue(s) involved with this proposal are:
  - Housing Delivery Test
  - Principle of the proposed works
  - Impact on character and appearance of the area
  - Amenities for future occupiers
  - Impact on neighbouring properties

- Highways/Parking
- New Forest SAMMs
- Legal Agreement

25. These issues will be considered along with other matters relevant to this proposal below.

## **Policy Context**

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises following:

Local documents:

### **Bournemouth Local Plan: Core Strategy (2012)**

- CS1 Sustainable Development
- CS2 Sustainable Homes and Premises
- CS3 Sustainable Energy and Heat
- CS4 Surface Water Flooding
- CS6 Delivering Sustainable Communities
- CS14 Delivering Transport Infrastructure
- CS15 Green Travel Plans and Transport Assessments
- CS16 Parking Standards
- CS17 Encouraging Greener Vehicle Technologies
- CS18 Increasing Opportunities for Cycling and Walking
- CS22 Housing Outside Preferred Locations
- CS33 Heathlands Mitigation
- CS35 Nature and Geological Conservation Interests
- CS38 Minimising Pollution
- CS41 Quality Design

### **Bournemouth District Wide Local Plan (2002)**

- 3.25 Coastal Zone Management
- 6.9 Development on Brownfield Land
- 6.10 Flats Development
- 8.22 Parking

### **Supplementary Planning Documents:**

- Dorset Heathlands Planning Framework SPD 2020
- Residential Development: A Design Guide – PGN (2008)
- Sustainable Urban Drainage Systems (SUDS) - PGN
- Parking Standards – SPD
- Waste and Recycling Services Planning Guidance Note

National Planning Policy Framework 2024 (“NPPF”/“Framework”)

## Section 2 – Achieving Sustainable Development

### Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 11 – Making Effective Use of Land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenges of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

## **Planning Assessment**

### Principle of the proposed works

27. The construction of 4no. blocks of flats on site has been allowed under the appeal of application ref. 7-2025-28119-C. This application follows a recent refusal ref. P/25/03243/NMA which tried to secure a non-material amendment for creation of approximately 5 metres long and 1.8 metres high solid brick privacy walland to create an open outdoor terrace space serving Flat D3 at Block D.
28. The current application proposes the exact same works, although now being considered under a Section 73 minor material planning application. It should also be noted that this application solely relates to the assessment of any potential impacts caused by the proposed new roof terrace area brick privacy wall serving flat D3. The brick privacy wall has already been erected without planning permission along the north elevation of Block D hence a reference to part-retrospective works within this application’s description.
29. Contrary to assumptions received from numerous objectors, works being interpreted as a ‘material’ do not automatically trigger a planning refusal. Section 73 of the Town and Country Planning Act allows applicants to make changes to approved schemes by varying the conditions, including the condition referencing the approved plans. The current application seeks a formal planning approval for both a terraced amenity space set on a previously approved roof

space with associated 5 metre long and 1.8 metre height solid brick privacy wall serving a new outdoor amenity space.

#### Impact on character and appearance of the area

30. The case officer agrees with the Council's Urban Design Officer that the terrace wall serving flat D3 at Block D appears to be disjointed and less successful than the approved scheme ref. 7-2025-28119-C. However, while looking at the impact of the terrace wall on the overall scale and massing of the approved development of 4no. block of flats on site, the visual impact appears to be minor. The privacy wall would not exceed the height of the original block D, in fact, it is set approximately 1.5 metres below the main ridge height of the Block D and is also set at the back of the building such that it is not overly prominent from the street. The privacy wall also appears to be subservient in scale and blends well into the approved design not adversely affecting the street scene.
31. The submitted Block D – Plans & Elevations drawing number 1820 84C indicates an additional 1 metre high glass balustrade separating the terrace area from the rest of the roof at Block D. The glass balustrade appears to be subservient in scale and matching this serving another terrace space serving the Flat D3, which was granted in the original approval.
32. Given the above, the proposed brick wall is not considered overbearing or out of scale when compared to the approved scale and massing of Block D. Furthermore, the proposed terrace area serving flat D3 would not affect agreed solar PV panel provision, as the approved drawing number 1820 CO07-5B shows PV panels set on the roof above flat D3.
33. Overall, the proposals would not alter the original permission to a degree that would be harmful to the character and appearance of the area and is in line with planning policies CS21, CS41 of the Core Strategy and policies 4:25 and 6.10 of the District Wide Local Plan, which in part, require development to complement and respect the character of neighbouring development, ensure that development is of high quality and to be of good design.

#### Amenities for future occupiers

34. The proposed works would not alter the originally approved number of units nor their internal floor layout within the wider site setting. The proposed terrace space would further improve the quality of amenity space serving Flat D3.
35. Given the above, it is considered that the proposed works would comply with provisions of policy 6.10 of the Bournemouth District Wide Local Plan 2002, policies CS21 and CS41 of the Bournemouth Local Plan Core Strategy 2012, Part 3 of the Residential Development – A Design Guide SPG 2008 (the Design SPG) and Residential Development: A Design Guide.

#### Impact on neighbouring properties

36. The proposed works would not affect the footprint of the originally approved building. There will not be any material alterations to the fenestration arrangements. The proposal relates to the (already erected) 5 metres long and 1.8 metres high solid brick wall along the north facing, which is subject of the

current application. The proposed wall, as well as the proposed additional outdoor amenity space serving Flat D3, requires planning assessment in terms of their potential impacts upon neighbouring properties.

37. The privacy wall is set opposite the rear of No. 35 St Catherine's Road. Such arrangement would result in a loss of some sea views directly to the rear from the first-floor windows and roof terrace, which is regrettable although not a material planning consideration. The proposed privacy wall is set approximately 7 metres away from the nearest rear facing windows, which are at ground floor level and mostly obscure glazed. The proposed wall is approximately 10 metres from the rear of the first-floor conservatory structure at No. 35, which has an outdoor amenity space adjacent. However, assessment of the impacts of the privacy wall should not be disjoined from the overall scale and massing of the approved Block D. The privacy wall although creating additional bulk and mass directly to the rear of this property is seen as a subservient addition in the context of the overall scale of the building. Given the distance of 7-10 metres, it would be unlikely to cause adverse loss of light to No. 35 to an extent which would warrant a planning refusal and neither would it be overbearing.
38. The privacy wall would not lead to a loss of privacy. In fact, the role of such wall is to protect privacy between the application site and nearest neighbouring amenities. Nuisance caused by residential activities at the proposed outdoor amenity space would be controlled by Environmental legislation. Councils must investigate complaints that could be considered as a 'statutory nuisance' and this is covered by the Environmental Protection Act 1990. The proposed roof terrace, as a residential use is in planning terms not considered to be incompatible with other residential uses.
39. Other residential properties that may be affected by the proposed terrace area are flats with their balconies facing a seafront at No. 37 St. Catherine's Road. However, those flats are set at the angle to the application site, located in excess of 30 metres away and for these reasons these neighbours are not considered to be affected in terms of loss of light or privacy.
40. Overall, some modest visual impact is recognised to 35 St Catherine's Road, but it is not considered to be materially harmful. As such and on balance, the relationship between the development and the adjacent residential properties would not result in a material loss of privacy, or have an overbearing impact and the proposal would therefore comply with Policies CS21, CS41, saved LP Policy 6.10 with regards to protecting the amenities of neighbouring uses.

#### Highways/Parking

41. Proposed alterations to the approved scheme include fenestration changes to the eastern elevation of Flat D3 and the construction of a first-floor privacy wall and roof terrace for said flat, all of which have no material impact upon highway matters.
42. Consequently, the Local Highway Authority have no objection to the variation of condition Nos. 1 and 8 of the approved scheme to change the approved plans list to reflect the proposed changes. The proposed works would therefore comply with planning policies CS16, CS17, CS18 and CS41.

## Biodiversity Net Gain (BNG)

43. The Biodiversity Net Gain (BNG) requirement in England became effective on 12 February 2024, compelling all planning permissions to positively impact biodiversity. The BNG requirement means that, for all planning applications made after 12 February 2024, every planning permission will have a BNG Condition attached. This condition requires a Biodiversity Gain Plan to be submitted and approved by the Planning Authority prior to commencement of the development (Paragraph 13 Schedule 7A TCPA 1990). The biodiversity gain objective/condition is met if the development increases the biodiversity value of the site by at least 10%, relative to the pre-development value of the onsite habitat, this percentage subject to change by the Secretary of State.
44. However, exemptions apply to certain development. Those could be developments below a de minimis threshold and applies to development that does not impact a [priority habitat](#) and impacts less than 25 square metres (e.g. 5 metres by 5m metres) of non-priority onsite habitat (such as modified grassland) or 5 metres for non-priority onsite linear habitats (such as native hedgerows). This exemption is designed to ensure that BNG does not apply to either very small-scale development or development which does not impact habitat, through loss or degradation within the red line boundary.
45. It should be noted that biodiversity net gain does not apply to section 73 permission where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024. Therefore, in case of the current application no BNG is required as the application for the original permission ref. 7-2021-28119 was made on 3<sup>rd</sup> March 2023.

## Legal agreement

46. The original legal agreement included contributions towards affordable housing, as well as Heathlands contributions. The planning obligations contained within the S106 legal agreement have not been fully covered by the applicant at the time of writing this report. On 5<sup>th</sup> December 2025, the applicant confirmed that the Heathlands SAMM and SNCI Contributions have been paid (Heathlands - £7,008.00 plus £350 admin fees; SNCI - £10,187.75).
47. As per clause 9.10 of the legal agreement, in the event that a Section 73 Permission is granted this Deed shall apply to development pursuant to the Section 73 Permission as well as to development pursuant to the Planning Permission without the need for a further agreement to be entered into pursuant to Section 106 of the 1990 Act. Therefore, no changes are required to the original S106.
48. However, since approval ref. 7-2025-28119-C, Natural England have formally advised BCP that in the light of the significant evidence relating to recreational pressure on the New Forest designated sites, all new residential development within the zone of influence of the New Forest SAC, New Forest SPA and New Forest Ramsar will be required to secure appropriate mitigation. Such appropriate mitigation must enable the conclusion that development coming forwards will not lead to an adverse impact on the Integrity of the New Forest Designated sites.

49. The site lies within the 13.8km zone of influence of the New Forest National Park and will be required to secure appropriate mitigation. Such appropriate mitigation must enable the conclusion that development coming forwards will not lead to an adverse impact on the Integrity of the New Forest Designated sites.
50. The zone of influence defines where additional housing growth would trigger likely significant effects on the New Forest SAC/SPA/Ramsar from recreation and as such where mitigation would be required. In this instance, the application site is located within the zone of influence. As such, mitigation is required.
51. The contribution required for this site in this instance for 27 flats is £5,535, plus a £277 administration fee (£205 per flat, including flats plus 5% admin fee). The required mitigation will be secured through a legal agreement to overcome that issue and make it acceptable.

### **Planning Balance**

52. The proposed amendments are minor and are considered acceptable on balance. The proposed changes do not result in any detrimental impacts over and above the approved scheme. The scheme would not be harmful to the character and appearance of the area and it will not have a materially harmful impact on neighbouring residents. The proposals will be in keeping with other recent developments in the area, as well as with the original permission's condition requirements.
53. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the local area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

### **Recommendation**

#### **54. Conditional Permission**

**RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to:

1. satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on New Forest SAMMS by securing the payment of financial contributions; and
  - the following planning conditions (below)

**RECOMMENDATION II** - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

**RECOMMENDATION III** - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.

## **Section 106 terms**

- Financial contribution of £5,535, plus a £277 administration fee towards the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site.

## **Conditions**

### **1. Time condition**

The development hereby permitted shall be begun before the 3<sup>rd</sup> March 2026. Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans, except insofar as they include indicative details:

- Foundation Strategy drawing number 0000 TEC V0 00 DR S 0100;
- Location and Block Plan 1820 70 rev. B;
- Site Plan drawing number 1820 71;
- SITE PLAN SHOWING ROOF PLAN drawing number 1820 72 rev. D;
- BLOCK A PLANS AND ELEVATIONS drawing number 1820 73 rev. B;
- BLOCK B PLANS drawing number 1820 75 rev. A;
- BLOCK B PLANS drawing number 1820 76 rev. A;
- BLOCK B ELEVATIONS drawing number 1820 79;
- Ecology drawing number 1820 93;
- Drainage Layout compressed drawing number C1539\_100 rev. P4;
- Landscape Proposals drawing number PA-2356-1F;
- Living wall proposals drawing number PA-2356-3A;
- BLOCK A PLANS AND ELEVATIONS drawing number 1820 74 rev. D;
- BLOCK D PLANS AND ELEVATIONS drawing number 1820 84 rev. C;
- BLOCK B ELEVATIONS compressed drawing number 1820 77 rev. D;
- BLOCK B ELEVATIONS drawing number 1820 78 rev. A;
- BLOCK C FLOOR PLANS drawing number 1820 80 rev. B;
- BLOCK C FRONT AND REAR ELEVATIONS compressed drawing number 1820 81 rev. C;
- BLOCK C SIDE ELEVATIONS drawing number 1820 82 rev. A;
- BLOCK C SIDE ELEVATIONS drawing number 1820 83 rev. A;
- STREETSCENE compressed drawing number 1820 85 rev. C;
- Comparative - Elevations E drawing number 1820 10;
- Comparative - Elevations S/ N-E drawing number 1820 20;
- Comparative - Elevations E drawing number 1820 30;
- Comparative - Elevation N drawing number 1820 40;
- Lighting Plans Block A drawing number 1820 01;
- Lighting Plans Block B drawing number 1820 02;
- Lighting Plans Block C drawing number 1820 03;
- Lighting Plans Block D drawing number 1820 04;
- SITE PLAN Landscaping drawing number 1820 DOC 8C;

- MATERIALS drawing number 1820 CO07-01;
- Details of built-in features for nesting birds and bees drawing number 1820 CO07-02 rev. A;
- Details of built-in features for nesting birds and bees 1820 CO07-03;
- Details of built-in features for nesting birds and bees 1820 CO07-04;
- Details of built-in features for nesting birds and bees 1820 CO07-05 rev. B.

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

### **3. On site working hours**

Works, deliveries and servicing undertaken in relation to implementation of the development hereby permitted shall only take place between the hours of 08:00 – 18:00 Monday to Friday, and 08:00 – 13:00 on Saturdays. No works, deliveries or servicing shall take place on Sundays and Public/Bank Holidays.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

### **4. Land stability Report**

The development hereby permitted shall be carried out in accordance with the recommendations contained within Section 5.0 of the submitted Slope Stability Report prepared by BE Willis Partnership and the Geotechnical Design Report and Foundation Strategy by Thorpe Engineering Consultants. Ref. 23214-GDR dated 18/12/2024.

Reason: To comply with Policy 3.25 and avoid adverse effect upon the cliff stability.

### **5. Contamination**

Prior to first occupation, a phased risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) (or equivalent British Standards and Model Procedures if replaced). The contamination risk assessment shall be submitted to, and approved in writing by the local planning authority. including the following components: Phase 3: a remediation strategy, validation plan, and monitoring plan. The validation plan shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall then be implemented in accordance with approved risk assessment.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

## **6. Unexpected contamination**

Any unexpected contamination that is found during the implementation of the development hereby permitted shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

## **7. Detailed specification of the materials**

The development hereby permitted shall only be constructed of materials the details of which are set out in approved plan reference 1820 CO07-01.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **8. Landscaping scheme**

The development hereby permitted shall strictly comply with landscaping and lighting proposals as set out in approved plans of the original permission ref. 7-2025-28119-C:

- Landscape Proposals drawing number PA-2356-1F;
- Living wall proposals drawing number PA-2356-3A;
- SITE PLAN Landscaping drawing number 1820 DOC 8C;
- Details of built-in features for nesting birds and bees drawing number 1820 CO07-02 rev. A;
- Details of built-in features for nesting birds and bees 1820 CO07-03;
- Details of built-in features for nesting birds and bees 1820 CO07-04;
- Details of built-in features for nesting birds and bees 1820 CO07-05 rev. B.
- Lighting Plans Block A drawing number 1820 01;
- Lighting Plans Block B drawing number 1820 02;
- Lighting Plans Block C drawing number 1820 03;
- Lighting Plans Block D drawing number 1820 04;

The approved landscaping scheme shall then be implemented in accordance with the approved timetable and shall thereafter be maintained in accordance with the approved plan.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **9. Drainage scheme**

Prior to the first occupation of the development hereby permitted, the drainage scheme detailed within the Surface Water Drainage Report Rev.P1 Ref. C1539 and shown on plan C1539-100-Rev.P4 shall be fully implemented. The scheme shall thereafter be maintained in accordance with the details set out within the Surface Water Drainage Report.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

## **10. Bat-sensitive external lighting strategy**

This application should fully comply with details agreed with the LPA as per formal discharge letter dated 8 December 2025.

Reason: to be compliant with National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity"; policy CS30 "enriches biodiversity and wildlife habitat".

## **11. Energy Strategy**

This application should fully comply with details agreed with the LPA as per formal discharge letter dated 8 December 2025.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with the requirements of Policy CS2 of the Core Strategy.

## **12. Visibility splays**

Prior to the first occupation of the development hereby permitted the visibility splays shown on the approved plans shall be cleared/excavated to a level not exceeding 0.6 metres above the level of the adjacent carriageway. The splays shall thereafter be maintained and kept free from all obstructions.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **13. Cycle stores, vehicular parking and turning spaces**

Prior to the first occupation of each of the blocks hereby permitted the related cycle stores and vehicular parking and turning spaces shown on the approved plans shall be completed and made available for the storage of cycles, and the parking and turning of vehicles respectively. The cycle stores and vehicular

parking and turning spaces shall thereafter be retained and kept available for such uses at all times.

Reason: In the interests of promoting sustainable development and active travel including the cycling mode of transport, in accordance with Policy CS18 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

#### **14. Refuse Management Plan**

This application should fully comply with details agreed with the LPA as per formal discharge letter dated 8 December 2025.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities, and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

#### **15. PV panels**

Notwithstanding the approved plans, prior first occupation the proposed solar panels shall be laid flat on stub legs/rail system and permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

#### **16. Bin store location**

This application should fully comply with bin store details serving Block A as shown on the approved drawings number 1820 71; 1820 73B; and 1820 74D of the original permission ref. 7-2025-28119-C. The agreed location shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

#### **17. Panels**

Notwithstanding the approved plans, within 3 months from granting this permission, details of the decorative, perforated panels to be provided shall be submitted to and approved in writing by the Local Planning Authority. The location for the panels shall be agreed and then thereafter the panels shall be provided, maintained and retained in the agreed location unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **18. Living Wall and Brown Roof Scheme**

Notwithstanding the approved details, a scheme for the proposed Living Wall on the site frontage and Brown Roof on Block A shall be submitted to and approved in writing by the Local Planning Authority. Both the Living Wall and Brown Roof shall be implemented as approved prior to first occupation of the development and thereafter be maintained and retained for the lifespan of the development.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

### **Informative Notes:**

#### **1. Informative Note: No Storage of Materials on Footway/Highway**

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

#### **2. Highway and Surface Water/Loose Material**

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

#### **3. Informative Note: Dropped Kerb**

The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. A Section 171 (Highways Act 1980) requires the proper construction of will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. A section 171 (Highways Act 1980) licence application form is available within the Roads and Transport section of the council's website ([www.bcp council.gov.uk](http://www.bcp council.gov.uk)).

#### **4. Informative Note: Kerb and Footway Re-instatement**

As a consequence of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. Normally the Highway Authority will undertake this work at the expense of the applicant although on occasion there might be instances where the applicant under supervision can undertake this work. A Section 171 (Highways Act 1980) licence application form is available within the Roads and Transport section of the council's website [www.bcp council.gov.uk](http://www.bcp council.gov.uk).

## **5. Informative Note: Streetworks**

Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or [streetworks@bcpcouncil.gov.uk](mailto:streetworks@bcpcouncil.gov.uk) to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

## **6. Informative Note: Car Parking Permit Restriction**

The applicant should note and inform future residents that they may be excluded from being able to purchase permits associated with parking permit schemes controlled by the Council in the area. This is to reduce the impacts from the development due to the lack of car parking provision being proposed and to encourage sustainable modes of travel amongst future residents.

## **7. Informative: BNG – Approval not required**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant”.

### **Statement required by National Planning Policy Framework**

In accordance with paragraph 39 of the NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.  
In this instance: the applicant/agent was updated of any issues after the initial site visit, the applicant/ agent responded by submitting amended plans, which were found to be acceptable, and permission was granted.

P/25/04045/COND R

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

# Appropriate Assessment

Applicable to development in Bournemouth Local Plan area

Application Ref: P/25/04045/COND

Address: Southbourne Crossroads Car Park Southbourne Coast Road Bournemouth BH6 3NH



**Site Proposal:** Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking.) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective)).

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) as the competent authority 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;
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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:
<ul style="list-style-type: none"><li>• Dorset Heathlands SPA</li><li>• Dorset Heathlands Ramsar</li><li>• Dorset Heaths SAC</li><li>• Dorset Heaths (Purbeck &amp; Wareham) &amp; Studland Dunes SAC</li></ul>	BCP (Bournemouth, Christchurch & Poole) <sup>1</sup>	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 have already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, and the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, along with the underpinning evidence base and plan level HRA work.

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

• New Forest SAC • New Forest SPA and Ramsar	BCP	Yes	The proximity of urban development and its related effects including recreational pressures, 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 New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
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Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife 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 three strategic mitigation schemes set out above.

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

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

### Impact: Addition 10 flats/ 1 house

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	£527 per house/ £360 per flat	✓	N/A
		SANG/HIP	Two Riversmeet SANG and other HIPs projects	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.
The New Forest Strategic Access and Management Plan (October 2023); the draft New	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research;	£300 per dwelling	ü	A payment of £5,535, plus a £277 administration fee towards strategic access management, education and monitoring.

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Forest Access Management & Monitoring (SAMM) Strategy (October 2024)			In perpetuity mitigation and funding			

Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **Yes**

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

Have the proposed mitigation measures in Table 2 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 or by any other suitable means 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	✓	n/a	N/A
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes Mitigation secured via S106 Agreement

## 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.**

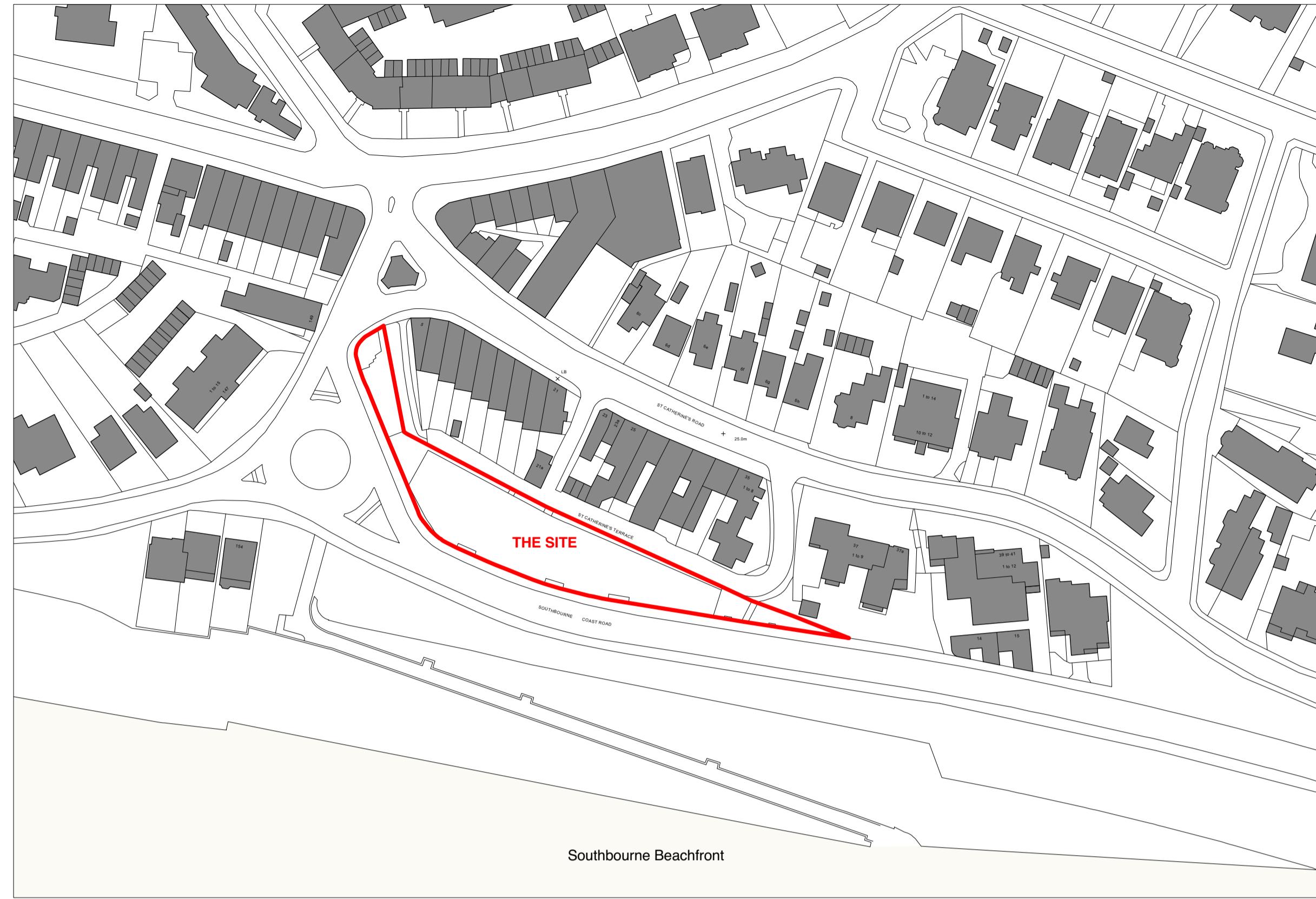
## Signatures

Case officer signature *Piotr Kulik*

Date 04/02/2026

Sign off signature: S Gould

Date : 5/2/26



Location Plan  
Scale 1:1250 @A1 / 1:2500 @ A3



Application Site - View 1



Application Site - View 2



Block Plan  
Scale 1:500 @A1 / 1:1000 @ A3



rev:  
A\_2025.07.24\_Red line revised, substation added, Block A bin store  
moved\_ES  
B\_2025.08.21\_NMA Application\_NA

Drawn By : ES Checked By : DJ

## Southbourne Cross Car Park, Southbourne

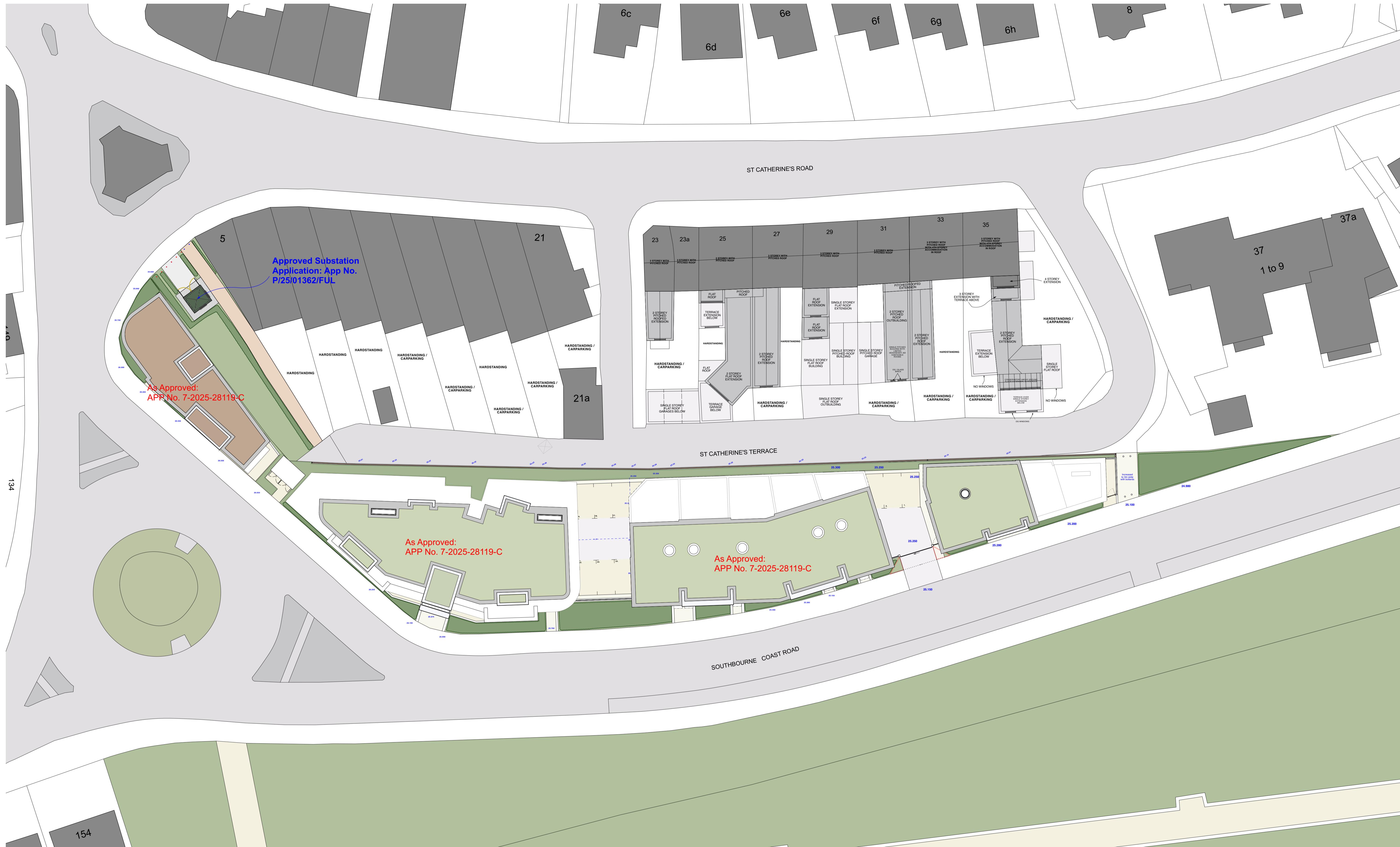
Location & Block Plans

1820 70B

davidjames architects & partners ltd

tel: 01202 755633

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Site Plan - showing roof plan

Scale 1:250 @A1 / 1:500 @ A3

10m

1 2 3 4 5

10m

rev: A 2025.02.05 Brown roof added to Block A\_ES  
 B 2025.03.14 Block A lift overrun position corrected\_ES  
 C 2025.07.24 Substation added, Block A bin store details\_ES  
 D\_2025.08.21\_NMA Application\_NA

dja.

Drawn By : ES Checked By : DJ

Southbourne Cross Car Park, Southbourne

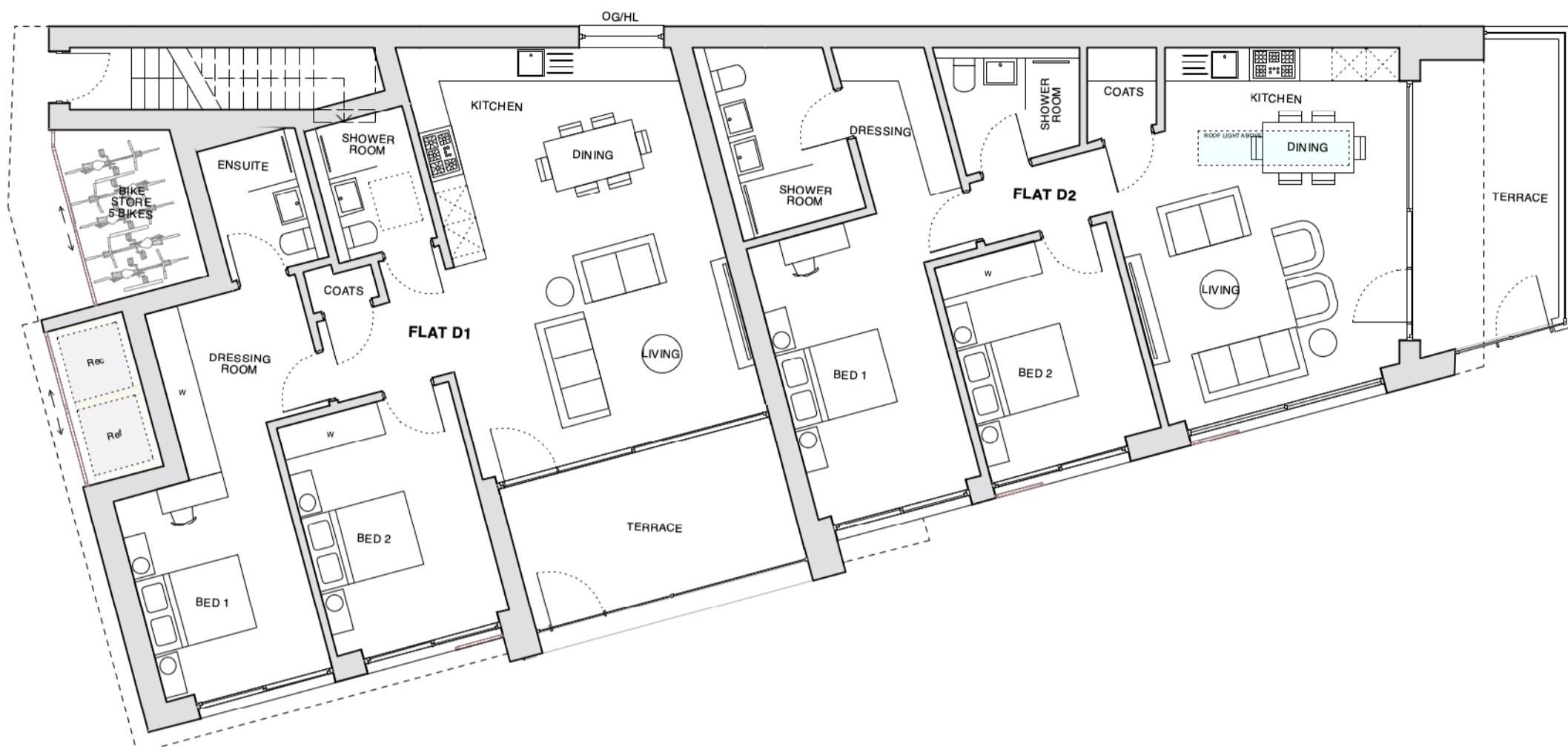
Site Plan - showing roof plan

1820 72D

davidjames architects & partners ltd

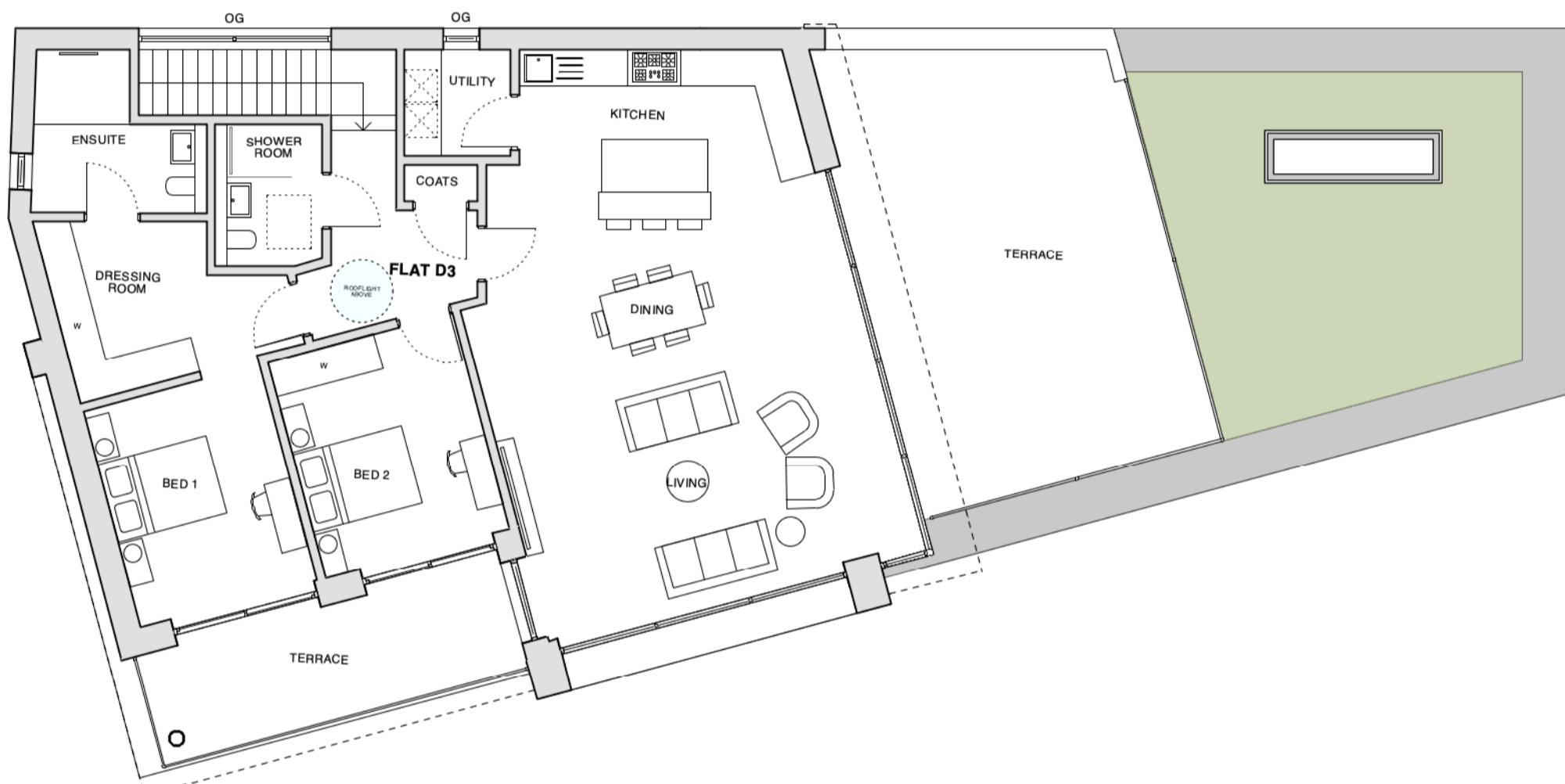
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Ground Floor Plan

Scale 1:100 @A1 / 1:200 @ A3



First Floor Plan

Scale 1:100 @A1 / 1:200 @ A3

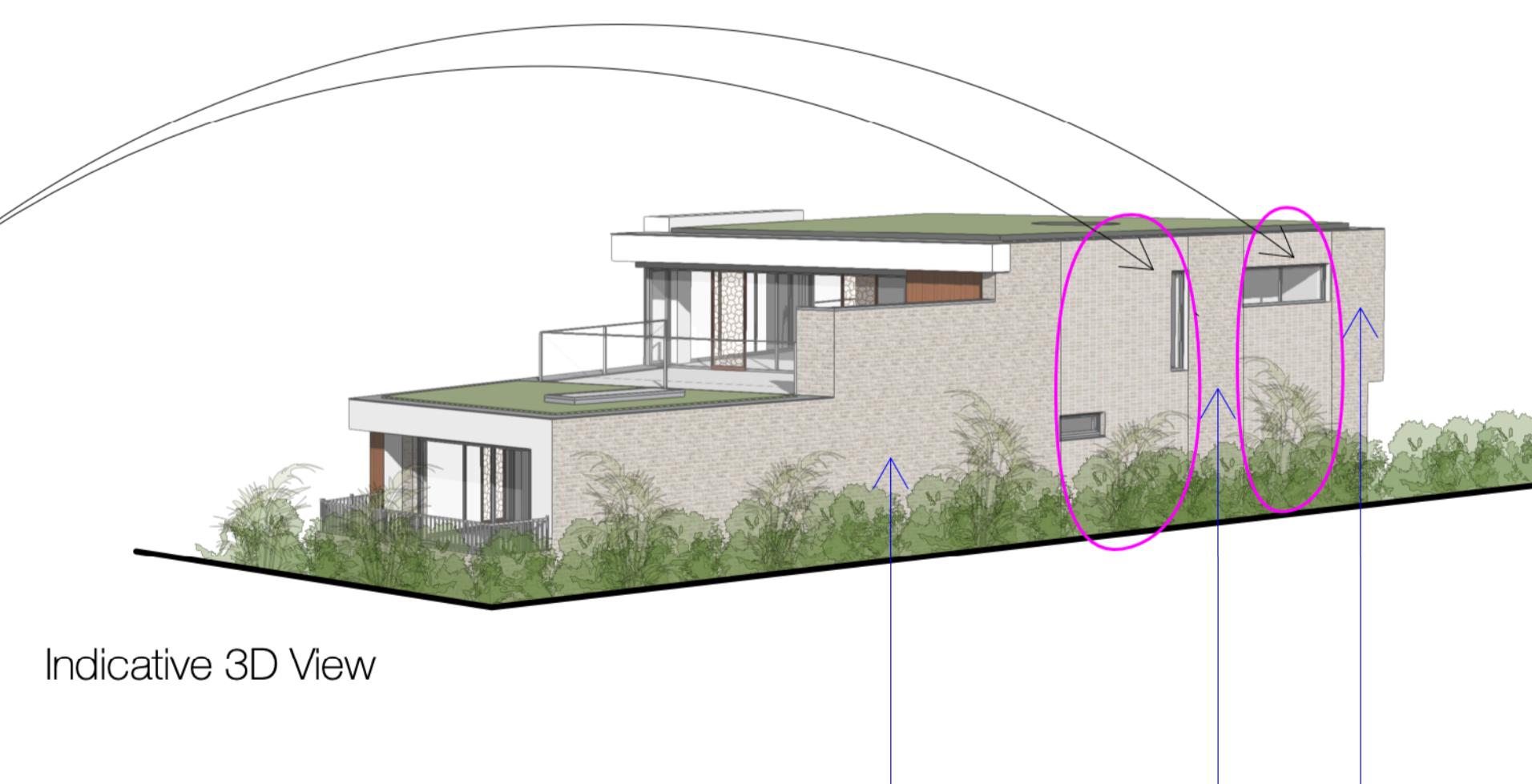
135



Stack bond brickwork



Stretcher bond brickwork



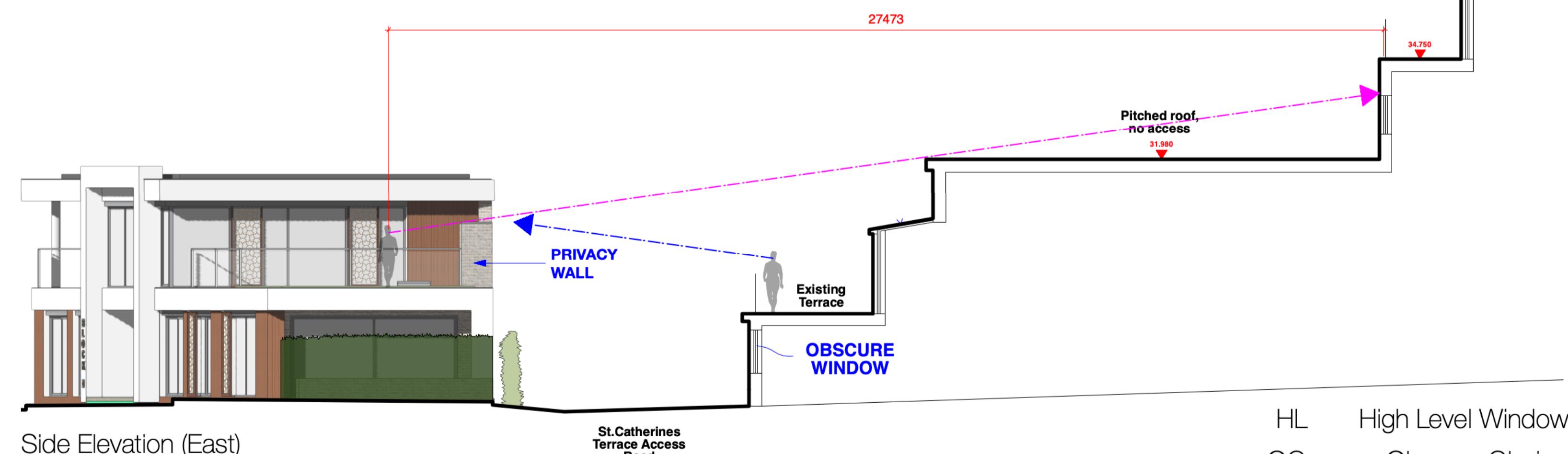
Indicative 3D View

## BLOCK D

1 2 3 4 5 10m

SOUTHBOURNE COAST ROAD

Side Elevation (East)  
Scale 1:100 @A1 / 1:200 @ A3



HL High Level Window

OG Obscure Glazing

\* Obscure Glazing

Front Elevation (South)  
Scale 1:100 @A1 / 1:200 @ A3



Back Elevation (North)  
Scale 1:100 @A1 / 1:200 @ A3



Side Elevation (West)  
Scale 1:100 @A1 / 1:200 @ A3

Indicative 3D View

Scale 1:100 @A1 / 1:200 @ A3

rev: A\_2025.02.14\_Brick pattern added to rear elevations hedge.  
raised\_ES  
B\_2025.03.31\_Brick pattern detail added\_ES  
C\_2025.07.24\_Screen wall added\_ES

dja.

Southbourne Cross Car Park, Southbourne

Drawn By : KVP Checked By : DJ

Block D - Plans & Elevations

1820 84C

davidjames architects & partners ltd

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