

Planning Committee



| | |
|---|---|
| Application Address | Land South of Gillett Road, Talbot Village, Poole, BH3 7AH |
| Proposal | Major hybrid application for: Full application for the construction of a new 11,606 sq. metre Nuffield Health Hospital with provision of access, servicing and car parking, cycle and pedestrian provision and landscaping, Outline planning application for the provision of 13,394 sq. metre of employment, healthcare and university-related floorspace, including ancillary uses and a Growing Hub, and Change of Use of 12 hectares of grazing land to create a Heathland Support Area for the lifetime of the Innovation Quarter. |
| Application Number | APP/22/01455/F |
| Applicant | The Right Hon. Nicholas Ashley Cooper and Mr Ian Ford |
| Agent | Intelligent Land and Luken Beck |
| Ward and Ward Member(s) | Talbot and Branksome Woods Councillor Philip Broadhead, Councillor Matthew Gillett and Councillor Karen Rampton |
| Report status | Public Report |
| Meeting date | October 2023 |
| Summary of Recommendation | Grant in accordance with the details set out below, subject to conditions and S106 Agreement |
| Reason for Referral to Planning Committee | The application is a strategic major scheme and it generated 751 comments (347 in favour and 396 against the proposal), triggering more than 20 representations against the Officer's recommendation, within 1 mile of the application site (in accordance with provisions of para 2.2.8 of Part 3 of the Constitution) |
| Case Officer | Monika Kwiatkowska |

| | |
|----------------------------------|--|
| Is the proposal EIA Development? | Yes |
| Papers attached to this report | <p>Papers attached are listed within Condition 5 PL01 Plan Compliance, with the addition of the following three reports:</p> <ul style="list-style-type: none"> • Environmental Statement Appendix 10-2 – Air Quality Assessment (Innovation Quarter). Prepared by Phlorum Limited. 20 October 2022. • Environmental Statement Appendix 11-2 – Noise Assessment Innovation Quarter. Prepared by AECOM. Received 20 October 2022. • Soils Report. Prepared by Agrii. Received 25 January 2023. |

Description of Proposal

1.1 Planning consent is sought for a major hybrid application for:

- the construction of a new 11,606m² Nuffield Health Hospital with provision of access, servicing and car parking, cycle and pedestrian provision and landscaping (full application),
- the provision of 13,394m² of employment, healthcare and university-related floorspace, including ancillary uses and a Growing Hub, (Outline planning application with all matters reserved) and
- change of use of 12 hectares of grazing land to create a Heathland Support Area for the lifetime of the Innovation Quarter (full application).

1.2 The application is supported by an Environmental Statement (ES), in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The applicant has scoped the following matters within the Environmental Statement:

- Construction methodology
- Climate change
- Ecology
- Socio economics
- Water environment
- Air quality
- Noise
- Lighting
- Ground conditions

- Transport

Description of Site and Surroundings

- 1.3 The application site is surrounded by urban development to the south, north, east and west and is also adjacent to the Talbot Heath.
- 1.4 Bournemouth University and the Arts University Bournemouth (AUB) campuses are located to the north of the site (within the TV1 land allocation, as defined by Policy PP21 of the Poole Local Plan).
- 1.5 The application site is located on the land currently occupied by Highmoor Farm, which is located south of Gillett Road and the university campuses. The site is 24.9ha in size, of which 8.3ha are proposed to accommodate the Innovation Quarter, 4.6ha would be allocated for the Nuffield Hospital (TV2 land allocation) and 12ha of land would be allocated for the Heathland Support Area (TV3 allocation).
- 1.6 The site is currently accessed off Highmoor Farm, with pedestrian access from adjacent residential development leading to the Talbot Heath. Purchase Road provides a vehicular access to the western side of the site, but not directly within it.
- 1.7 The site itself is not covered by any planning or environmental designations, however the majority of the adjoining land, Talbot Heath, is afforded ecological protection (SSSI, SPA, SAC, Ramsar and SNCI). As such, the adjoining area has been recognised as being of local, national and European wildlife importance.

Relevant Planning History

Land at Highmoor Farm, Purchase Road

2020 – Planning permission was granted for a conversion of agricultural barn to digital exchange building including alterations to form three doorways – Ref: APP/20/00095/F

2021 – Planning permission was refused at Planning Committee for the change of use of agricultural land to provide a 12-hectare Heathland Support Area, in accordance with Policy PP21 of the adopted Poole Local Plan – Ref: APP/21/00098/F

Reason for Refusal:

1. The proposed scheme would result in the over-intensification of public access to the area, which would, in turn, cause significant material adverse impacts upon the site and the adjacent heathland. Insufficient evidence has been provided to ascertain that the proposed development would satisfactorily protect nearby designated habitats. It is further considered that the current proposal may prejudice future delivery of development in the vicinity. The proposal is therefore contrary to the provision of Policies PP24(1), PP25 and PP32 of the Poole Local Plan and paragraph 50 of the NPPF (July 2021).

Constraints

- 1.8 The site itself is not designated, however the majority of the adjoining land is afforded ecological protection - Site of Special Scientific Interest (SSSI), Special

Protection Area (SPA), Special Area of Conservation (SAC), Ramsar and Site of Nature Conservation Interest (SNCI).

- 1.9 The application site is located close to (but outside of) the Meyrick Park and Talbot Woods Conservation Area, the boundary of which forms the eastern boundary of the site along Dulsie Road and East Avenue. There are several listed and locally listed buildings within these Conservation Areas.
- 1.10 The application site is also close (but not within the boundary of) to the Scheduled Monument, Fern Barrow, which is located south of the boundary of the site, within the designated heathland.

Public Sector Equalities Duty

- 1.11 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

- 1.12 In accordance with section 40 of the 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.
- 1.13 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.
- 1.14 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.
- 1.15 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.
- 1.16 With respect to any listed buildings or other land affecting the setting of designated heritages assets (including Conservation Areas), special attention shall be paid to

the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses – Section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.17 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

- 1.18 Details of the consultation responses will be provided in each relevant section of the report. For the purposes of summarising the outcomes, the consultation responses received from the statutory consultees have been set out below.
- 1.19 Internal and external consultation exercises were carried out initially on 12 December 2022 – 1 January 2023, with re-consultations between 26 April 2023 – 23 May 2023 and 18 May 2023 – 18 June 2023. A final re-consultation was undertaken on 15 August 2023 with an end date of 14 September 2023.
- 1.20 It should be noted that the responses below provide the latest position of the consultee comments, as there have been a range of amendments and additional information has been provided throughout the duration of the application which have meant that there have been various changes to viewpoints of some consultees. However, although this section primarily summarises the latest position of the consultees, regard has been had to all responses received for the purposes of preparing the report. The comments received from each round of consultation carried out are available to view on the Council's public website.
- 1.21 Summaries of the final consultation outcomes are therefore set out below:

BCP Planning Policy Team – support – support the principle of the proposed scheme due to its compliance with Policy PP21. Comments were received advising of the site's continuous and strategic importance to the Council's employment land supply.

BCP Urban Design Officer –support subject to conditions – conditions required securing implementation of the submitted details for Nuffield Hospital, conditions controlling the location of the benches and footpaths (and others) for the HSA proposal. General comments have been provided for the outline part of the scheme. Suggestions for improvements to the site's layout and landscaping for the outline element of the proposed scheme have been provided as well.

BCP Conservation Officer – Comments received identifying harm to the setting of the Scheduled Monument through loss of openness of land, harm to the significance of listed buildings within Talbot Village Conservation Area and harm to the significance of the Talbot Village Conservation Area. The need to weigh the public benefits of the proposal against the identified harm was raised.

BCP Economic Development Team – support - the proposal will promote economic growth in the region and is in compliance with the objectives of the Poole Local Plan 2018.

Dorset Local Enterprise Partnership (DLEP) – support - the proposal will promote economic growth in the region.

BCP Highway Authority – support subject to conditions – conditions required on Highway matters, securing of appropriate sustainable travel mitigation contributions/travel plan measures, securing of parking review mitigation contributions, securing highway improvement works as part of a S278 agreements (works outlined in the Technical Note Version 4 dated 10/7/2023 prepared by AECOM). To be delivered prior to the proposed buildings coming into use. Works to be secured by S106, S278 and S38 agreement including adoption of the north -south cycle /pedestrian route.

BCP Flood Risk Authority – support subject to conditions – the drainage system is designed to take run-off from the hospital site and IQ. Any drainage capacity not absorbed by the hospital will be required to be met within the IQ capacity, therefore there should be scope for amending the design of the IQ to overcome this.

BCP Rights of Way Officer – support subject to conditions - conditions required securing the details of the proposed footpaths and improvements to the rights of way in the area.

BCP Waste Collection Authority – support subject to conditions – conditions required securing details of waste management plan. Inclusion of bin location details and the approach to fly-tipping are welcomed.

Natural England – support subject to conditions - supports the proposal in light of amendments, subject to conditions and minor modifications as discussed.

BCP Biodiversity Officer – support subject to conditions – supports the proposal including the mitigation for the HSA, subject to conditions.

Dorset Wildlife Trust – support subject to conditions - supports the proposal in light of amendments, subject to conditions and minor modifications, as discussed.

Royal Society for the Protection of Birds – support subject to conditions – support in view of the updated HSA Management Plan and subject to relevant conditions.

Amphibian and Reptile Conservation – support subject to conditions – support in view of the updated HSA Management Plan and subject to relevant conditions.

Historic England – referred to the Ancient Monuments Inspector for the assessment of the impact on the Fern Barrow Scheduled Monument, as set out below.

Historic England, Ancient Monuments Inspector – support subject to conditions - the proposal will further impact on the setting of a historic barrow in the area, causing less than substantial harm at the lower end of the scale, which should be weighed against public benefits.

Senior Dorset County Archaeologist – support subject to conditions – the archaeological report is of an appropriate standard. Further recording of the ditch in trench 11 that is possibly part of a barrow and enclosure identified in trench 14 required to understand mitigation. A condition is required to ensure no works occur until a program of archaeological work, including fieldwork, post-excavation work and publishing of the results is undertaken.

BCP Greenspaces Development Team – support subject to conditions – conditions required dealing with contributions and management of the HSA and support for comments from the Biodiversity Officers

BCP Environmental Health (air quality) – support subject to conditions – conditions are required including details being provided regarding the technical specifications of the generator (including emission rates, exhaust velocity, stack height etc) are submitted to the LPA, when known, along with a further review of the AQA conclusions in relation to the stated specifications of the standby generator.

BCP Environmental Health (noise) – support subject to conditions – conditions required securing the submission of CEMP, Noise Impact Assessment, Traffic Noise Impact Assessment, restriction of hours of construction and details of the generator to be installed on site.

BCP Environmental Health (land contamination) – support subject to conditions – conditions required to ensure provision of further technical information.

BCP Arboricultural Officer – support subject to conditions – proposed species palette and tree pit design is acceptable, condition required to ensure longevity of trees to be planted

BCP Policy Officer (renewable energy and BREEAM) – support subject to conditions – conditions required securing the implementation of the submitted details. Comments on the outline proposals and principle of development were also received.

Dorset Council Development Management Team – acknowledged the application, no further comments were received subject to compliance with BCP local policies.

Environment Agency – support subject to conditions – conditions required securing the submission of CEMP. No further comments on additional information provided. Comments dated 17 August have no further comments to make and response given on 11 January remains relevant.

Wessex Water – no objection was raised. Advice with regards to surface water and foul drainage has been received.

The Royal Bournemouth Hospital - supports the proposal, as it would provide accessible healthcare and state of the arts facilities to the local community in times of increased demand for health facilities both in public and private sectors. The proposal would provide the necessary services and treatments that would be beneficial for all.

University Hospitals Dorset NHS Foundation Trust – supports the proposal as it is a much-needed development.

Bournemouth Nuffield Hospital – supports the proposal as it would benefit the community and the staff greatly. The existing building is very tired and no longer able to cope with the increasing demands and pressures put on all resources. A new built facility would also support the needs of the local NHS services which are under great strain. The proposal would also offer better parking facilities for the staff, patients and visitors.

Arts University Bournemouth – supports the proposal, as it would support the aims of the universities, support growing businesses in the area, improve the sustainable travel in the area and provide carbon neutral development.

Bournemouth University – supports the proposal, as it would enable development of businesses in the area, in line with the specialities of the nearby universities, delivering economic, cultural and environmental improvements to the area.

Health and Safety Executive – the proposed scheme does not fall under the remit of planning gateway and it does not constitute relevant building. No further comments were offered.

Dorset Ramblers – acknowledged the application and advised that it does not impact on the rights of way in the area.

Open Spaces Society – concerns were raised with regards to the proximity of the proposed buildings with the site, Fern Barrow and its adjacent public rights of way.

Representations

1.22 Overall, 751 comments of representation have been received with regards to the proposal. 347 were received in favour of the proposal and 396 against the proposal.

1.23 In addition to letters to neighbouring properties, 40 site notices were posted within the parameter of the site in a variety of locations on 02 December 2022 with an expiry date for consultation of 03 January 2023. Two further re-consultations took place, with the final re-consultation beginning on 15 August 2023 when 50 site notices were posted around the site in a variety of locations. This consultation ran until 14 September 2023.

1.24 The issues raised are summarised in the following sub-headings:

- Principle of development
- Impact on the character and appearance of the area
- Loss of Highmoor Farm
- Proposed hospital
- Proposed Innovation Quarter
- Social
- Economic
- Environmental
- Flooding
- Heritage
- Biodiversity
- Heathlands
- Climate change
- Design
- Archaeology
- Transport
- Amenity impacts

- Other
- Proposed alternative sites for the location of the Nuffield Hospital
- Procedural

The following comments were made under these sub-headings:

Principle of Development

- Last piece of green land between Bournemouth and Poole, there is no reason to use this land.
- The applicant should consider alternative brownfield sites for this development instead of destroying nature.
- The applicants did not consider alternative sites for their development.
- The farm provides educational opportunities for local children and it should be preserved.
- The land is not vacant, it is being used as a farm.

Impact on the character and appearance of the area

- The proposal is out of keeping with the character of the area.
- Overdevelopment of the area

Loss of Highmoor Farm

- The Farm provides respite from the noise and pollution from the surrounding roads.
- Farm provides local food produce which is environmentally friendly and stops the need to import.
- The proposal would destroy the vitality of the last working farm in the area, this should be preserved.
- Loss of valuable grazing land.
- Unique urban greenspace site - should be enhanced as a unique farm heritage site/city farm.
- The farmer at Highland Farm wishes to remain farming the land until he is too old to farm and should remain a community resource even if not the farm is not financially viable.
- Hicks Farm, Muscliffe has recently been lost.
- The removal of the farm would go against the spirit of the local area.
- The farm has been in operation since the 1800s.

Proposed hospital

- A new hospital is not needed. The existing provision in the area is sufficient and not struggling.
- The proposed scheme is for a private hospital, which is not affordable for the local residents and most people will not benefit from this. This form of development is discriminatory.
- The existing Nuffield hospital should be renovated rather than moved. No thought was given to renovation.
- The private hospital is contrary to the land designation.
- The proposal would enable the industrialisation of the area, which should not be supported.
- The provision of the private hospital is against the Talbot sisters' vision for the Village. Employment and housing should be provided for underprivileged residents in the area, rather than private options for healthcare.
- The proposals for any residential use in Talbot Village are not supported by the Talbot Village SPD due to the intensification of people staying in the area and as the proposed hospital would have patients staying overnight, this would be contrary to the SPD as well.
- All other Health Innovation campuses in the country are in the vicinity of NHS Hospitals, not private ones.

Proposed Innovation Quarter

- An 'innovation quarter' is not viable – there has been no viability statement provided and Bournemouth does not have the strategic location to support this.
- The Innovation quarter is not needed as people tend to work remotely or in hybrid arrangement therefore, they would not use the development as intended.
- The proposal does not comply with any criteria necessary to create a successful Innovation Health Hub
- Lack of vision for what types of businesses would operate from the Innovation Quarter – could be light industrial.
- The proposal involves building a Innovation Quarter employing 1770 workers on site, which is unacceptable and will harm the heathland.
- The proposed business units would be permanently empty.
- No evidence that Bournemouth University has research able to sustain a pipeline of spin out health businesses for the proposed Innovation Hub. The obvious location for this hub is adjacent to the maximum concentration of

clinical and patient activity at the Royal Bournemouth Hospital – extract from Knight Frank in Life Science Real Estate Journal.

Social

- Changes in lifestyle caused by Covid-19 pandemic would highlight the need for the farm and the heathland to be left in their current state to benefit the wellbeing of the local community.
- Antisocial behaviour impacts to the area of the 'recreational area' which is outside of routes patrolled by police.
- The proposal would overload the local GP surgery and dentists services.
- The GP surgery is not able to expand.

Economic

- This is a profit-making venture versus green space.
- The dwellings in the vicinity will be devalued as a result of this proposal.
- The commercial activities would have environmental impacts.
- The maintenance of the HSA would come from the public money, which is not acceptable.
- The proposal would only have a financial benefit to the applicant and the agent.
- The pandemic also caused the failure of huge number of businesses in the area, resulting in vacant premises within BCP area and the proposal should utilise these instead.
- Nuffield Health is a large organisation, and their income and expansion is being put ahead of the wellbeing of the residents.
- Employment and economic benefits of this site are grossly exaggerated

Environmental

- Bournemouth's character is from the value the town has in maintaining its natural landscapes within an urbanised area.
- One of only a few remaining green spaces within the town.
- The soil within the application site is not suitable for horticulture.
- The proposal would result in light pollution. The proposed cycle path would require lighting at night and this would not be supported.
- The proposed submission is disingenuous – it is not environmentally friendly at all.
- Failure to undertake EIA would be illegal, as it was concluded in high court case Cornwall County Council Ex parte Hardy & Gwennap Parish Council.

- Lighting Strategy fails to address the detrimental impacts that light and noise pollution will have on species that rely on a dark night-time environment.

Flooding

- The proposed surface water run off solution is not acceptable and lacking information.
- The site is at risk of flooding.
- Concerns about the surface water run off were raised.
- The proposal would be very close to Bourne stream.

Heritage

- The area is within the Conservation Area and therefore should be rejected.
- Plans irrevocably alter the nature of the area including conservation area.

Biodiversity

- Difficult to see how the plans would result in a 16% increase in biodiversity
- It is unclear as to what the proposal intends to offset against.
- The proposal would destroy bat habitat within the farm buildings.
- The increased use of the land would be detrimental to the biodiversity of the Talbot Heath.
- The application site should be left as an agricultural land.
- The proposal would result in introduction of many trees on site which would not be managed and will be overgrown taking light to residential gardens.
- The proposal would have an appearance of a parkland, which would not support the biodiversity of the site.
- Impacts on the SSSI and removing symbiotic benefits of the farm to bird life
- The submitted Soil Assessment Report identifies challenging conditions for the vegetable growing within the proposed community growing hub.
- The response to the EIA screening request given by Natural England is unacceptable, inaccurate and needs to be re-examined as the failure to do so would constitute mismanagement of the case.
- The applicants cannot provide evidence of the biodiversity net gain.
- The site has over 4000 species present including 5 of the 6 British reptile species and many endangered species
- The proposed biodiversity mitigation is not sufficient and inadequate in comparison to the biodiversity offered by the existing farm.

Heathlands

- The previous application to create HSA has been refused by Planning Committee – this application is not materially different and also should be refused.
- The HSA will not work in protecting Talbot Heath - Paths and cycle paths will increase footfall on Talbot Heath, opening it up to be used and commercial dog walkers will still use the HSA and heath.
- The proposal is too close to the SSSI protected land and will add additional pressure.
- The proposal within 400m of the heathland cannot be introduced as it would be contrary to the provisions of the Dorset Heathlands SPD.
- No footfall surveys were undertaken by the applicant to substantiate that the proposed HSA would relieve the pressure on the heathland.
- The Heathland Support Area Management Plan is not sufficiently precise, and it doesn't inspire confidence.
- The proposal would result in additional fire risks on the heathland.
- The proposal does not include a long-term guarantee of the management of the HSA
- The funding of the HSA and its management cannot be funded by BCP Council.
- Cannot trust TVT's pledge to manage the proposed HSA area as it is public knowledge that they do not currently manage their areas of heath
- The proposed HSA would not afford the same level of protection for the heathland as the existing farm.

Climate Change

- Any health development site needs to commit to net zero pledges.

Design

- Design lacks moral integrity, goes against key architectural principles.
- The proposed design of the hospital is unsympathetic.
- No detail provided as to how it will screen the residents of Dulsie Road.
- Out of keeping with the character of Talbot Woods.

Archaeology

- The proposal would impact archaeological findings in the area.
- There is Roman Road running through the application site.
- The findings from the archaeological report emphasise the need for more archaeological investigations in the area.

Transport

- The proposed scheme would exacerbate the traffic congestion in the area.
- The proposed cycle way on Alyth Road would be harmful to the biodiversity of the site and residential amenities of the neighbours. It is also not needed and replicates the cycle path running through the heathland.
- The proposal would not have sufficient parking provision.
- Lots of land will be used for car parking
- The access to the site will not cope with the additional traffic
- The proposed junction modelling is too narrow and it does not take the congestion of the adjacent roundabouts in account. The applicant should be requested to provide amendments to the Transport Assessment. The proposal should also include improvements to the Boundary Roundabout and Wallisdown Roundabout.
- The proposal should include the provision of new bus stops and new bus services to serve the local area and the proposed development. The existing bus services are not sufficient to sustain the proposed development and these services can be withdrawn in any case.
- Challenges for any patients requiring blue-lighting to major casualty units.
- Will be delays for emergency vehicles travelling on any route approaching the site
- The submitted Transport Assessment has been undertaken during covid and therefore it is not relevant to the current situation.
- The proposed footpaths and diversions of the existing ones are not explained in details and their diversions would be subject of statutory procedures which might not be granted.
- The proposed cycle path linked to Alyth Road is a precursor of residential development in the area.
- The public transport in the area is not adequate for the needs of the proposed development, especially during school holiday times.
- People visiting a private hospital will be wealthier and will not use public transport.
- The proposed cycle paths would not take away the vehicular access/parking pressures in the vicinity of the site. This is just masking the problem of congestion.
- The proposal would result in a proliferation of parking from university students, staff and visitors to the site in the residential areas surrounding the site.
- Traffic on Wallisdown Road is not decreasing.

- The rights of way map provided by the applicant differs from the map supporting Policy PP21 of the Poole Local Plan.
- Contravene of Highway Code rules 171 and 172 as vehicles on side roads at peak times can only access Wallisdown Road based on the goodwill of Wallisdown Road drivers and will be compounded by the proposed development.
- The Council is blasé about the traffic impacts of the development.
- The proposal would impact on the highway safety of the local school children.

Amenity impacts

- The proposal would generate further traffic to the area, affecting the safety of the residents and giving rise to increased noise.
- Many people supporting this do not live nearby and neither know the area or how it will be impacted by the proposals.
- The proposal would result in detrimental impact on mental and physical health (details unspecified).
- The proposal would be a precursor of residential and commercial development in the area, which is not acceptable for the residents.
- The visual amenity of the area would be destroyed by the presence of the kitchen extractors, chiller units and emergency generators), alongside noise from hospital waste management and delivery vehicles.
- Concerns over amenity impacts in terms of loss of light, privacy or other adverse impacts on neighbouring homes resulting from the scale and height of the proposal.
- Concerns over noise of ambulances on the area
- Destroying Talbot Village as a quiet place to live
- No impacts on noise levels available, especially at night – hospital incinerators and air conditioning will be a permanent noise that will cause impacts.

Other

- It is not NIMBYism to understand the worth of your local area and to stand up for it.
- Insufficient information regarding sewage, drainage and other utilities.
- Branksome East ward did not exist until 5 years ago.
- Permission for new robotic surgery development in Poole is struggling to obtain permission on an already existing suitable site. It is also not fair to

turn down planning applications for the doctor's surgery adjacent to the site but allow the development of a private hospital.

- There is nothing new in the documents that would overcome original objections.
- The proposal is against the values promoted by the royal family.
- The proposal would destroy the future of the Talbot Village children.
- Not what the Talbot Sisters would have wanted when they left this land for the good of the people.
- Talbot Village Trust are not good neighbours and caretakers of the Highmoor Farm and Talbot Heath.
- Support for points raised by Branksome and Talbot Residents Association
- Talbot Village is predominantly residential and there is no need to commercial development in the area.
- Does not comply with PP21 of the Poole Local Plan
- Arts University has already got a new three storey building on fields.
- The proposal is a step backwards.
- The proposed scheme should be submitted only when the proposals for any redevelopment in the area are approved, to allow fair assessment of the impacts and the proposed mitigation. As such, the proposal would be premature and therefore contrary to Policy PP21.
- The proposal does not offer any clear public benefit.
- The Council cannot manage their own car parks or grass verges.
- Local roads would need parking restrictions which would be unfair for residents.

Proposed alternative sites for the location of the Nuffield Hospital

- The proposal should be directed to re-use Barclays House.
- Unsustainable and unnecessary – should look at Bournemouth town centre buildings.
- There is a perfect plot of land at Wessex Fields that could accommodate a new Nuffield Hospital – this would enhance patient safety and preserve a well-loved green space.
- No justification why site at Wessex Fields adjacent to the Royal Bournemouth Hospital could not be used.
- Nuffield should expand in Lansdowne by replacing private homes.
- Unacceptable and lazy to be building on unused land when there are so many unused buildings in the area.

- The application site should be utilised as a relocation of Langside School instead.

Procedural

- Several comments received regarding transparency of benefits and favouritism within the Council.
- The evidence provided by the applicant is biased.
- The co-author of the Talbot Village SPD is the agent for this application and therefore there is a conflict of interest.
- The description of the proposed development is misleading as its aim is to facilitate industrialisation of the area. The residents are entitled to transparency.
- The public consultation undertaken by TVT was misleading and disingenuous as it failed to advise the proposal would enable the applicant to develop other land in the vicinity for the Innovation Quarter.
- Queries whether the relevant statutory consultees have been notified of this application were raised.
- Lack of appropriate neighbour notification process.
- The submission of a hybrid application is unreasonable as it does not allow the public to respond to all aspects of the proposal.

1.25 346 letters of support have been received with regards to this proposal, under the following topics:

- Support for hospital provision
- Support for innovation quarter
- Economic benefits
- Location
- Design

1.26 Key points raised are summarised as follows:

Support for hospital provision

- the proposal will add much needed and high-quality healthcare provision, an essential new facility.
- The existing hospital is too small.
- Will be closer to the rest of Dorset than the existing site

- the proposed hospital would relieve the pressures on the local NHS services.
- Demand for Nuffield services is increasing.
- Support for consolidated consultation and treatment facilities with parking and cycle access
- A wonderful extension to facility
- Other services have increased in the area, but hospitals haven't, so one is needed
- Support improved services.
- The current Nuffield Hospital site has outgrown its capacity and it is not modern enough to meet its requirements. The old premises are expensive to maintain due to rising costs and poor quality of the built form.
- The proposal would greatly assist post- Covid19 recovery plan for the area and unburden the NHS services.
- The proposal would aid the recovery and rehabilitation of the patients in the local area.
- The proposal would include teaching and research opportunities on site, including oncology, orthopaedics, radiology, haematology, ophthalmology, neuro-anaesthetics, gynaecology, paediatrics, cardiology, rheumatology and other services, as stated by professionals who individually supported the scheme.
- The proposal would allow greater collaboration between the private and public sector health services and the Universities to provide improved health services for the local population.
- The proposal would provide excellent working conditions for the healthcare professionals.
- Nuffield can do more good with more room to work and park
- All types of medical support services must be supported for expansion when all types of public health services are under heavy demand

Support for innovation quarter

- The proposal would allow further development of digital and high-tech jobs in the area, linked to the universities specialities and it would retain highly skilled graduates in the area.
- The proposal would bring significant and sustainable long term benefits to the local residents and the environment.
- The proposed scheme is well thought out and will support the vision for the area.

Economic benefits

- The proposal would retain the graduates in the region.
- the proposal would invest in local economy and create more jobs.
- the proposal would allow regeneration of the local area.

Location

- The proposal is in an accessible location for the intended and aging population.
- The proposal is in a good, accessible and sustainable location.

Design

- the design is very sympathetic.
- The proposal is vital to the local economy.
- The proposal is carefully designed with carbon neutral approach in mind, which should be supported.

Further consultation responses from other bodies

The Society for Poole – objects to the proposal – lack of details regarding traffic disruption, extra car-parking requirements, overloads on utility services and loss of green fields. Also queries if Poole maternity hospital site may actually become available.

Talbot and Branksome Woods Residents' Association – objects to the proposal, due to the following concerns:

- The proposal does not conform with the Poole Local Plan 2018
- Talbot Heathland Support Area Management Plan April 2023 comments:
 - Inconsistencies and errors regarding footpaths within plans;
 - Queries if width of North/South cycle/pedestrian path is wide enough;
 - Concerns paths will lead people directly onto heaths;
 - No details on remediation provided;
 - There is no “Appropriate Assessment of the application under Reg 63” as requested by Natural England.
- Queries how HBH can draw up a costed plan of initiatives to which BCP council on behalf of its full Council Tax payers can agree
- SNCI – challenges view put forward by Natural England that TVT could manage their SNCI in a way appropriate to its designation – they have always been the landowner and allowed it to degrade
- Queries over now managing Talbot Heath – what is compensation from TVT for its degradation and what is mitigation.

- No public benefits from proposed office uses that would outweigh heritage impacts.

Talbot Village Residents Association and Neighbourhood Watch – object to the proposal, due to the following concerns:

- disingenuous nature of the public consultation undertaken by the agent/applicant, which failed to omit the fact that an employment application is being considered.
- the proposal is intended to be publicly funded, which is not acceptable.

East Dorset Friends of the Earth – object to the proposal due to the following concerns:

- not consistent with BCP Climate and Ecological Emergency
- wrong location for a development – will increase traffic and pollutants and cause harm to people and heathlands
- no established need for an ‘innovation hub’ – alternative locations are available and should be considered
- policies to protect heathlands would be compromised
- the proposal will put unacceptable pressure on the adjacent Talbot Heath SSSI Nature Reserve
- lack of the Environmental Impact Assessment
- the site should remain in agricultural use to educate young generation of the origins of the food sources
- the proposal would inevitably lead to the industrialisation of the area.

The Poole and Purbeck Group of Dorset CPRE – object to the proposal due to the following concerns “the proposal requires a change of use to valued greenfields (when substantial amounts of brownfield land exist in the BCP Council area) which will involve the loss of opportunities for carbon capture, food production, health and well-being and enhancement of biodiversity; amongst other things”.

Transition Bournemouth – object to the proposal as the ultimate goal of the scheme is to allow development on Highmoor Farm. There is a climate emergency which should prioritise the wildlife over development. This should also overrule the adopted plan policies. There are other brownfield sites in BCP area that are more suitable for the redevelopment and provision of Innovation Quarter.

Talbot Village Surgery – neutral comments were received. These included concerns regarding the level of traffic generated by the proposal and safety of the vulnerable patients accessing the surgery building. No consideration of healthcare benefits was mentioned.

MATTERS FOR CONSIDERATION

- 1.27 A hybrid application is unusual in its nature as it combines both full and outline proposals, which require different levels of scrutiny. This particular application includes 3 elements that make up the proposed development.
- 1.28 The outline element of the proposed scheme is to establish the principle of development of the Innovation Quarter (within the TV2 land allocation) in accordance with the adopted local policies. All matters have been reserved in relation to this element of the application i.e.:
- Access (accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site)
 - Scale (information on the size of the development, including the height, width and length of each proposed building)
 - Appearance (aspects of a building or place which affect the way it looks, including the exterior of the development)
 - Layout (includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development); and
 - Landscaping (the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen).
- 1.29 Details relating to these matters would be secured at the later stage through a subsequent Reserved Matters application process. Therefore, in relation to this aspect of the application the focus is on matters relating to the principle of the proposal.
- 1.30 In accordance with Section 92 of the Town and Country Planning Act (1990), outline planning permission does not act as consent for development to begin. Once outline planning permission has been granted, a 'reserved matters' application must be made within 3 years of the consent (or a lesser period if specified by a condition on the original outline approval). The details of the 'reserved matters' application must be consistent with the outline approval, including any conditions attached to the outline permission. If approved, development must commence within 2 years from the latest 'reserved matters' approval.
- 1.31 General comments on the submitted documents, plans and drawings can be provided at this stage and conditions and informatives can be secured to set the expectation for the subsequent submission of the reserved matters application, in the event of approval of the outline scheme.
- 1.32 The proposed erection of Nuffield Hospital is a full application, with all matters to be considered and no matters therefore being reserved. The proposed development also forms part of the TV2 land allocation.
- 1.33 Similarly, the proposed change of use of the existing farmland to the Heathland Support Area (HSA) within the TV3 land allocation is also subject of the full application, with all matters considered.

1.34 As detailed, the application is also supported by an Environmental Statement (ES), in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 which covers topics including climate change, ecology, air quality and transport.

1.35 The proposed development is divided into phases, which are outlined on the submitted Phasing Plan (reference 22077/02, received 22.09.2023) and are also listed below.

- Phase 1A - initial access works associated with the formation of Cutler Close access leading to the proposed hospital and improvement works to Gillett Road (pink);
- Phase 2A – formation of the Heathland Support Area (HSA) (yellow);
- Phase 2B - erection of the Nuffield Health Hospital with all associated infrastructure, excluding that part of the Talbot Way outside of Nuffield site boundary (brown);
- Phase 3A/1B - formation of the Innovation Quarter and associated roads and infrastructure and the remaining of Talbot Way boulevard (blue and purple);
- Phase 3B - formation of the Community Growing Hub (green).

1.36 The assessment of the proposed development within this report has regard to the above-mentioned phases.

Key Issues

The key issues involved with this proposal are:

- Principle of the proposed development in light of policy allocation;
- Economic development considerations;
- Impact on the character and appearance of the area (layout, access and scale of the proposed development);
- Impact on heritage assets;
- Impact on neighbouring amenity;
- Movement and access;
- Biodiversity and ecology considerations;
- Soft landscaping and tree considerations;
- Sustainability considerations (renewable energy and BREEAM considerations);
- Land contamination and air quality considerations;
- Waste collection considerations;
- Drainage considerations;

- Other considerations;
- S106 and financial contributions.

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

Policy context

1.38 The Poole Local Plan forms the principal part of the statutory Development Plan for Poole, which comprises Council produced plans and neighbourhood plans.

Poole Local Plan (Adopted 2018)

PP01 Presumption in Favour of Sustainable Development
 PP02 Amount and Broad Location of Development
 PP21 Talbot Village
 PP24 Green Infrastructure
 PP25 Open space and allotments
 PP26 Sports, Recreation and Community Facilities
 PP27 Design
 PP30 Heritage assets
 PP32 Poole's Nationally, European and Internationally Important Sites
 PP33 Biodiversity and Geodiversity
 PP34 Transport Strategy
 PP35 A Safe, Connected and Accessible Transport Network
 PP36 Safeguarding Strategic Transport Schemes
 PP37 Building Sustainable Homes and Businesses
 PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents

BCP Parking Standards SPD (adopted January 2021)
 Talbot Village SPD (2015)
 The Dorset Heathlands Planning Framework 2020-2025 SPD
 The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
 Nitrogen Reduction in Poole Harbour SPD (adopted April 2017)
 Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
 Meyrick Park & Talbot Woods Conservation Area Appraisal (Amended July 2009)
 Talbot Village Conservation Area Management Plan (Adopted June 2016)

Heritage Assets SPD (adopted 2013)

Our Streets and Spaces SPD (2012)

Other relevant policy documents

National Design Guide (2019)

Dorset Horizon 2038 - A Vision for Growth (2018)

BCP Futures – Economic Development Strategy (EDS) for Bournemouth, Christchurch and Poole 2021 - 2026

National Planning Policy Framework (“NPPF” / “Framework”) September 2023

Section 2 – Achieving Sustainable Development - paragraphs 8 and 11

Section 8 - Promoting healthy and safe communities - paragraphs 93, 96, 98, 100 and 101.

Section 9 – Promoting sustainable transport – paragraphs 104, 105, 110, 111 and 112.

Section 11 – Making effective use of land – paragraphs 119 and 120.

Section 12 – Achieving well-designed places – paragraphs 126, 130, 131, 132, 134 and 135.

Section 14 – Meeting the challenge of climate change. Flooding and coastal change – paragraphs 154, 157, 158, 159, 167 and 169.

Section 15 – Conserving and enhancing the natural environment – paragraphs 174, 180, 181, 183, 184, 185, 186, 187, 188.

Section 16 - Conserving and enhancing the historic environment – paragraphs 194, 197, 199, 200, 202, 206 and 208.

PLANNING ASSESSMENT

2. Principle of the proposed development in light of policy allocation

General policy context

- 2.1 The application site is located in Talbot Village, where land is allocated under Policy PP21 of the Poole Local Plan, with the aim of delivering the vision as set out in the Talbot Village SPD, namely to 'support and strengthen the Universities and deliver a dynamic Digital Village to sustain entrepreneurial businesses, while protecting and enhancing important wildlife habitats, heritage assets and respecting the amenity of the local community'. The policy contains three broad character areas: the Talbot Academic Quarter (TV1), the Talbot Innovation Quarter (TV2) and Talbot Heathland Support Area (TV3) with an overarching section directly associated with Talbot Village Site A3 allocation.
- 2.2 Policy PP21 states that land at Talbot Village as shown on the Policies Map (Site A3) provides the opportunity to deliver major growth of the universities, in

accordance with the requirements of sub-paragraphs PP21(1-3). These will be discussed below in detail.

2.3 Policy PP21(2) states that:

“Growth at Talbot Village will be carefully developed to deliver:

- a) expansion of Bournemouth University and the Arts University (TV1) to create around 33,000 sq. m of additional academic floor space and 450 student bed spaces, located primarily on, or adjacent to, the existing university campuses;*
- b) an innovation quarter (TV2), on land at and around Highmoor Farm, comprising up to 25,000 sq. m gross floor space to help support the role and function of the universities and comprising a mix of B1 uses, health care facilities and other university-related uses;*
- c) ancillary uses, where they are demonstrably needed to support the primary function of the innovation quarter;*
- d) new housing (Use Class C3) in the area beyond the 400-metre heathland buffer from Talbot Heath, at a density to reflect adjacent residential areas; and*
- e) a heathland support area (TV3) of around 12 hectares. The heathland support area must be provided and open to the public before the delivery of development required by (b) to (d).”*

2.4 The proposed scheme does not include any residential element or any development within the TV1 land allocation. Accordingly, sub-paragraphs 2a and 2d of PP21 are not relevant to the assessment of the current proposals.

2.5 Furthermore, Policy PP21(1) of the Poole Local Plan clearly states that *“All development proposals at Talbot Village must:*

- a) contribute towards mitigation measures to ensure no adverse impact upon the European and internationally important site of Talbot Heath;*
- b) be compatible with surrounding uses within the Talbot Village allocation and not prejudice the delivery of the requirements set out in 2(a) and (b); and*
- c) be designed to ensure that the residential amenity of the nearby residential properties is respected”.*

2.6 All provisions of Policy PP21(1) apply to the assessment of the different aspects of the current application.

2.7 The Talbot Village SPD was adopted by the former Borough of Poole Council in 2015 and provides an overarching planning framework and vision for the future of this part of Poole. The SPD sets out how proposals for development at Talbot Village are to be implemented, including new academic buildings at both Bournemouth University and the Arts University Bournemouth (now known as TV1); the new Digital Village linked to the Universities (now known as TV2); and a sustainable heathland management plan for Talbot Heath with new recreational heathland support areas (TV3). It also sets out the enhancements to promote a sustainable and balanced transport strategy to support the area. The vision of the Talbot Village SPD is echoed by the Policies of the Poole Local Plan, adopted in November 2018. Whilst significant weight is attached to the principles and vision of the Talbot Village SPD, the provisions of the adopted Poole Local Plan policies take precedence over

the SPD in terms of the delivery of development that is in accordance with the most recent policy framework.

Highmoor Farm and Community Growing Hub

- 2.8 The proposed scheme would be located on the existing farmland (poor quality, Grade 4, agricultural land as identified by the Agricultural Land Classification), with the proposed hospital occupying the north-eastern corner of the farm and the Heathland Support Area occupying 5 fields along the boundary with the Talbot Heath. The remainder of the land would be occupied by the Innovation Quarter.
- 2.9 The proposal would result in the eventual loss of Highmoor Farm, which is the last of the several working farms located around Talbot Village. Concerns have been raised by the local residents with regard to the loss of the agricultural activities in the area. It is noted that the farm is valued by the residents due to its historic association with the Talbot sisters and their charitable work. Local residents value the rural character of the area, to which the farm, along with its livestock, contributes.
- 2.10 The Design and Access Statement describes Highmoor Farm as a working farm; the last of the original six farms of Talbot Village. It is a smallholding which is surrounded by residential development and the university campuses. It is currently only accessed via the farm track off Boundary Roundabout.
- 2.11 Paragraph 5.7 of the Design and Access Statement advises that Highmoor Farm does not have a farmhouse, only a series of small outbuildings and sheds. The land is rented on a concessionary basis to a livestock keeper, and it is used mainly for grazing. It is advised by the applicant that due to its size, location and the surrounding uses, the farm is not commercially viable.
- 2.12 The farm tenancy is extended on an annual rolling basis only. The farm would cease to operate with the implementation of Phase 2A of the development, which would see the introduction of the Heathland Support Area (HSA), the formation of access off Cutler Close and subsequent implementation of the Nuffield Hospital development (Phases 1A and 2B). The tenancy contract between the tenant farmer and the Talbot Village Trust would not be extended and it should be noted that this arrangement is outside of the scope of considerations of this planning application and entirely dependent on the civil agreement between the landowner and the farm tenant irrespective of the outcome of this assessment and any subsequent decisions.
- 2.13 The overarching consideration in addressing the concerns of the local residents in this regard is the fact that the land subject of this application is currently allocated for the proposed development under Policy PP21 of the Poole Local Plan. There is no local or national policy that protects the existence of Highmoor Farm, and the principle of its loss has been accepted with the adoption of the Poole Local Plan in 2018 and the Talbot Village SPD in 2015 and it is entirely in accordance with the provisions of Policy PP21 of the Poole Local Plan.
- 2.14 As mentioned above, Highmoor Farm consist of poor quality agricultural land (Grade 4), which does not fall within the definition of the best and most versatile agricultural

land (BMV), as defined by the NPPF, and is therefore not protected by paragraph 174b of the NPPF, which seeks to protect and enhance the valuable agricultural land. As such, the proposed loss of the poor-quality agricultural land would have no economic implications associated with its proposed loss.

- 2.15 Whilst the proposed scheme would result in the loss of the existing farm, it is also noted that part of the management regime for the HSA includes cattle grazing. In this regard, the presence of cattle on site would be maintained, as supported by the local residents. The farm fields would also be retained within the proposed TV3 development (Heathland Support Area). As such, the openness of the land associated with the grazing fields would be retained.
- 2.16 Furthermore, it is noted that the outline proposals for the Innovation Quarter would include the provision of the Community Food Growing and Wildlife Learning Centre, which would allow the local residents an active engagement in farming and gardening activities. This was supported by residents (during the public consultation process undertaken by the applicants and outlined in their comments to this application) and would result in them becoming more engaged and involved in the land than is currently possible, as Highmoor Farm is not open to public and does not provide any community accessible events on site. This is considered an improvement of the current arrangements and a betterment for the wellbeing of the local community and is considered to be a public benefit of the scheme. Whilst the proposed provision of the Community Food Growing and Wildlife Learning Centre forms part of the outline element of the scheme, its implementation is secured within the S106 Agreement.
- 2.17 Policy PP25 of the Poole Local Plan supports development delivering new open spaces and allotments. Whilst the Community Growing Hub would not directly fall within the description of an allotment (or be considered an open space), it would nonetheless deliver a community led project focused on farming and growing produce. Paragraph 8.10 of the supporting text to Policy PP25 advises that allotments are valuable community spaces that provide people with the opportunity to enjoy regular physical exercise, meet new people and benefit from a healthier diet. It is considered that the proposed provision of the Community Growing Hub would provide these benefits alongside multiple other environmental, economic and social benefits and would broadly comply with the provisions of Policy PP25 of the Poole Local Plan.
- 2.18 In any case, the proposed Community Food Growing and Wildlife Learning Centre would be considered to be in accordance with the provisions of Policy PP26(1), which supports creation of new community facilities in areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes.

Innovation Quarter

- 2.19 The principle of the introduction of the Innovation Quarter is outlined by Policy PP21(2b) of the Poole Local Plan 2018, which supports creation of an innovation quarter (TV2) on land at and around Highmoor Farm, comprising up to 25,000m²

gross floor space to help support the role and function of the universities and comprising a mix of B1 uses, health care facilities and other university-related uses. The allocation was supported by the Bournemouth and Poole Workspace Strategy that evidenced a need for B1 development. Further work is taking place to inform the new Bournemouth, Christchurch and Poole Local Plan and the Policy team have confirmed that the updated Workspace Strategy currently indicates the need for this development remains and that it is likely the allocation will be taken forward into the new Local Plan for the area.

- 2.20 It is confirmed that the combined proposed development (which includes both the outline proposals and the full application for the Nuffield Hospital) meets the maximum allowable floorspace of 25,000m².
- 2.21 The principle of the proposed development is supported by Policy PP21 which states that the site will comprise of *“a mix of B1 uses, health care facilities and other university-related uses”*.
- 2.22 It is also supported by paragraph 6.9.4 of the Talbot Village SPD (2015) which states that the Digital village (known as TV2 in Policy PP21) *“will grow on space for the Universities, space for business start-ups or for new industries to develop and flourish”*.
- 2.23 Following the changes to the Town and Country Planning (Use Classes) Order 1987, which has been amended in September 2020, and the revocation of the B1 use class, this use class has been effectively replaced by Class E (g) - uses which can be carried out in a residential area without detriment to its amenity, of which there are three broad categories as follows:
 - E(g)(i) Offices to carry out any operational or administrative functions;
 - E(g)(ii) Research and development of products or processes; and
 - E(g)(iii) Industrial processes.
- 2.24 Despite the above changes to the use class system the proposed uses for the site are in line with those which are detailed within Policy PP21 of the Local Plan and Para 6.9.4 of the Talbot Village SPD (2015). To ensure the proposed development remains compatible with the intended Policy PP21 land allocation, the uses allowed within the proposed Innovation Quarter would be limited to Use Class E(g) only. This would be secured by condition.
- 2.25 In addition to this use, ancillary commercial uses, such as a café, are proposed within the Innovation Quarter. Such ancillary uses are supported by PP21(2)(c) where they “are demonstrably needed to support the primary function of the innovation quarter”. These ancillary uses should be limited, as is illustrated within Para 7.39 of Policy PP21’s supporting text which states that:

“Other ancillary uses demonstrated as necessary to support the social and business environment functions of the innovation quarter could also be appropriate (e.g. conference/meeting/academic space, café/ coffee shop etc). It is expected that such ancillary uses would not be available outside the normal operational hours of surrounding businesses in the innovation quarter.”

2.26 In addition to the supporting text, the Planning Inspector's report on the examination of the Local Plan (para's 120-122) further supports the limiting of the ancillary uses within the Innovation Quarter and states:

"The supporting text, as proposed to be modified, appropriately makes clear that the development in the innovation quarter should be related to the universities, rather than being 'just another' Innovation Quarter. Moreover, addressing concerns about noise/disturbance, the supporting text also indicates that ancillary uses are not expected to be open beyond the hours of operation of the surrounding businesses. There is concern that the undefined term "ancillary uses" could allow for a wide range of undesirable development. However, the term is commonly used in planning and the policy requirement that such uses must be "demonstrably needed to support the primary function of the innovation quarter", together with the supporting text's reference to opening hours, will ensure that inappropriate, large-scale retail or leisure developments, largely unrelated to the universities and innovation quarter would not be permitted."

2.27 As such, a condition should be included within the outline permission to ensure compliance with this policy which ensures that future ancillary businesses proposed within the Innovation Quarter would:

- be demonstrably justified as needing to support the primary function of the innovation quarter;
- are uses such as conference/meeting/academic space, café; a coffee shop etc.;
- would not be open beyond the hours of operation of the surrounding businesses; and
- do not include large scale retail or leisure developments.

2.28 The principle of the proposed introduction of the Innovation Quarter is therefore in line with the adopted local policies, namely Policy PP21 of the Poole Local Plan and the Talbot Village SPD.

Nuffield Hospital

2.29 Paragraph 92 of the NPPF states that *"planning policies and decisions should aim to achieve healthy, inclusive and safe places which c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs (...)"*.

2.30 This is echoed in Objective 4 of the Poole Local Plan, which aims to enhance and better connect Poole's network of strong, healthy and active communities. Amongst others, this Objective seeks to improve accessibility in each local community to key services and facilities, such as health care, schools and community meeting places. The proposal, being a hospital, would meet the expectations of Objective 4 of the Poole Local Plan by providing additional healthcare facilities in Talbot Village and wider area of the BCP on a strategic transport route.

- 2.31 This is also reinforced by Policy PP26 of the Poole Local Plan, which supports the provision of new health facilities, as they make an important contribution to people's quality of life and general wellbeing, as well as contribute to the creation of vibrant and sustainable neighbourhoods. In particular, Policy PP26(1) supports proposals for new community facilities if they are located in areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycle routes. The proposed scheme meets this requirement.
- 2.32 In terms of land allocation, Policy PP21 (2b) of the Poole Local Plan states that the Innovation Quarter (TV2) will deliver a mix of B1 uses, health care facilities and other university-related uses.
- 2.33 The Talbot Village SPD also states (para 6.9.4) that it *"identifies land at Highmoor Farm as the location for a Digital Village where creative and digital industries will cluster close to the Universities. This will provide grow on space for the Universities, space for business start-ups or for new industries to develop and flourish, to the south of the Talbot Academic Quarter. The mix may also include health care facilities (a private hospital or care home for instance)."*
- 2.34 Therefore, the principle of a hospital use on the site is strongly embedded and entirely supported by both Poole Local Plan Policy PP21 and the Talbot Village SPD (2015).
- 2.35 The proposed hospital consists of 11,606m² of floor space; which, when combined with the 13,394m² of floor space proposed for the outline aspect of the application at the Innovation quarter, would meet the maximum floorspace allowable by Policy PP21 (2) (b) of 25,000m².
- 2.36 A condition can be secured to ensure the floor space of the proposed hospital development would not exceed the maximum floor space allowance as set out in the Policy.
- 2.37 It is also noted that the proposed hospital development would include ancillary uses, associated with the main use of the site, namely a gift shop, a café etc. A condition could be secured to ensure these uses remain ancillary to the main use of the building and in line with the acceptable ancillary uses of the overall TV2 land designation, as mentioned above.

Heathland Support Area

Definition of the Heathland Support Area and its intended function

- 2.38 The application includes a proposal to change a section of agricultural land to a Heathland Support Area (HSA), an area of land that would provide an informal, natural area to benefit local residents and relieve recreation pressure on the adjacent Talbot Heath. The HSA application site covers an area of approximately 12 hectares (30 acres) of land, which is currently in agricultural use.
- 2.39 Talbot Heath forms a part of the wider protected heathland area to the south of Talbot Village. It is statutorily protected under the Conservation of Habitats and

Species Regulations 2017 (The Habitats Regulations). Ecologically, Talbot Heath is recognised through inclusion in three statutory nature designations:

- Dorset Heathlands Special Protection Area (SPA) – in recognition of the international importance of the heathland for breeding, feeding and wintering of the vulnerable bird species including Dartford warbler and Nightjar;
- Dorset Heathlands Special Area of Conservation (SAC) – designated for wet and dry heath habitats and Annex II species including sand lizard and smooth snake; and
- Dorset Heathlands Ramsar Site – designated in recognition of its wetlands of international importance, species richness and ecological diversity of wetland habitat type.

2.40 These special designations afford great protection for the heathland. Talbot Heath also forms part of the Bourne Valley Site of Special Scientific Interest (SSSI).

2.41 Paragraph 4.20 of the Dorset Heathlands Planning Framework SPD 2020 – 2025 defines Heathland Support Areas as sites falling within the broad definition of Heathland Infrastructure Projects (HIPs), which are physical infrastructure projects that provide facilities to attract people away from the protected heathland sites. Other HIPs projects include Suitable Alternative Natural Green Spaces (SANG).

2.42 Strategic SANG projects aim to attract visitors from the wider area (usually within 5km area). Non-strategic SANGs mitigate the impact from new housing sites and would be designed specifically in mind of the local communities' needs.

2.43 In contrast, Heathland Support Areas (HSAs) are projects which are usually adjacent to the Dorset Heathlands, providing important functional support to the protected site. This may be in spreading public access pressure, enabling better site management or making the designated site more resistant to external effects. Because of the close proximity to the protected heathland, these sites are not intended to attract new visitors in the same way as SANGs.

2.44 In recognising the function of the HSA, the Talbot Heathland Support Area Management Plan (submitted to support the proposal) states that: *“the purpose of the HSA is to dilute recreational activity on Talbot Heath by providing a large new area of open access space for informal leisure. In particular, it creates space away from the precious heathland habitats for dogs to be taken for walks and let off leads. An HSA is not a location to proactively attract informal recreation, in contrast to a Suitable Alternative Natural Greenspace (SANG). This is because it is located adjacent to the protected heaths and attracting people as a destination for recreation could actually increase the numbers accessing the heath. It is therefore important not to provide facilities such as car parks and cafes. The intention is to simply dilute the amount of existing recreation on the heath by providing a larger area for informal recreation”*.

2.45 The proposal would fall within the definition of the HSA provided within the Dorset Heathlands Planning Framework SPD 2020 – 2025.

The principle of the proposed Heathland Support Area

- 2.46 Objective 5 of the Poole Local Plan aims to enhance the outstanding setting and built form environment of Poole. Amongst others, this Objective seeks to protect and enhance green infrastructure and nature conservation sites of international, European, national and local value; and protect the Dorset heathlands from visitor pressure in a sensitive and respectful way. The proposal, being located close to the important nature conservation sites, would fulfil the expectations of Objective 5 of the Poole Local Plan by protecting the heathland from the visitors' pressures.
- 2.47 The application site is located in Talbot Village, where land is allocated with the aim of delivering the vision as set out in the Talbot Village SPD. The application site is located within the area of TV3 (the Talbot Heath area), which is allocated for the provision of a heathland support area to deflect recreation pressures from the heath.
- 2.48 The Talbot Village SPD acknowledges at paras 6.9.10 and 6.9.11 that *“three fields adjacent to the heath and currently part of the Highmoor Farm are identified as support areas. (...) the heathland support areas are not intended to be strategic (i.e. to attract additional visitors from further afield), but rather to provide an alternative resource for exiting visitors and dog walkers who currently walk across the heath and may choose, as an alternative, to use the new routes”*.
- 2.49 Policy PP21(1) of the Poole Local Plan clearly states that all development proposals at Talbot Village must:
- contribute towards mitigation measures to ensure no adverse impact upon the European and internationally important site of Talbot Heath;
 - be compatible with surrounding uses within the Talbot Village allocation and not prejudice the delivery of the requirements set out in 2(a) and (b); and
 - be designed to ensure that the residential amenity of the nearby residential properties is respected.
- 2.50 The proposed scheme is considered entirely compatible with the land allocation of TV3, as set out in Policy PP21(1b) and it would not prejudice the delivery of the expansion of the development on TV1 and TV2 land (development associated with the expansion of Bournemouth University and Arts University of Bournemouth or the creation of the Innovation Quarter). The compliance of the scheme with the Policy land allocation has been confirmed by The BCP Planning Policy Team.
- 2.51 Policy PP21(2) continues by stating that growth at Talbot Village will be carefully developed to deliver the proposed development within the land allocation, with paragraph (e) stating that 'a heathland support area (TV3) of around 12 hectares should be provided and open to the public before the delivery of development required by paragraphs (b) to (d), namely an Innovation Quarter (TV2) along with any ancillary development demonstrably needed to support the primary function of the Innovation Quarter and new housing development.
- 2.52 The Heathland Support Area is proposed to be delivered concurrently with the development of the Nuffield Hospital (Phases 1A and 2B). In line with the provisions of Policy PP21(3), a condition must be secured to ensure the delivery of the

Heathland Support Area in full (all 5 fields) prior to the commencement of the operational use of the Nuffield Hospital or any other development on the TV2 land designation. This requirement, as well as the retention of the Heathland Support Area in perpetuity would also be added to the Section 106 Agreement to ensure the proposal would fulfil its statutory function.

- 2.53 Policy PP25 of the Poole Local Plan supports provision of new open spaces. It states that *“new development should contribute to the provision of a high-quality network of open space ensuring links to and between open spaces are provided where appropriate. Strategic sites should provide open space on-site giving consideration to the standards set out in the Open Space Needs Assessment. (...) The management arrangements for new areas of open spaces will be agreed on a site by site basis”*. The proposal would result in the creation of the new open space (heathland Support Area), in line with Policy PP25.
- 2.54 The Talbot Heathland Support Area Management Plan provides details associated with the operation management of the proposed HSA, which would be managed by the anchor tenant of the Innovation Quarter (which would be Nuffield Hospital). As a result, the site would remain the responsibility of the landowner and the Management Company. This would be secured via S106 Agreement accordingly.
- 2.55 The Talbot Heathland Support Area Management Plan also includes the formation of the Heathland Support Area Liaison Group, which would oversee the future maintenance and improvements that would be required to the HSA land. The Liaison Group would consist of the representatives of the Talbot Village Trust, the Council, local residents and representatives of the ecological professional bodies. The Liaison Group would therefore have an overseeing duty in terms of the continued improvements to the biodiversity of the site and its maintenance. Details of the creation of the Liaison Group and its terms of reference would be also secured within the S106 Agreement.
- 2.56 The delivery of the Heathland Support Area and its management can be secured by appropriate conditions and Section 106 agreement. Details of these arrangements will be discussed in latter parts of this report.

Conclusions

- 2.57 The proposed scheme is considered entirely compatible with the land allocation of land TV2 and TV3, as set out in Policies PP21, PP25 and PP26 of the Poole Local Plan, the provisions of the Talbot Village SPD and the provisions of the Dorset Heathlands Planning Framework SPD 2020 – 2025.
- 2.58 The compliance of the scheme with the Policy land allocation has been confirmed by the BCP Planning Policy Team and it is supported. Furthermore, the ongoing need for the development has been confirmed by the BCP Planning Policy Team.

3. ECONOMIC DEVELOPMENT CONSIDERATIONS

- 3.1 The application site is located on land referred to as E1 in the Policy PP17 of the Poole Local Plan. This land allocation is estimated to deliver up to 1770 full time jobs on site on the 12.3ha of the TV2 land.
- 3.2 Objective 3 of the Poole Local Plan states that Poole's economy will remain strong and continue to grow, through:
- the creation of around 9,000 FTE jobs, whilst maintaining low levels of unemployment;
 - the provision of a minimum of 33 hectares of employment land on a range of sites to attract inward investment, enable new start-ups and allow businesses to expand and stay in Poole;
 - bringing forward new employment land at Talbot Village and Magna Innovation Quarter;
 - the growth and diversification of the Port to increase activity and accommodate larger vessels;
 - growth in engineering and manufacturing, financial, construction, public sector and health sectors;
 - the significant boost in residential construction opportunities, creating local jobs and improving construction skills;
 - the support of high quality, successful education facilities offering opportunities for all, with graduates possessing the skills required by local businesses.
- 3.3 To support this, land is allocated at Talbot Village to deliver opportunities for the start-up of new digital/creative industries, including incubator units, linked to the universities that retains graduate skills in Poole; and the continued investment in infrastructure to support growth.
- 3.4 Policy PP17 of the Poole Local Plan at paragraph 7.17 states that: *"The Council is allocating 38 hectares of employment land to meet future needs. The proposed innovation quarter adjacent to the universities in Talbot Village has the potential to provide business start-ups and for new industries to develop and flourish linked to the specialisms of the universities, such as creative media and health care facilities, retaining graduates in Poole"*. It is considered that the proposed scheme would comply with both Objective 3 and Policy PP17 employment land allocation at Talbot Village.
- 3.5 The Council's Planning Policy Officer advised that the Innovation Quarter site is the largest site allocation in the Poole Local Plan (2018). It is recognised as being of strategic importance as it contributes significantly to the employment land supply which is needed for the plan period to 2033 (as supported by the Bournemouth, Dorset and Poole Workspace Strategy 2016, which was key evidence supporting Policy PP21 of the Poole Local Plan).
- 3.6 BCP Council are currently producing a new BCP Local Plan and as part of this process, the Council has commissioned a review of the evidence (known now as

the Employment Land Study). Whilst the new evidence is still ongoing, the Council's Policy Team advised that early indications are that the TV2 land allocation will continue to be of strategic importance in terms of meeting the employment land supply for the BCP areas in the future.

- 3.7 The BCP Economic Development Team has supported the proposed scheme for several reasons. These have been set out below:
- The construction phase of the proposed hospital and the Innovation Quarter would result in over £100+ million to be invested in the area, with a GVA (gross value added) of £73m; and
 - The creation of 1,370 employment spaces and an additional £97m GVA per annum would make a valuable contribution to the economy of Bournemouth, Christchurch and Poole.
- 3.8 The BCP Economic Development Team is also satisfied that economic strategies have been considered, including Dorset Horizon 2038 - A Vision for Growth and BCP Council's Economic Development Strategy.
- 3.9 The application site is recognised as a key employment site in the area. It is recognised that health is one of the exemplar sectors and retaining/expanding Nuffield Hospital in the conurbation would provide an opportunity to build on digital and high-tech healthcare.
- 3.10 The proposed Innovation Quarter would support the creation of well paid, skilled jobs in the digital, creative and healthcare industries, helping to retain local young people and graduates in the region. This meets a key objective of the recently completed BCP Skills Plan 2022 – 2026, which aims to retain skilled college leavers, graduates and those already in the workplace.
- 3.11 Furthermore, the BCP Skills Plan relates to the Economic Development Strategy (EDS) which helps deliver the Council's strategic aims and objectives, with a focus on skills to drive productivity; attracting talent; retaining skilled workers through smarter collaborations; and encouraging a more aspirational community with learning for life opportunities. The benefits of an improved economy would create a more prosperous place, which would benefit those in employment as well as those who are not of work age or are unable to participate in education and employment for other reasons.
- 3.12 It is also noted that recruitment into health and care roles is always challenging, particularly in recent years. The more exciting opportunities the BCP region can offer in the sector, such as new hospitals, the more talent can be retained locally which would benefit other businesses in the sector as well. State-of-the-art health facilities within the conurbation would enhance the offer and attract established talent inwards, as well as giving visibility and adding value to the sector for students.
- 3.13 With a focus on 'high skill, high wage, high value jobs' and a close link to the Arts University Bournemouth and Bournemouth University campuses, (which are two out of three higher education providers in the area) the corroboration between the

proposed development and the education providers would further help with the retention of the skilled workforce.

- 3.14 One of the Council's priorities is to drive up wages in the BCP area. Higher skilled and more productive businesses, which would occupy the proposed Innovation Quarter, would focus on skilled jobs and this, in turn, would also enable higher wages and a better quality of life for local residents.
- 3.15 The BCP Economic Development Team advised that, at present, there is a pronounced gender pay gap and unequal distribution of earnings, new opportunities and encouragement in lifelong learning to upskill should help reduce inequality (learning participation beyond KS5, currently stands at 40% in BCP compared to 47% nationally). The proposed introduction of a new hospital would help drive aspiration, encourage learning, enhance job opportunities and have a positive impact on salaries.
- 3.16 The proposed scheme is also supported by the Dorset LEP who recognised the significant economic challenges within the region and advised that the proposed scheme would provide an opportunity to help transform a strategically important site in the conurbation, deliver innovative businesses, and capitalise on academic growth around health care.
- 3.17 The proposed provision of the Innovation Quarter would directly contribute to the works already undertaken by DLEP to lead the positive economic transformation in the area. This includes supporting opportunities to work collaboratively with education, research and cultural organisations, investing in new hubs for startups and local businesses closely related to the specialism of the nearby universities.
- 3.18 In terms of the proposed hospital, the proposal would relocate the existing Nuffield Hospital facility from its existing location in Lansdowne and locate it in the application site. The existing premises consist of a former nursing home connected to a series of town houses. The Design and Access Statement advises that these premises were clearly not purpose built to deliver the services that are now provided. Whereas the hospital currently provides an excellent service to its patients and the community and is rated highly by the Care Quality Commission (CQC), the limitations of the current premises impact both on the hospital's capacity to expand its primary healthcare, community programmes and its potential to further reduce NHS treatment backlogs that have risen sharply since the COVID 19 pandemic. One such example is the inability of the current facility to increase the provision of MRI. The new build will allow installation of a second MRI scanner and thereby double existing capacity.
- 3.19 It is understood that the current hospital is now at full capacity dealing with approximately 27,000 patient episodes per annum (based on 2021 data) and during the COVID 19 pandemic, the hospital cared for over 15,000 NHS patients. When fully operational, the proposed new hospital would support an estimated 35,000 patient episodes per annum, therefore representing a 30% increase in capacity to 2021.

- 3.20 In addition to the capacity restrictions of the current premises there are financial imperatives and energy efficiency benefits for relocating to a new build modern hospital. Due to the age of the buildings, Nuffield Health Bournemouth spends significantly more on maintenance than any other Nuffield Health hospital.
- 3.21 The proposal would deliver a number of socio-economic benefits for the local community. Whilst Nuffield Health offer private health care, the expanded capacity, provided by a new purpose-built hospital, would substantially increase existing support by Nuffield Health to the three NHS hospitals located in Bournemouth, Christchurch and Poole and the Dorset County Hospital in Dorchester, all of which have day bed occupancy and waiting lists greater than the national average. With a greater need for services as people are living longer and facing increased long-term conditions, such as cancer, heart disease, and diabetes, demand on the NHS is highly likely to increase in the BCP catchment. The proposed hospital would enable increased collaboration and sharing of its facilities by NHS patients, allowing the NHS to move planned care offsite. The new hospital would support improved delivery of Nuffield Health Bournemouth's specialisms of Orthopaedics, Cardiology, and Urology, which are all significant healthcare needs within its wide catchment area. It would provide a slicker and more efficient CT, MRI and ultrasound service with all facilities co-located, whereas they are currently in separate locations within the existing main building.
- 3.22 The application site also offers geographic benefits to its existing premises, which are currently located in the east of the BCP conurbation and not ideally located for those patients living in the west. The application site would be more convenient for all patients in its catchment, which would serve over 650,000 residents, based upon a 50-minute drive time, which is an increase compared to existing coverage.
- 3.23 There are also locational benefits through proximity of the application site to Bournemouth University, both in terms of student placements and research activity, in particular with regard to its international pioneering and influential research in the field of joint replacement. The proposal also includes co-location of the Orthopaedic Research Institute (ORI) within the hospital.
- 3.24 Overall, the proposed relocation of the Nuffield Bournemouth Hospital would address the service limitations and cost inefficiencies of the current premises on Lansdown Road. The design of a new purpose-built facility expanded services, co-location with the University, improved hospital infrastructure and research potential will enable a faster and more responsive surgical and diagnostic service for both NHS and private patients within the BCP catchment. All these socio-economic benefits are expressly supported by the NPPF and Policy PP26(1) of the Poole Local Plan.
- 3.25 In conclusion, the proposed scheme is compliant with the land allocation of Policy PP17 and Objective 3 of the Poole Local Plan; the provisions of the Talbot Village SPD and paragraphs 82 and 83 of the NPPF. The proposal is also supported by the BCP Economic Development Team and DLEP as fulfilling their ambitions for economic development in the area, as outlined above.

4. IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 4.1 The proposed development would introduce built form in an area which is currently open farmland. As such, the character and appearance of the site and the immediate locality would be affected by the proposals.
- 4.2 In terms of the layout, access, scale and landscaping, Talbot Village SPD sets out the design parameters for the overall development within the Innovation Quarter. The supporting text to Policy PP21 of the Poole Local Plan advises that adopted local policies have regard to delivering the vision of the Talbot Village SPD, as well as establishing guiding principles and expectations for the development envisaged on site. As such, significant weight is attached to the principles outlined within the Talbot Village SPD.
- 4.3 Furthermore, Policy PP27 of the Poole Local Plan is also relevant to the discussion of the aspects associated with layout, access, scale, design and landscaping matters discussed below.

Innovation Quarter

- 4.4 Detailed aspects of layout, access, scale and landscaping relating to the Innovation Quarter would form the reserved matters application and therefore they are not provided in detail for the assessment of the outline planning application at this stage. Notwithstanding this, the general masterplan drawings, submitted for assessment at this stage, outlining access, indicative siting and scale of the built form, parking layout and public realm design, have been assessed by the Council's Urban Design Officer, who offered comments on these matters. The proposal follows the principles laid out by the Talbot Village SPD in terms of the proposed layout of the site and the scale and siting of the built form. Detailed submission of reserved matters application would be expected to comprehensively adhere to the specification and requirements outlined within the Talbot Village SPD, in conjunction with the overarching provisions of Policy PP27 of the Local Plan and taking into account the comments received from the Council's Urban Design Officer. These matters are discussed in detail below.
- 4.5 The proposed Innovation Quarter would be accessed via Purchase Road (access leading to the car parking for visitors and employees) with a vehicular access for service and delivery vehicles from Cutler Close (via the proposed access to the Nuffield Hospital – this forms the part of the full application considerations discussed in latter parts of this report) and the shared cycle and pedestrian access via the newly formed Talbot Way running on the north-south axis throughout the site. These are in accordance with the provisions of the Talbot Village SPD.
- 4.6 Furthermore, Talbot Village SPD supports the proposed access arrangements, stating at paragraph 6.9.7 that: *“access to the Digital Village may be gained either from University Roundabout via Gillett Road or via a new boulevard connection from the Boundary Road roundabout. Although it is proposed to connect Purchase Road to the new Talbot Way, Purchase Road should not become a main access road to the Digital Village so as to protect the amenity of nearby residents”*.

- 4.7 The separation of vehicular accesses from walking and cycling routes through the introduction of the Talbot Way would support the delivery of a strong street hierarchy, as advised by the Council's Urban Design Officer and in accordance with the National Design Guide. This separation of access is supported by the BCP Planning Policy Officer as it aligns with the provisions of Policy PP21(3) of the Poole Local Plan.
- 4.8 The implementation of these access routes, in accordance with the Talbot Village SPD, and the separation of vehicular accesses from shared walking and cycling routes can be secured by conditions.
- 4.9 In terms of the layout, Section 7.3 (paragraphs 7.3.1 to 7.3.4) of the Talbot Village SPD state that:
- "7.3.1 Development frontages of neighbouring buildings should be coordinated, to assist in defining and enclosing spaces and to help create a sense of continuity.*
- 7.3.2 It is important that all buildings direct their main frontage and entrance space to face the primary pedestrian network. This will assist orientation and social interaction on the campus generally; it will also enable ease of identification of buildings and allow supporting uses such as retail and food and drink facilities to benefit from maximum footfall. In particular, buildings should present a main frontage to The University Street, and Talbot Way. Buildings must also provide a positive relationship with Gillett Road, Fern Barrow and Highmoor Boulevard.*
- 7.3.3 On all other sides of the buildings, an active interface with the landscape should be established with windows, terraces and balconies (where appropriate) providing overlooking to the outside space and secondary entrances allowing access into the surrounding landscape.*
- 7.3.4 A public space Highmoor Green is proposed at the heart of the Digital Village and this open space will be defined and enclosed by buildings that front onto and overlook the space. Buildings here will need to be at the front of the development plots so that they can adequately enclose the central space. Car parking should be hidden to the rear of buildings without impacting unduly on residents' amenity".*
- 4.10 The formation of the central boulevard (Talbot Way) forms part of the outline proposal considerations. The principle of the proposed Talbot Way is in accordance with the principles of the Talbot Village SPD and the provisions of Policy PP21(3) of the Poole Local Plan. The provision of Talbot Way running across the site and linking the Innovation Quarter with the university campuses to the north and the creation of the pedestrianised public realm of Talbot Place would respond well to the design principles outlined by the Talbot Village SPD.
- 4.11 The layout of the site would be generally well laid out, with parking areas along the perimeter of the site and a generous provision of soft landscaping interspersed amongst the proposed built form. It is acknowledged that the masterplan drawings submitted for this application are only indicative at this stage, however the amount of built form, the general layout of the site and the ratio of soft and hard landscaping would be accepted and supported by the Council's Urban Design Officer. The detailed proposals for the layout of the Innovation Quarter would be required to

follow the recommendations of the Council's Urban Design Officer, to ensure the proposal forms a cohesive public realm, with legible frontages and good quality public spaces.

4.12 At this stage, the proposed outline masterplan drawings (submitted only for consideration at this stage) confirm that the proposed Innovation Quarter would be laid out having the above-mentioned principles in mind. This is supported by the Council's Urban Design Officer and the submission of the detailed layout of the proposed Innovation Quarter to follow these principles (as mentioned above) can be secured by condition.

4.13 In terms of scale of the proposed built form, this is defined within the Talbot Village SPD at paragraph 7.2.5, which states:

"The Digital Village is proposed on existing open land to the rear of residential properties in Talbot Village to the west and Talbot Woods to the east. In that context buildings within the Digital Village should be of a more modest scale than those in the Talbot Academic Quarter and should have a maximum height of three storeys. The floorplate of buildings will vary dependent on use. In this location buildings will be located a minimum of 15m from existing garden boundaries ensuring that any new building will be at least 40m from existing homes. In addition, lower scale buildings will be situated at the boundary closest to residents and the taller buildings further away from housing. Development must be mindful of amenity of existing gardens and a screen of native tree planting will be introduced to reduce visual impact. Development proposals closest to Talbot Heath will be of a scale that ensures that they do not impact on the heathland setting and openness of the landscape".

4.14 The proposed masterplan drawings clearly show that the required separation distances and buffer zones separating the proposed Innovation Quarter from the residential development surrounding it would be adhered to. This is supported by the Council's Urban Design Officer. A condition could be secured to ensure the proposed layout is adhered to at the submission of the reserved matters application in this regard.

4.15 It is considered that the scale of the development intended for the proposed Innovation Quarter would be capable of ensuring that the proposed buildings would not appear as overly prominent within their setting. The vegetation screening proposed along the boundary with Bishop Close would provide effective buffer zone between the proposed Innovation Quarter and the residential dwellings of Bishop Close. In principle, the proposed indicative site layout plan would be considered to preserve the visual amenity of the area. As the proposals for Innovation Quarter are currently in their outline stage, it is expected that the principles established in compliance with the parameters of the Talbot Village SPD would be delivered in detail at the reserved matters stage. To that effect, a condition would be secured to ensure that this part of the proposed development complies with the adopted policies.

4.16 In terms of landscaping, Talbot Village SPD expects the proposals within land TV2 to confine servicing of the development (delivery and loading) or provide appropriate

screening to these areas, to avoid adverse impacts on the visual amenity of the site, the surrounding area and the amenities of the nearby residents (paragraph 7.3.5 of the Talbot Village SPD). Detailed proposals for the layout and landscaping of the Innovation Quarter would be required to ensure the servicing areas are screened and located at the rear of the respective plots to ensure the visual amenity of the public realm is not affected by these elements of the proposed scheme to meet the requirements of the design principles of the Talbot Village SPD.

- 4.17 Talbot Way is expected to be well landscaped to form the proposed boulevard. Soft landscape elements could include rain gardens to help control water at source and support water management on site as well as create an interesting and attractive environment (paragraph 7.4.6 of the Talbot Village SPD).
- 4.18 Further assessment of the landscaping proposals is undertaken in the Landscape and Trees section of this report. Further details associated with the landscaping of the site would form part of the reserved matters application and their submission is secured by a condition. At this stage, however, it is considered that the indicative master plan drawings, submitted in support of this proposal, would comply with the provisions of Policies PP27 and PP21 of the Poole Local Plan and the design parameters set out by the Talbot Village SPD.

Nuffield Hospital

- 4.19 A full planning application (considering all matters) has been submitted for the proposed Nuffield Hospital. As such, full assessment of the layout, access, scale, design, appearance and landscaping of the site is provided below.
- 4.20 The proposed scheme has been assessed and supported by the Council's Urban Design Officer.
- 4.21 The proposed scheme would introduce a vehicular access to the site from Cutler Close, with pedestrians and cyclists encouraged to use the Talbot Way north-south active travel route that would link directly into the heart of the University campus. The creation of the new access road off Cutler Close forms part of the full application for the Nuffield hospital development. This road would allow further cycle access to the proposed Nuffield Hospital scheme. The access arrangements will be discussed in more detail in the Movement and Access section of this report.
- 4.22 The proposed hospital would be 3 storey in scale, surrounded by a car park and the public domain of the rest of the Innovation Quarter (the outline element of the scheme) and Talbot Way. Whilst the proposed parking is considerable, its size is nonetheless necessary and appropriate for the scale of the proposed development, as it would be serving the prospective patients, visitors, staff and operatives. In any case, the proposed site layout would allow a generous amount of soft landscaping, including the provision of a soft landscaped buffer zone along the boundary of the site that would be shared with the properties along Dulsie Road. The existing belt of mature trees along the boundary with Dulsie Road is proposed to be retained. This arrangement would effectively screen the proposed development from view, when seen from the neighbouring dwellings, ensuring that the proposed development would have a limited impact on the visual amenity of the area. Furthermore, in

accordance with paragraph 7.3.5 of the Talbot Village SPD, the servicing areas (provision of waste, generators, deliveries and loading areas) would be screened off and not readily visible from the public domain or adjacent residential properties.

- 4.23 The provision of the courtyard garden for patients, visitors and staff would be supported as it would contribute to the provision of the soft landscape on site.
- 4.24 The details of the proposed hard landscaping finishes are also acceptable and their implementation can be secured by condition.
- 4.25 Full details of all forms of street furniture would be required, as requested by the Council's Urban Design Officer, including the location of any benches, bins and wayfinding etc. These details can be secured by condition.
- 4.26 In terms of the siting, scale and design, the proposal would be a flat roof building of modern design with a third floor, subservient, element set back from the side edges of the building. The bulk and mass of the building would be set back from the boundary with the adjacent residential properties of Dulsie Road, with the footprint being set back by 43-47m and the third floor element of the building set back some 50m from the boundary (red line) with the adjacent dwellings. Furthermore, the proposed built form would be set at approximately 70m from the rear elevations of the dwellings facing Dulsie Road. This would exceed the provisions set out in paragraph 7.2.5 of the Talbot Village SPD, which states:

"The Digital Village is proposed on existing open land to the rear of residential properties in Talbot Village to the west and Talbot Woods to the east. In that context buildings within the Digital Village should be of a more modest scale than those in the Talbot Academic Quarter and should have a maximum height of three storeys. The floorplate of buildings will vary dependent on use. In this location buildings will be located a minimum of 15m from existing garden boundaries ensuring that any new building will be at least 40m from existing homes. In addition, lower scale buildings will be situated at the boundary closest to residents and the taller buildings further away from housing. Development must be mindful of amenity of existing gardens and a screen of native tree planting will be introduced to reduce visual impact. Development proposals closest to Talbot Heath will be of a scale that ensures that they do not impact on the heathland setting and openness of the landscape".

- 4.27 It is considered that the siting and scale of the proposed hospital building would not appear overly dominant towards the nearby residential dwellings, and it would not have a materially harmful impact on the openness of the nearby heathland, due to its separation distance and the provision of the intervening Heathland Support Area within the TV3 land designation, including any public footprints in the vicinity of the area. The proposed bulk, scale and mass of the hospital building would be sufficiently set back from the shared boundaries and screened by the proposed and existing vegetation and tree buffer zone, and, as a result, only glimpses of the proposed built form would be perceived through the trees and for that reason the proposal would not appear out of context within its setting.

- 4.28 The proposed hospital building would be also read in the context of the larger scale development of the adjacent universities' campuses, which are located directly to the north of the site. This, however, would not detract from the mixed character of the area and have a materially harmful impact on the visual amenity of the area. The proposal would be sited within a large portion of the overall site, comfortably screened from direct views, with only the top floor element readily visible from Dulsie Road. As such, it is considered the proposed hospital building would respect the local pattern of development in terms of its layout, siting and built site coverage. It would also be in keeping with the scale of other similar scale development nearby, respecting bulk, mass, scale and height of the neighbouring buildings. Overall, the proposed hospital would preserve the visual amenity of the area, responding well to the natural features of the site and contributing to the overall character of the area, in line with provisions of Policy PP27(1) of the Poole Local Plan.
- 4.29 Paragraph 7.3.3 of the Talbot Village SPD requires the proposed buildings to have an active interface with the landscape. This *"should be established with windows, terraces and balconies (where appropriate) providing overlooking to the outside space and secondary entrances allowing access into the surrounding landscape"*. The entrance to the proposed hospital building would not face the proposed Talbot Way, however due to the amount of fenestration along the side elevation that would be facing Talbot Way, the proposal would provide the passive surveillance of the shared public spaces and it would address the public domain, as required.
- 4.30 In terms of the proposed finishing materials, the proposed use of buff and corduroy brick, bronze and silver metal cladding with metal louvres and timber elements would complement the appearance of the overall building, providing it with contemporary appearance which would correspond with the modern, flat roof design of the proposed development. The use of the proposed finishing materials can be secured by condition.
- 4.31 Overall, it is considered that the proposed scheme would sit comfortably within its setting, without appearing overly prominent, complementing the appearance of the site by virtue of its scale, design and finishing materials, in line with the provisions of Policies PP21 and PP27 of the Poole Local Plan, as well as the parameters set out by the Talbot Village SPD.

Heathland Support Area

- 4.32 The proposed change of use of the farmland to a Heathland Support Area would involve the provision of new footpaths, signage, bins and benches. These would not be considered to constitute material changes to the landscape or provision of additional infrastructure, that would have a significant impact on the visual amenity of the area. The area currently affords unrestricted views over the heathland and this would be retained. The proposed provision of the new footpaths, wayfinding signage, bins and benches (including their location and appearance details) would be secured by condition to ensure appropriate maintenance of the proposed HSA and its positive impact on the openness of the heathland nearby.

- 4.33 Overall, it is considered that the proposed change of use would not significantly alter the character and appearance of the area, but it would retain and respect its rural open character, which contributes positively to the character of Talbot Village. As such, the proposal would comply with the design principles of the Talbot Village SPD and the overarching provisions of Policy PP27(1) of the Poole Local Plan.

5. IMPACT ON HERITAGE ASSETS

- 5.1 The application site lies in the vicinity of the Meyrick Park and Talbot Woods Conservation Area and Talbot Village Conservation Area. There are also numerous listed (designated heritage assets) and locally listed buildings (non-designated heritage assets) within the Conservation Areas, as advised by the Council's Conservation Team. To the south of the application site, there is the Scheduled Ancient Monument known as "Fern Barrow". The Conservation Area and Scheduled Ancient Monument are designated heritage assets (DHAs).
- 5.2 With regards to the assessment of the impacts on the heritage assets in the vicinity of the site, Policies PP27 and PP30 of the Poole Local Plan apply, as well as the provisions of Section 16 of the NPPF (September 2023).
- 5.3 Paragraph 199 of the NPPF states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 5.4 Furthermore, paragraph 200 of the NPPF advises that: *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*.
- 5.5 The following Supplementary Planning Documents and legislation are of relevance: Meyrick Park & Talbot Woods Conservation Area Appraisal (July 2009), Talbot Village Conservation Area Management Plan (Adopted June 2016) and Heritage Assets SPD (adopted 2013).

Assessment of impacts

- 5.6 In terms of the impact on the scheduled ancient monument, Fern Barrow, the proposal is accompanied by the Archaeological Evaluation Report (ref: 260351.04, dated June 2023), which was submitted following the archaeological investigation of the site by Wessex Archaeology, as requested by the Ancient Monuments

Inspector, the Dorset County Senior Archaeologist and the BCP Conservation Officer, due to the proximity of the application site to Fern Barrow and to assess the potential implications associated with the proposal on the scheduled monument or any archaeological findings within the TV2 land allocation.

- 5.7 The Archaeological Evaluation Report summarises the results of the excavations in the following manner:

“8.1.1. Twelve of the thirty-three excavated trial trenches contained archaeological features and deposits, demonstrating that archaeology survives across the site. The features and topsoil finds were concentrated in the northern fields of the site, with only a few features and finds uncovered in the south.

8.1.2 A total of ten ditches, four pits, three furrows and an area of burning were investigated. Only ditch 1704 (burnt flint) and 1706 (a likely residual broken flint flake) contained finds. All other finds were recovered from the topsoil and comprised worked flint ranging in date from Late Neolithic to Late Bronze Age, indicating prehistoric activity in the vicinity. No features of certain prehistoric date were revealed, such features may have been heavily disturbed by the same agricultural activity that distributed and damaged the flint assemblage. The acidity of the natural geology may also have affected the preservation of archaeological remains, such as pottery and bone.”

“8.2.6. The overall results of the evaluation have indicated a low potential for the presence of any significant archaeological remains being present at the site. Only two of the recorded features contained finds with the remaining finds being recovered from the topsoil. This at best indicates a general background of prehistoric activity within the vicinity of the site. The orientation of most of the ditches recorded are on the same alignment as the current field boundaries, and most probably represent medieval or post medieval/recent field divisions that have been removed in more recent times. The only other activity indicated potentially relates to medieval charcoal production, but these are likely to be isolated events, and not an indication of any widespread industrial activity being undertaken within the site. The dating of these features to the medieval period also remains tentative and they could be more recent in date”.

- 5.8 Based on the results of the excavations and the conclusions of the Archaeological Evaluation Report, the Historic England Ancient Monuments Inspector, the Dorset County Senior Archaeologist and the BCP Conservation Team have confirmed that the proposed scheme would have no direct impact on the archaeology of the site. The findings of the Archaeological Evaluation Report would be included in the Dorset records by the Dorset Council's Senior Archaeologist (as required by the provisions of Policy PP30(1a(iii)) of the Poole Local Plan.
- 5.9 Additionally, the Dorset County Senior Archaeologist requested a condition to secure a submission and implementation of a programme of post-excavation archaeological works on site, to ensure the accurate recording of the archaeology on site is recorded.

- 5.10 Fern Barrow is sited within the remaining heathland (not within the red line of the proposed development), approximately 120m to the south of the application site, with the proposed Heathland Support Area proposed to be sited nearest to this designated heritage asset. The setting of the scheduled monument is already compromised by the close location of a utilities compound and associated infrastructure, as well as overgrown shrubs and encroaching woodland. It is acknowledged by the BCP Conservation Team and Historic England that the scheduled monument is sited on land owned by BCP Council and the responsibility for its management lies with the landowner. Irrespective of the direct management responsibilities associated with the preservation of Fern Barrow, the proposed development would have an indirect impact on its setting, due to the proximity of the proposals to that designated heritage asset.
- 5.11 Whilst the Heritage Statement (ref: 260350.04), prepared by Wessex Archaeology, concludes that the proposed development of Innovation Quarter and Nuffield Hospital would have no impact on the setting of Fern Barrow, the Council's Conservation Team, as well as Historic England's Ancient Monuments Inspector advised that the introduction of the proposed Innovation Quarter (including Nuffield Hospital) would result in a change of the open farmland landscape. The proximity of the proposed development would alter the perception and long views that are currently afforded in this location. The Council's Conservation Team therefore concluded that the proposal would result in less than substantial harm to the designated heritage asset. This is acknowledged. Paragraph 202 of the NPPF states that: *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- 5.12 In this instance, it is recognised that all three elements of the proposed development; the hospital, heathland support area and innovation quarter, would bring significant social and economic benefits to the local area, by providing healthcare provision, recreational spaces, improvements to the sustainable modes of transport and significant employment opportunities. The provision of the Innovation Quarter on site would also secure the optimum viable use of the TV2 land, as required by the NPPF. It is therefore concluded that the less than substantial harm identified to the setting of the designated heritage asset (Fern Barrow) is significantly and demonstrably outweighed by the public benefits arising from the proposed scheme.
- 5.13 In terms of the impact on the Talbot Village Conservation Area, the Talbot Innovation Quarter Heritage Statement has been provided to support this application and this report concludes that:
- "5.1.5 the proposed development will result in a change in setting for the Talbot Model village through an alteration of the historical connection between the asset and the Site. that alteration will reduce, but not remove the understanding and appreciation of that connection which is now primarily vested in documentary and cartographic sources."*

5.1.6 As this element of the asset's setting forms only a small proportion of the overall significance, this reduction will lead to harm to the significance to the assets through a change in setting of less than substantial, and at the bottom end of that scale”.

- 5.14 The application site has a historic association with the village, which contributes to the significance of the Talbot Village Conservation Area and its listed buildings. This land association has been however significantly diminished over time, with the expansion of the university campuses and the residential development within Talbot Village which now form the intervening built form physically separating the Conservation Area with the application site. As a result, the physical association between the Conservation Area and the farm has been severed and the historic association significantly diminished. In any case, it is considered that the proposed development would contribute to the erosion of the remaining connection between the Conservation Area (and its listed buildings) and the farm, as advised by the Council's Conservation Officer. The Council's Conservation Team confirmed that this impact would amount to a less than substantial harm to the significance of these designated heritage assets. Again, in accordance with paragraph 202 of the NPPF, this harm can be weighed against the public benefits arising from the proposed development and the optimum viable use of the land. The conclusions reached during the assessment of harm to the setting of Fern Barrow are entirely applicable to the assessment of harm associated with the setting of the Talbot Village Conservation Area. The public benefits arising from the proposed scheme would be significant and they would demonstrably outweigh the harm that has been identified. Furthermore, the employment land allocation of the application site would also secure the optimum viable use of the TV2 land, as required by the NPPF.
- 5.15 In terms of the impact on the Meyrick Park and Talbot Woods Conservation Area or any listed or locally listed buildings within it, including historic parks and gardens (Upper, Central and Lower Pleasure Gardens and Coy Pond Gardens Grade II Registered Park), the Council's Conservation Team concluded that the proposed development would have no impact on their significance, due to the considerable geographical separation distance to them and the lack of intervisibility. As such, in this regard, the proposals would preserve the significance of these heritage assets, in line with the provisions of Policy PP30(1) of the Poole Local Plan.

Summary

- 5.16 In conclusion, the proposed development would result in less than substantial harm to the setting of the Talbot Village Conservation Area and Fern Barrow, both of which are designated heritage assets. As previously concluded, the benefits arising from the proposed scheme (provision of a new hospital, the introduction of the new recreational spaces for the local residents, improvements to the sustainable modes of transport and employment opportunities) would significantly and demonstrably outweigh the harm that has been identified, as prescribed by paragraph 202 of the NPPF and the provisions of Policy PP30(1) of the Poole Local Plan.

- 5.17 In respect of the impacts on the non-designated heritage assets, the proposals would preserve them in line with the provisions of Policy PP30(1a) of the Poole Local Plan.

6. IMPACT ON NEIGHBOURING AMENITY

- 6.1 Policy PP27(1c) states that development will be permitted provided that it *“is compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive”*.
- 6.2 Furthermore, Policy PP27(1d) ensures that new development will provide satisfactory external and internal amenity space for both new and any existing occupiers, whilst Policy PP27(1e) requires that development should create an accessible, safe environment that minimises crime through the layout of the site and positioning of doors and windows on elevations that face onto public or shared areas.
- 6.3 Policy PP21(1c) states that development at Talbot Village must *“be designed to ensure that the residential amenity of nearby properties is respected”*.
- 6.4 Paragraph 7.2.5 of the Talbot Village SPD reinforces the provisions of the adopted local policies, stating: *“Development must be mindful of amenity of existing gardens and a screen of native tree planting will be introduced to reduce visual impact. Development proposals closest to Talbot Heath will be of a scale that ensures that they do not impact on the heathland setting and openness of the landscape.”*
- 6.5 Finally, the NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.130).

Innovation Quarter

- 6.6 The assessment of the impact on the residential amenities of the proposed Innovation Quarter is a reserved matter. As such, no detailed assessment can be provided at this stage. Irrespective of this, it is prudent to assess the principle of proposed indicative site plan in this regard.
- 6.7 It is noted that the proposed units forming Innovation Quarter would be sited significantly away from the boundary with the residential development of Bishop Close. The Design and Access Statement (section 4.3) clearly specifies the separation distance of at least 15m from the existing property boundaries and in addition at least 40m from existing properties, as detailed in the Talbot Village SPD. Such separation distance would ensure the privacy, light, outlook of the nearby properties is preserved. The proposal would also not appear as unduly overbearing, due to its proposed scale, which would place the 3 storey scale buildings along the Talbot Way boulevard rather than to the south and the outer edges of the site (as

set out by the parameters of the Talbot Village SPD and specified in section 4.5 of the Design and Access Statement). As a result, the proposed development would only be 2 storeys in height when seen from the residential gardens of the dwellings along Bishop Close, with some 3 storey buildings sited considerably away. As such, in this regard, the proposed scheme would be capable of providing development that would comply with the provisions of Policy PP27(1a) of the Poole Local Plan and that would not appear overbearing or overly dominant towards its neighbours.

- 6.8 As a result, the proposals for Innovation Quarter would be capable of ensuring that residential amenities of the neighbours (light, outlook and shading) and their privacy is preserved, as outlined within the Talbot Village SPD. The principle of the proposed development would therefore be in line with the provisions of Policy PP27(1c) of the Poole Local Plan.
- 6.9 As discussed before, the nature and use of the proposed Innovation Quarter would be compatible with the land allocation of Policy PP21(2b) of the Poole Local Plan in terms of the proposed uses. This Policy would allow a mix of B1 uses, health care facilities, other university related uses and any other uses that would be ancillary to the primary function of the Innovation Quarter and demonstrably needed to be in that location. It is noted that B1 uses include offices, research and development facilities, development of products and processes and light industrial uses that are appropriate to a residential area. It is also noted that the Town and Country Planning (Use Classes) Order 1987 has been amended in September 2020 and following this amendment, Class B1 (amongst others) has been revoked and uses previously denied in this use class have been included within the newly created Class E (commercial, business and service).
- 6.10 To ensure the proposed development remains compatible with the intended Policy PP21 land allocation, and to ensure the residential amenities of the neighbours are preserved, the uses allowed within the proposed Innovation Quarter would be limited to Use Class E(g) only. These uses, which can be carried out in a residential area without detriment to its amenity, would include offices to carry out any operational or administrative functions (Class Eg(i)); research and development of products or processes (Class Eg(ii)) and industrial processes (Class Eg(iii)) along any other ancillary uses that are required to support the proposed development, as outlined by Policy PP21 of the Poole Local Plan. Subject to condition controlling the uses on site, the proposed scheme would be capable of delivering development that would comply with the provisions of Policy PP27(1c) of the Poole Local Plan.
- 6.11 The proposed development would be accessed off Purchase Road. This access would be purely for the purposes of the visitors and commuters working on site and not for purposes associated with deliveries and servicing of the site. The creation of the new vehicular access to the site, off Cutler Close, would ensure the vehicular access to Nuffield Hospital and servicing/deliveries to the entire Innovation Quarter, including access for construction vehicles associated with the erection of the proposed development. This arrangement would be secured by condition and also secured within the S106 agreement.

- 6.12 To that effect, the site layout specifies the location of a car park for the visitors and commuters directly along the boundary of the site with residential development of Bishop Close. The submitted parameter plans show 268 parking spaces to serve the proposed Innovation Quarter. A detailed traffic noise impact assessment would be required at the reserved matters state to assess the potential impact of the predicted traffic flows and identify appropriate opportunities for avoiding and mitigating any adverse impacts arising from the proposed development, as requested by the Council's Environmental Health Officer. This is secured by condition.
- 6.13 The noise and fumes associated with the more intensive use of Purchase Road and the car parking area serving the outline proposals would not be considered as materially harmful to the amenities of the residents, as advised by the Council's Environmental Health Officer. Notwithstanding this, the reserved matters application would be expected to be accompanied by the detailed noise and air quality impact assessments to ensure this aspect of the proposed development is managed and controlled by appropriate conditions. The submission of these documents at the reserved matters stage would be secured by condition. At this stage, conditions would also be used to secure and control the construction hours of the proposed development and the provision of the Construction and Environmental Management Plan to ensure the noise arising from both construction and operational phases of the proposed development is controlled.
- 6.14 The hours of operation of the proposed Innovation Quarter are not specified at this stage, however they can be controlled by condition at the reserved matters stage, to ensure the proposals respect the amenities of the residents.
- 6.15 In terms of light pollution, the proposal is accompanied by the Appendix 8 of the Environmental Statement, which sets out the lighting strategy for the whole site and has been assessed by the Council's Environmental Health Team in terms of impacts of the proposed lighting on the residential amenities of the neighbours. The proposed development would require lighting for safety, security, and amenity during hours of darkness. The proposed lighting would be limited to the areas of the proposed car parks, access roads, public amenity areas and any walkways. Construction lighting would also be required during the construction stages of the development. The Council's Environmental Health Team support the proposed lighting strategy and the conclusions of the report can be conditioned to ensure the light pollution arising from the proposed development is controlled.
- 6.16 It is also expected that the proposed development, at reserved matters stage, would ensure the layout and design of the Innovation Quarter meets the requirements of Policy PP27(1 e) in terms of providing safe and accessible environment and passive surveillance of the public domain that would be created. At this stage, the submitted indicative site plan is considered to be capable of delivering development that would meet this requirement.
- 6.17 Overall, it is considered that the outline proposal is capable of delivering the scale and density of the development, as shown on the proposed layout plans, without causing material harm to the residential amenities of the neighbours, in line with the

relevant provisions of Policy P27 of the Poole Local Plan, the NPPF and the principles of the Talbot Village SPD.

Nuffield Hospital

- 6.18 The proposed hospital building would be of a 3 storey scale with a second floor element set back away from its eastern boundary. The separation distance of between 65m-80m between the built form and the rear elevations of the residential dwellings in Dulsie Road would negate any impact the proposed development could have on the residential amenity of these nearby properties. As a result, the proposed building would not appear unduly dominant towards the occupants of the nearby dwellings or give rise to any material loss of light, outlook or shading.
- 6.19 Furthermore, vegetation screening would be required to screen the proposed car parking and servicing areas from views from the residential gardens. This would further aid the protection of privacy towards the dwellings along Dulsie Road. It is not considered that the proposed scheme would result in materially harmful loss of privacy to those dwellings, given the proposed separation distance, the proposed screening and the set back position of the second floor accommodation. In this regard, the proposal would be in accordance with the provisions of Policy PP27(1c) and the principles outlined by the Talbot Village SPD.
- 6.20 The proposed layout of the hospital (including its fenestration) would ensure passive surveillance of the adjacent car park and the public domain, in line with the provisions of Policy PP27(1e).
- 6.21 In terms of the amenities of the prospective users and employees of the proposed hospital, the staff and office areas would be functional and laid out in a practical fashion, providing an adequate and acceptable quality of internal amenity space for the employees. The proposed waiting room areas would provide the patients with good quality facilities and the overall layout of the proposed hospital would be functional and laid out in an efficient manner.
- 6.22 Whilst there would be windows facing the proposed Talbot Way and the public domain, these would be administrative areas of the building. this arrangement would allow for passive surveillance of the public domain and ensure that the privacy of the patients is preserved.
- 6.23 Similarly, the consulting and treatment rooms would be spacious and accessible. Patients' rooms would also benefit from adequate outlook and natural light. The provision of the internal courtyard garden would ensure that patients and employees have access to good quality, private, external amenity area. Overall, it is considered that the amenities of the prospective employees and patients would be satisfactory and meeting the requirements of Policy PP27(1d).
- 6.24 The proposal would result in vehicle movements on site, associated with the deliveries to the site or with staff and patients/visitors trips. The proposed car park serving the hospital would be located to the north and north-east of the building, sited between the hospital building and the rear gardens of the dwellings along Dulsie Road. Despite this location, the proposed access and parking areas of the

site would be sufficiently distanced from the gardens of the nearby properties to ensure no material harm would be caused by way of noise, fumes or light pollution. The proposed introduction of the significant vegetation buffer zone along this boundary of the site would also ensure the residents would not be able to directly see the car parking areas of the site.

- 6.25 The proposed hospital, being a private health care provider, specialising in scheduled treatment procedures only, would offer no provision for emergency treatment. This is evidenced by the proposed floor plans, which confirm that there is no provision of the accident and emergency department on site. As a result, the proposal would not result in any noise and disruption associated with ambulance presence on site.
- 6.26 In terms of noise arising from the generator that is proposed on site, the proposal is accompanied by the Noise Impact Assessment and Air Quality Assessment reports. These reports have been assessed by the Council's Environmental Protection Team, who requested conditions securing the provision of the Construction and Environmental Management Plan, limiting construction hours on site and controlling the noise levels arising from the operational use of the proposed hospital. A condition requiring details of noise levels of an emergency generator that would be required to be provided is also secured to ensure the noise levels arising from its operation are not harmful to the amenities of the adjoining residents.
- 6.27 It is expected that the proposed hospital would operate on a 24/7 basis, due to its nature and services it would provide. The proposed hospital would not provide an accident and emergency department and it would only deliver scheduled appointments and treatment and for that reason the level of activity during evenings and night time would be limited and not materially harmful to the residential amenities. In any case, the proposed scheme has been assessed by the Council's Environmental Health Officer who raised no objection to the proposed hours of use. In terms of deliveries, most service vehicle deliveries will be conducted in a panel or Luton type van between the hours of 8am and 8pm on week-days. These non-urgent (non-medical related) or regular delivery timings can be secured by condition. There may also be times when essential and urgent deliveries via HGV are required during nighttime and at weekends. It's important not to restrict this type of delivery as they will be essential for a specific treatment. It must be recognised that these types of delivery will not be the norm.
- 6.28 In terms of the light pollution, all lighting within the entire application site would be required to conform to the requirements set out within the Lighting Strategy ref: 2329-DFL-ELG-XX-RP-EO-13001-S3-P01(rev. P2), which is supported by the Environmental Health Team, subject to condition securing the implementation of the details outlined within the submitted report. Subject to this condition, the proposal would preserve the residential amenities of the neighbours in terms of light pollution and comply with the provisions of Policy PP27(1c) of the Local Plan in that regard.

Heathland Support Area

- 6.29 The proposal would not result in any physical activities associated with the proposed use of the land that would have a materially harmful impact on the residential amenities of the local residents in terms of the loss of light or privacy.
- 6.30 The area is well frequented by the residents, attracting local walkers (including dog walkers), cyclists and some amount of car borne visitors. The proposal would not result in the introduction of the new car park facilities near or on the proposed HSA and therefore it would not be capable of attracting large numbers of new, out-of-area visitors, beyond those already visiting the heathland and the prospective users of the proposed Innovation Quarter. Whilst the proposed development within TV2 allocation (Nuffield Hospital and the Innovation Quarter) would result in the provision of the new car parking, it is not considered likely that the patients or visitors of the proposed Nuffield Hospital would contribute significantly to these numbers, due to the nature of their visit and the duration of their stay. In any case, the proposed HSA is designed to absorb the footfall arising from the creation of the Innovation Quarter, including Nuffield Hospital, which would be entirely compatible with its intended use of diverting human presence on the heathland. Further assessment of this aspect of the proposal is provided within the biodiversity section of this report.
- 6.31 The proposed scheme would formalise some of the recreational activities occurring in the vicinity of the site (by introducing new footpaths and designating dog walking areas), the volume of these activities would not result in any materially harmful impact on the residential amenities of the local residents in terms of noise or traffic generation.
- 6.32 The introduction of recreational activities associated with the proposed change of use of the land would offer opportunities for improvement of wellbeing to the local residents. This, itself, would be a significant community benefit arising from the proposed scheme.
- 6.33 Overall, it is considered that the proposed introduction of the Heathland Support Area would not result in any materially harmful impact on residential amenities of the adjacent residents, and it would comply with the provisions of Policies PP21(1c) and PP27 of the Poole Local Plan.

Summary

- 6.34 It is considered that the outline element of the proposed scheme is capable of delivering development that would preserve the residential amenities of the neighbours. Similarly, the proposed development of the Nuffield Hospital is considered to respect the privacy of the occupants of the neighbouring dwellings, subject to conditions outlined in the report.
- 6.35 the proposed introduction of the Heathland Support Area would not result in any materially harmful impact on residential amenities of the adjacent residents, as explained above.
- 6.36 Overall, the proposed scheme would comply with the provisions of Policies PP21(1c) and PP27 of the Poole Local Plan.

7. MOVEMENT AND ACCESS

7.1 Paragraph 110 of the NPPF requires sustainable transport modes to have been utilised, giving priority first to pedestrian and cycle movements, with layouts that maximise the catchment area for bus or other public transport services, address the needs of people with disabilities and reduced mobility, create places that are safe, secure and attractive, that allow for the delivery of goods and access by services and emergency vehicles and enable plug-in or other low emission vehicles to be charged.

7.2 Local Plan Policies PP34, PP35 and PP36 of the Local Plan share much the same rhetoric with Policy PP35(1) of the Poole Local Plan stating that:

“Proposals for new development will be required to:

- maximise the use of sustainable forms of travel;*
- provide safe access to the highway;*
- contribute positively to the retention and creation of:*
 - attractive, safe and accessible places; and*
 - safe, convenient pedestrian and cycling routes; and*
- improve safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;*
- accord with the Parking & Highway Layout in New Development SPD; and*
- identify opportunities for the provision of new accessing/servicing rear of commercial premises, particularly where commercial premises are located in pedestrianised areas or along classified roads. New development should seek to retain and, wherever practicable, improve any existing rear servicing provision to commercial premises”.*

7.3 Policy PP35(2) requires a transport assessment for developments generating significant transport impact. It also identifies that:

“...The Council will expect developers of such schemes to incorporate all sustainable transport measures to mitigate impacts on the wider transport network, including where appropriate:

- reducing the need to travel (e.g. broadband, business hubs);*
- walking and cycling infrastructure that enables active travel for commuting or leisure purposes and which is linked to established path networks and contributes to improving health;*
- public transport infrastructure, including provision of connections to existing services and service enhancements where appropriate;*
- road infrastructure; and*
- any site-specific mitigation measures outlined in the Local Plan Transport Mitigation Plan”.*

7.4 And, at Policy 35(3), a breakdown of how air quality should be dealt with when a transport assessment identifies a potential adverse impact:

“... the developer will be required to produce an additional air quality assessment. Any potential significant impact on local air quality will require proportionate mitigation measures to support walking and cycling and public transport use or appropriate measures to prevent adverse effects, either alone or in combination, on European and internationally important sites.”

7.5 Policy PP21(3) sets out transport expectations regarding Talbot Village specifically:

“Development at Talbot Village is expected to deliver significant improvement of transport and movement to the area by, where appropriate:

- providing enhancements to the pedestrian and cycle environment, including supporting delivery of a new strategic north-south cycle route;*
- supporting the provision of enhanced pedestrian crossings on Wallisdown Road; and*
- providing a level of car parking designed to encourage access to the campus by walking, cycling and public transport”.*

7.6 Furthermore, Policy PP24 of the Poole Local Plan sets out what Green Infrastructure is required of development. Part 2a of the policy dictates that new development should provide enhanced and connecting cycling and walking provision to open spaces and the coast, part 2b asks for connecting together and enriching of biodiversity and wildlife habitats, part 2c requires improved connections, green corridors and links between different components of the green infrastructure network and part 2d requires contributions towards the delivery of strategic green infrastructure projects that are outlined in Part 1 of the policy. This section of the report refers to part 2a.

7.7 The Talbot Village SPD supports and provides guiding principles that provide more detail to Policy PP21 and its allocated sites. It promotes proactive traffic management to make it easier for people to switch to alternative modes of travel such as enabling connections between public transport, existing RoW, cycle ways and pedestrian routes. The Talbot Village SPD proposes to strengthen the green network and better link existing significant open spaces and relieve pressure on the heathland. The links would provide improved access to the area enhancing opportunities to walk and cycle.

7.8 In addition to relevant Local Plan policies, and the Talbot Village SPD, the BCP Parking Standards SPD provides further relevant guidance relating to travel and movement which will be discussed when pertinent.

Site context and proposals

7.9 The site is near the Wallisdown Road at University Roundabout. New access to the hospital and service and construction access to the Innovation Quarter is planned for Cutler Close, general access to the Innovation Quarter is planned at Purchase Road and pedestrian and cycle access to the Heathland Support Area is planned for at Alyth Road.

7.10 The site is in a sustainable location within walking distances to Wallisdown and Winton Local Centres. It is well serviced by public transport with bus routes

accessed at Wallisdown Road, and the Bournemouth University Bus Hub connecting to the town centres, wider conurbation, train stations (2 - 2.5 miles away) and the airport (6 miles away) for further travel.

- 7.11 The site is already part of a step change movement enacted by the Council to create environments that encourage active travel over the use of cars. The Transforming Cities Fund has helped provide a range of cycle routes and a redesign of Boundary roundabout moving the focus from car travel to more active modes. The connections have helped make the site more accessible by bicycle. Furthermore, a network of paths and Public Rights of Way link through the site and into the wider area and parking at the University is restricted to only those who meet a range of criteria such as disabilities that may restrict mobility.
- 7.12 The existing context of the site means it is commutable for a large proportion of the Dorset area and for students.
- 7.13 At peak times, exacerbated by the number of roundabouts and critical junctions, queuing is common. However, there are few opportunities to increase the capacity for motorised vehicles.
- 7.14 Also, this is an allocated site and as such the principle of development in this location, in this case in relation to highways issues, and their cumulative impacts, have already been considered in the Local Plan process. The inspector for the Local Plan Examination concluded in their Report on the Examination of the Poole Local Plan that:
- “Whilst local residents’ concerns about the car parking and traffic implications of the Talbot Village proposals (including in respect of the proposed north-south cycleway) are understandable, policy PP34 provides for these to be satisfactorily addressed at the planning application stage and it is likely that a Transport Assessment and a Travel Plan would be required through which unacceptable impacts would be avoided or mitigated.”*
- 7.15 In relation to this hybrid application, parameter plans for the whole site indicate travel and movement related proposals. Detailed plans, transport assessments and Travel Plans have been submitted for the full application of Phases 1A and 2B: Nuffield Hospital.

Heathland Support Area

- 7.16 No new vehicular access routes or car parks are proposed to facilitate the proposed development, as outlined in the Talbot Heathland Support Area Management Plan. This approach is supported by the Council's Senior Transportation Officer and in line with the requirements for the Heathland Support Areas (HSA) outlined by the Dorset Heathlands Planning Framework 2020-2025 SPD (2025).
- 7.17 A well-used right of way footpath (Public Right of Way 33) crosses the HSA from Alyth Road heading in a north west direction to Langside Avenue (Plan 3). There are also a series of permissive paths that cross the wider area of Talbot Heath and one that runs through the HSA from Isaac's Close in the new Talbot Village to join

the main right of way footpath. The public rights of way (PROW) are unlit and not conducive to commuting at night.

- 7.18 This space is intended for use by those who currently access the heath, which is predominantly people in the local area and the workforce of the Innovation Quarter and Hospital. As such, visits are expected to be short and mainly during working hours.
- 7.19 The aim of the HSA is to create a space where the workforce do not feel the need to seek informal recreation on the heaths. To increase car park provision or access routes could encourage more people to use this land which would not comply with the requirements for a HSA in the Dorset Heathlands Planning Framework SPD due to its potential impact on ecology. This is explored in greater detail in Section 8.
- 7.20 Natural England, the Council's ecologist, Amphibians and Reptiles, Dorset Wildlife Trust and the RSPB are supportive of these proposals.

Nuffield Health Hospital

- 7.21 To develop the strategy for the Nuffield site and assist with the determination of the application, a Travel Plan and assessment has been submitted in accordance with Policy PP35(2).
- 7.22 For predicting the likely hospital parking and trip demands, the Transport Assessment has used a mixture of TRICS data (a transport industry standard accepted database of surveyed existing land developments, uses and the trips they generate), site data from existing Nuffield Hospitals, conurbation Travel to Work Census data, traffic modelling data and information from the recent major planning application at the Royal Bournemouth Hospital. The Highway Authority consider that sufficient robust information has been submitted for them to carry out appropriate assessment of the proposal and to make an informed recommendation on the application.
- 7.23 The Transport Assessment "DO Something 2" (DM2) traffic impact analysis looks at the trip impacts of the hospital only development. The junctions analysed include main Classified Road junctions of Wallisdown Roundabout, University Roundabout, Boundary Roundabout and Talbot Roundabout.
- 7.24 The Local Highway Authority advise that:

"The traffic impact analysis results show that the likely network impact of the hospital only development would not exceed a 4% average increase on the above main road Classified Road junctions. Three of the junctions are at a 1% average increase. This overall traffic flow percentage increase for the hospital only development on the strategic road network would not have such a severe impact to warrant refusal of this element of the proposal for impacts on the main road highway network but it is noted that this planning application is not a stand alone application just for the hospital."

Active Travel

- 7.25 The proposals Phases 1A and 2B: Nuffield Hospital, improve on the active travel initiatives in the area in accordance with Policy PP35(1)a and d by providing a new bus stop either side of Gillett Road and contributions towards the enhancement of public transport bus services in the area and through further cycleways and pedestrian footpaths around the site.

Footpaths and cycle ways

- 7.26 In accordance with Policy PP35(1)a, the proposals utilise active travel modes first, creating sustainable forms of travel that connect with one another and to neighbouring footpaths, highways and cycleways in accordance with Policy PP24(2a).
- 7.27 The first part of the Talbot Boulevard is proposed in this application. It will link Gillett Road to the north of the hospital site and provide a pedestrian crossing facility on Gillett Road to the University campus beyond.
- 7.28 In accordance with Policy PP35(1)c, an off-carriageway cycle route is proposed for extension and widening along Gillett Road. This will link with Talbot Boulevard and Alyth Road to the south.
- 7.29 Cutler Close currently provides access to parking areas (for cars only) associated with the nearby education facilities and also provides vehicle and pedestrian access to the relatively small residential cul-de-sac of Mansell Close. There is also a separate pedestrian path to Mansell Close from Gillett Road and therefore not all pedestrian movements to these existing residential properties have to travel along Mansell Close. Cutler Close currently has a carriageway width of 5.5m in width and this is to be widened to 6m.
- 7.30 As set out in detailed highway layout plans (AECOM General Arrangement), vehicular access to the hospital would be via an extension to Cutler Close and making use of an unmade track to the north-east of the site, leading off the Boundary Roundabout. This would create a new avenue to be used for visitors, staff and patients of the Nuffield Hospital as well as construction and service vehicles accessing the Innovation Quarter.
- 7.31 The Mansell Close access onto Cutler Close has been amended to be a footway crossover and the Local Highway Authority would expect the junction to be raised to give pedestrians priority across this junction and to assist with wheelchair crossing. Further highway details can be agreed via Section 106 Agreement and any related parts of a S278 Highways Agreement will ensure highways construction is satisfactory and in accordance with Policy PP35(1)b of the Poole Local Plan.
- 7.32 The proposed development makes provision for pedestrians going to and from the hospital from the east. The northern boundary of the site connects footpaths to the car parks, as well as at the base of the first part of Talbot Boulevard where in Phase 1B it would link to the Innovation Quarter and Alyth Road beyond. An appropriate cycle/pedestrian crossing facility is proposed where the north-south cycle route crosses the main vehicle access route. The crossing will be secured via planning

conditions and appropriate S106/S278 agreements to ensure pedestrian safety in accordance with Policy PP35(1)b. The north-south cycle route as proposed is acceptable subject to it being an adopted public highway.

- 7.33 The plans indicate removal of an existing bus waiting area on the north side of Gillett Road and its relocation to an alternative location on either side of Gillett Road and within the ownership of the applicant. The implementation of this can be dealt with by planning condition.
- 7.34 With regards to Gillett Road, the highway authority considers the access is appropriate for the development and suitable for two-way traffic as a bus route.
- 7.35 A new pedestrian crossing is proposed across Gillett Road and this will assist with improving pedestrian safety.

Parking

- 7.36 In terms of car parking, the proposal shows a total of 195 car parking spaces for the hospital site. Visitor parking at the Hospital is proposed immediately to the south of the northern boundary. Staff parking will be on the north eastern corner of the site. The site location is within Zone C of the Council's current adopted Parking Standards Supplementary Planning Document (SPD). This advises a hospital proposal of this size and layout requires provision of 131 car parking spaces. There is therefore an overprovision of car parking to that stated in the SPD and thereby is not in accordance with Policy PP35 which requires that developments accord with the Parking & Highway Layout in New Development SPD. The Parking SPD is a material consideration and a departure needs to be justified.
- 7.37 The applicant has compared parking provision at other Nuffield Hospitals and also analysis of likely staff/patient numbers. The likely vehicle trip analysis acknowledges that most patients will arrive by car but for many patients their parking duration will only be for a relatively short time (e.g. for routine appointments), whereas staff are likely to be parked for longer.
- 7.38 The LPA are willing to accept that a hospital development is sufficiently different to that of industrial, commercial or residential uses and that the provision of sufficient car parking spaces to accommodate patients, given that many of them could be immobile, is justified. The overprovision of car parking against the Parking SPD is therefore considered acceptable in this instance. Implementation of the proposed on site car parking provision can be secured by condition.
- 7.39 All other parking accords with the Policy PP35(1)e, and the BCP Parking Standards SPD.
- 7.40 Electric Vehicle charging is referred to in the submissions based on 30% active charging and 70% passive charging. This provision would accord with the SPD and can be secured via planning condition.
- 7.41 There are 11 disabled spaces within the visitor car park, which is acceptable and in line with the adopted Parking Standards SPD.

- 7.42 The Cutler Close access route provision/amendments would result in the removal of 41 parking spaces associated with the adjacent University uses. However, in recent planning applications associated with the University it is evident that with the now prevalence of homeworking there has been a significant reduction in staff parking demands associated with the University and this is unlikely to change in the future. The University staff, who are likely to be mostly mobile, unlike hospital patients, will also be able to take advantage of any physical sustainable travel enhancements coming forward as part of this proposal. Based on this assessment, the Local Highway Authority do not therefore raise any issues with this loss of parking.
- 7.43 With regards to cycle parking, 10 spaces for patients and 60 spaces for staff is proposed. To further encourage its use, showering and changing facilities are also proposed. However, using the same methodology used by the TA to calculate likely car parking requirements, 96 cycle spaces would be required and this provision will be secured by condition. The additional cycle parking can be provided without affecting other aspects of the scheme and is considered acceptable.

Drop off / pick up

- 7.44 A drop off/pick up parking area would be provided at the hospital entrance, which is supported by the Highway Authority. This area would be wide enough for a vehicle to pass whilst another vehicle is stopped to load/unload.

Conclusion

- 7.45 All aspects of the Phases 1A and 2B development are satisfactory in terms of movement and access and in accordance with Policy PP21 and PP35(1) and (2) or can be made so by condition.
- 7.46 Air quality will be discussed in detail in a separate section.

Innovation Quarter

- 7.47 As Phases 1B and 3A are an outline application, there is much less detail presented at this stage. Indicative parameter plans are submitted but detailed plans will be submitted with a Reserved Matters application.
- 7.48 For predicting the likely trip demands the Transport Assessment has used a mixture of TRICS data Dorset County A348 Paramics Corridor Model and the applicant's own consultants' assessment of likely trips based on proposed car park provision and the existing and proposed sustainable travel links available in the area.
- 7.49 From the traffic modelling submitted and the Highway Authority's own assessments, it is clear that the traffic from the proposal will have an impact on the road network capacity of main road roundabout junctions in the vicinity of the site. These junctions are already at times congested and the proposal will lead to more queuing inconvenience for drivers at these junctions. However, assessments have shown that to fully mitigate the traffic impact of the proposal would require significant road alterations including additional vehicle lanes to increase road capacity, such as additional road lanes being added at the Boundary Roundabout. These potential

impacts will be mitigated by means of cycle ways and footpaths as well as increased public transport encouraging a modal shift towards active travel.

Active travel

- 7.50 In accordance with Policy PP35, the proposals utilise active travel modes first creating sustainable forms of travel. A key design feature of the entire Policy PP21 is the Talbot Way Boulevard. This is a north to south feature that runs through the centre of the site providing pedestrian and cycle access and benefitting from informal rest and socialising areas. Secondary and tertiary routes are proposed to run from this boulevard around the site. Innovation Quarter buildings will front directly onto this environment to create an active frontage as required in the Talbot Village SPD and as set out in the Parameter Plans.
- 7.51 The proposals at Innovation Quarter, also improve on the active travel initiatives in the area by way of a new shared mobility schemes providing cycle hire, electric scooters and electric car clubs.

Access

- 7.52 Vehicular access to the Innovation Quarter would be via Purchase Road. No service vehicles could use this access and instead they would need to use Cutler Close. This is to reduce the concentration of vehicle trips in Purchase Road. The separation of these routes and their access points can be secured by condition.
- 7.53 The existing Purchase Road is a residential road and the width is designed to accommodate predominately car vehicle movements. Therefore, the Highway Authority would support the use of this road for access to the car park, providing restrictions are put in place (height barriers/road narrowings at the car park access) to prevent its use by larger delivery / service vehicles. This can be secured by planning condition.
- 7.54 The Local Highway Authority advised that the use of Purchase Road by cars would not generate a significant increase in safety issues. It is to be expected that any detailed site layout at the end of Purchase Road, before any height barrier/road narrowing, would provide for an adopted road turning head which could cater for the occasional incorrectly routed large vehicle if required. The adoption of this section of the road would be secured by S38 agreement and within a S106 agreement that is required as part of the recommendation of this report.

Parking

- 7.55 Parking will be provided within the Innovation Quarter and this will need to conform with the BCP Parking SPD, providing parking numbers and types including EV charging spaces and cycle parking. This compliance can be dealt with by way of condition.

Conclusion

- 7.56 All aspects of the Phases 1B and 3A development are satisfactory in principle in terms of movement and access. They accord with Policy PP21 a and c as discussed above. They also accord with Policy PP35 in that they a) utilise active travel modes

first creating sustainable forms of travel, b) provide safe access to the highway, c) provide a range of transport proposals. The application is supported by a transport assessment and suitable travel plan.

Hospital and Innovation Quarter overspill parking

- 7.57 Although the car parking amounts proposed/indicated are considered acceptable as they meet or exceed the Council's Parking Standards SPD, there is a risk of on-street parking occurring in the residential streets in the areas around/between Alyth Road, Dulsie Road and Glenferness Avenue. The creation of the enhanced north-south pedestrian/cycle route and improvement of the link to Alyth Road might encourage some employees of the hospital site or future employment areas to park within these streets as this would allow those commuters to avoid the busy Boundary Roundabout and Talbot Roundabout if they are travelling east or south from the site. This was an issue that was identified within the public representations received. There are some existing parking restrictions in these residential streets, but these are in limited areas. The Highway Authority would seek contributions towards the extension/introduction of an appropriate parking regime in these residential roads to prevent long term commuter parking.
- 7.58 Should parking issues arise as a result of the proposal then appropriate consultations and procedures could take place with local residents and then if supported, an appropriate parking regime be introduced with relevant legal orders and any necessary signs/road markings carried out. £20,000 will be secured via the S106 towards this potential parking regime review, public consultation exercise and associated legal and site works as required. Any unused monies could be returned to the applicant.

Travel Plan/Sustainable Travel Initiatives

- 7.59 As outlined above it is considered that there are some enhancements to physical sustainable travel measures proposed, however these have limitations, in particular, the ability to afford public transport. Further incentives should be secured via Travel Plans and specific commitments need to be secured at this time both for the hospital and the future employment site. Securing commitments now would ensure future developers of the Innovation Quarter site are aware from the outset on what they must commit too. Measures should include items such as 3 month free sustainable travel vouchers for staff, 3 months free bus travel or the equivalent value cycle/scooter hire credit (Beryl Bike Share Scheme), provision of Car Clubs which could be used by both the employment site, hospital and adjacent universities and residents to assist with viability of the Car Club scheme and contributions towards bus services would further encourage take up of these alternatives to private car use. This will need to be secured by way of the Section 106.

Public Rights of Way

- 7.60 The proposed scheme would be sited within close proximity to Talbot Heath, an area that hosts several Public Footpaths and Bridleways, which have an informal sand, gravel and/or dirt surface and have strategic quality for connecting the residential

areas and associated community assets, such as the schools and Branksome & Bourne Valley Innovation Quarter surrounding Talbot Heath. These paths are well known, popular and are of important for recreational and some commuting purposes.

- 7.61 The proposed development, although split between full and outline application phases, taken as a whole would potentially lead to a substantial increase in the use of these paths for commuting trips. Of particular relevance is the provision of a walking and cycling route (Talbot Way) bisecting the site and connecting Gillett Road with Alyth Road and East Avenue. This central boulevard would create a significant walking and cycling corridor for University students and other commuters in the area. This walking and cycling boulevard is intended to connect at its south extremity with Public Footpath A15.
- 7.62 Policy PP21(3a) of the Poole Local Plan states that development at Talbot Village will be required to deliver significant improvement of transport and movement to the area. These are discussed in detail in the former part of this report (Travel and movement section). It is however worth repeating that the provision of the central walking and cycling boulevard along the strategic north-south route (Talbot Way) is required as part of these improvements. The proposed scheme would deliver this route, in accordance with the provisions of Policy PP21(3a).
- 7.63 The Council's Rights of Way Officer advised that the lack of a Public Right of Way for cyclists from Alyth Road isn't expected to be a cause for concern, as the landowner's approval of cyclist access would be sufficient to allow for this use and the widening of the access onto Alyth Road would allow the footpath to exist alongside the new shared access without conflict. The Council's Rights of Way Officer advises that the path connecting with Alyth Road should be reviewed for suitability for cycle traffic and the cycle barriers should be removed from the path.
- 7.64 Details of the layout, surfacing and infrastructure of the proposed Talbot Way would be secured by condition, attached to the outline element of the proposed scheme. The adoption of the Talbot Way would also be incorporated within the S106 Agreement.
- 7.65 The proposed Heathland Support Area would be introduced to draw the public away from the more ecologically sensitive areas of Talbot Heath. There are several permissive paths and right of way footpaths that cross the wider area of Talbot Heath and one that runs through the application site.
- 7.66 The HSA is to be accessed from Public Footpath 33, where access is over a set of stiles. The scheme proposes improvements to the existing footpaths. The Council's Rights of Way Officer and the Open Spaces Team advised that some paths suffer from significant erosion and would benefit from reinforcement, for example the installation of steps after the stream crossing at SZ 06811 92860 to ensure suitable access for fire management.
- 7.67 As mentioned above, the Public Rights of Way across Talbot Heath are of varying quality although broadly require updating infrastructure to become safer, more durable and compliant with the Equality Act 2010. To that effect, the two stiles on

Public Footpath 33 (National Grid Ref: SZ 07161 92688 and SZ 07039 92878) would be replaced with fully accessible kissing gates, as part of this development, and as requested by the Council's Rights of Way Officer. This would improve access to the proposed HSA and increase the proposal's compliance with the Equality Act in terms of the improvements to the existing Rights of Way.

- 7.68 The improvements to the footpaths and gates mentioned above, as requested by the Council's Rights of Way Officer, can be secured by condition.
- 7.69 The Management Plan also refers to the proposed cutting of informal footpaths on the site to create circular routes for walkers. This is acceptable in principle, however details of the proposed circular routes and their assessment on the biodiversity of the site should be assessed prior to their implementation. This aspect can be controlled by a condition. The introduction of the proposed new paths is supported by the Rights of Way Officer.
- 7.70 The Management Plan proposes no diversion of Public Rights of Way within the proposed HSA. The Council's Right of Way Officer advises that although no path diversions are necessary for the proposed development to be brought to use, the proposed HSA Management Plan, mentions the possibility to carry out diversions of some footpaths on the heath to assist the efficiency of the Heathland Support Area. These diversions do not form part of the current proposal and, if required in the future, would be subject of separate consultations and potential diversion orders outside of the scope of the current application.
- 7.71 The Council's Rights of Way Officer advises that the HSA cannot introduce new gates onto paths, nor introduce fences that would serve to constrain path widths onto the existing PROW if these are required, without seeking appropriate separate consent.
- 7.72 Overall, it is considered that the proposal would improve the existing rights of way, provide a significant improvement to the existing cycling infrastructure in the local area and it would be therefore compliant with the provisions of Policy PP21(3a) of the Poole Local Plan, subject to conditions outlined above.

Climate change

- 7.73 It is likely that the construction phase will see a temporary increase in traffic and therefore carbon emissions, assessments have been undertaken to estimate the emissions once operational or being used, and this has informed the net zero carbon and energy proposals for the site.

Conclusion

- 7.74 To conclude, the following enhancements would be being provided to an appropriate level to go some way to mitigating the traffic impacts of the proposal, in line with Council Policy, with the following being secured:
- focussing the Innovation Quarter around Talbot Boulevard, removing the focus from a car centric development to a pedestrian/cycle dominated environment;

- enhancements to the bus service, by rerouting the existing bus service to pick up and drop off at a new bus stop with real time information shelters along Gillett Road. A contribution of £338,823 (subject to RPI increase) towards the enhancement of public transport bus services in the area;
- extension and widening of the existing shared cycle footway on Gillett Road;
- connections to the PROW, with seating and socialising areas along newly created footpaths to create an inviting and safe environment;
- provision of a pedestrian crossing facility on Gillett Road;
- Travel Plan with free sustainable travel vouchers for future employees which will be funded by the developer and secured by a S106 agreement; and;
- a contribution of £20,000 towards a review of on-street parking regimes in the area to dissuade commuter car parking / journeys from future employees.

7.75 The measures outlined above aim to encourage more sustainable travel by creating a safe and inviting environment that people will want to use instead of their cars.

7.76 The proposals are in accordance with Policy PP21(3)a and b that require enhancements to the pedestrian and cycle environment, including supporting delivery of a new strategic north-south cycle route and providing a level of car parking designed to encourage access to the campus by walking, cycling and public transport.

7.77 The proposals also accord with Policy PP35(1) in that they focus on sustainable forms of travel and create safe places and active safe routes by way of Talbot Boulevard, networks of footpaths across the HSA and footpath and cycleways at the Nuffield. Highways agree they provide safe access to the highway or can be conditioned to do so. The proposals retain active routes by connecting to them and through this they also improve the convenience of travel. Additionally, most accord with the Parking Standards SPD and as discussed, where they depart from this, they are justified to do so.

7.78 The plans accord with Policy PP35 (2) in that they incorporate many sustainable transport measures to mitigate impacts on the wider transport network, reducing the need to travel, providing suitable walking and cycling infrastructure that encourages their use, improves public transport infrastructure and connections between existing services, and it improves the road infrastructure by encouraging people out of their cars.

7.79 NPPF paragraph 111 suggests applications should be refused where there is either (a) an unacceptable impact on highway safety, and/or (b) the residual cumulative impacts on the road network would be severe.

7.80 The Highway Authority have confirmed that the development as a whole and in its individual elements does not have a negative impact on highway safety. They advise that the cumulative impacts would likely result in increased journey time which would

be an inconvenience but not a severe impact. This does conflict with policy PP35(1)(d) that aims to improve the convenience of travel. However the Council is of the opinion that the considerable improvements for pedestrians, cyclists and access to public transport, that will have public benefits for those using the Innovation Quarter and hospital and over a wider area, outweigh the less than severe impact motorists may experience as a result of increased journey times.

8. BIODIVERSITY AND ECOLOGY CONSIDERATIONS

- 8.1 Poole has a wealth of biodiversity of international, European and national importance. New development can maintain and enhancing a well-connected and healthy network of biodiversity assets to help reverse biodiversity decline and provide opportunities to secure a 'net gain' in biodiversity value.
- 8.2 The Heathland Support Area, an area of land that would provide an informal, natural area to benefit local residents and relieve recreation pressure on the adjacent Talbot Heath, covers an area of approximately 12 hectares (30 acres) of land, which is currently in agricultural use.
- 8.3 Talbot Heath forms a part of the wider protected heathland area south of Talbot Village. It is statutorily protected under the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations). Ecologically, Talbot Heath is recognised through inclusion in three statutory nature designations:
- Dorset Heathlands Special Protection Area (SPA) – in recognition of the international importance of the heathland for breeding, feeding and wintering of the vulnerable bird species including Dartford warbler and Nightjar;
 - Dorset Heathlands Special Area of Conservation (SAC) – designated for wet and dry heath habitats and Annex II species including sand lizard and smooth snake;
 - Dorset Heathlands Ramsar Site – designated in recognition of its wetlands of international importance, species richness and ecological diversity of wetland habitat type.
- 8.4 These special designations afford great protection for the heathland. Talbot Heath also forms part of the Bourne Valley Site of Special Scientific Interest (SSSI). The Environment Act 2021 (due to be enacted in November 2023) sets out the mandatory biodiversity gain for development (BNG). The Act sets out the following key components to mandatory BNG:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan;
 - Habitat secured for at least 30 years via obligations/ conservation covenant;
 - Habitat can be delivered on-site, off-site or via statutory biodiversity credits;
 - There will be a national register for net gain delivery sites;

- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (...).
- 8.5 Many pieces of legislation and case law protect habitats such as the Badgers Act 1992, Wildlife & Countryside Act of 1981, Hedgerow Regulations 1997, Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations) and findings of *People Over Wind & Sweetman v Coillte Teoranta* (Case C-323/17). All of which apply to this application.
 - 8.6 The 2030 Agenda for Sustainable Development is a global agreement by world leaders at the UN in 2015. Goal 15 is identified as follows, *"Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss."*
 - 8.7 Central Government have placed considerable emphasis on the protection and enhancement of the environment too. The Environmental Improvement Plan 2023 is updated every 5 years and aims to *"halt the decline in our biodiversity so we can achieve thriving plants and wildlife"*.
 - 8.8 Paragraph 174 of the NPPF (September 2023) requires contributions to and enhancements of the natural and local environment by protecting sites of biodiversity and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
 - 8.9 Paragraph 180 of the NPPF requires development to be refused if there is significant harm to biodiversity that cannot be avoided, adequately mitigated, or, as a last resort, compensated for. Conversely, "development whose primary objective is to conserve or enhance biodiversity should be supported". This paragraph also places great weight on land within or outside a Site of Special Scientific Interest, setting out the expectation that adverse impacts on the site should not normally be permitted unless the benefits clearly outweigh its impacts on the features of the site that make it of special scientific interest. Paragraph 181 makes it clear that Ramsar sites should be given the same protection.
 - 8.10 The Council declared a Climate and Ecological emergency in July 2019 making a formal commitment to doing all we can to achieve the target of becoming carbon neutral by 2030. The emergency efforts are a priority in the Corporate Strategy that states the following:

"While both respecting and protecting the local area's best natural features including the coast, internationally designated environments and Green Belt we will rise to the challenge of meeting identified needs for new homes, jobs, infrastructure and other supporting services within the Bournemouth, Christchurch and Poole area. This will be balanced with BCP Council's commitment to reduce the impact of climate change and become a carbon neutral council by 2030".
 - 8.11 Objective 5 of the Poole Local Plan aims to enhance the outstanding setting and built form environment of Poole. Amongst others, this Objective seeks to protect and

enhance green infrastructure and nature conservation sites of international, European, national and local value; and protect the Dorset heathlands from visitor pressure in a sensitive and respectful way. The proposal, being located close to the important nature conservation sites, would fulfil the expectations of Objective 5 of the Poole Local Plan by protecting the heathland from visitor pressures.

- 8.12 Policy PP33(1) of the Poole Local Plan (2018) discusses biodiversity and ecology, requiring development that affects biodiversity and any sites containing species and habitats of local importance, including Sites of Nature Conservation Interest (SNCI), to demonstrate:

“(a) how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact;

(b) incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and

(c) seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks”.

- 8.13 Policy PP33(1) also requires development to *“incorporate ecologically sensitive design features to secure a net gain in biodiversity”* which is akin to the Environment Act that will likely be in legislation by November 2023.

- 8.14 Policy PP33(2) requires a biodiversity appraisal to be submitted for applications such as this one, where protected or important species and habitat features either are within the site or in close proximity to it.

- 8.15 Policy PP33(3) refers to geodiversity, which is not applicable to this application.

- 8.16 Policy PP32 (Poole’s nationally, European and internationally important sites) also applies to this application. Its purpose is to ensure development is only permitted where it will not lead to adverse impacts on the integrity, alone or in combination, directly or indirectly on nationally, European and internationally important sites.

- 8.17 Policy PP32(1) focusses on heathlands which are relevant to this proposal as the development proposed is predicated on the assurance that it would cause no significant impact to the heath. The policy states that residential development will not be permitted within 400m of heathland where it would have an adverse effect on the sites’ integrity (though this proposal does not include any residential development) and that development between 400 metres and 5km of the heath would provide mitigation in accordance with the Dorset Heathlands Planning Framework SPD.

- 8.18 Policy PP32(2)a focusses on the avoidance of harm to Poole Harbour. The policy requires nutrient neutral development by way of mitigation as set out in the Nitrogen Reduction in Poole Harbour SPD, if they are “connected to the Poole Sewage Treatment Works or within the catchment of the Harbour”. This does not apply to this application as it is neither connected to the Poole Sewage Treatment works, nor is it within the Catchment of the Harbour.

- 8.19 Policy PP32(2)b discusses recreational effects on Poole Harbour as a result in dwellings or tourism accommodation neither of which are applicable to this application.
- 8.20 Policy PP32(3) sets out the mitigation requirements and how they will be collected or implemented. The mitigation requirement applicable to this application is Policy PP32(3)c *“other SANGS and Heathland Infrastructure Projects (HIPs)”*.
- 8.21 Furthermore, Policy PP24 of the Poole Local Plan sets out what Green Infrastructure is required of development. Part 2a of the policy dictates that new development should provide enhanced and connecting cycling and walking provision to open spaces and the coast, part 2b asks for connecting together and enriching of biodiversity and wildlife habitats, part 2c requires improved connections, green corridors and links between different components of the green infrastructure network and part 2d requires contributions towards the delivery of strategic green infrastructure projects that are outlined in Part 1 of the policy. This section of the report refers to part 2b.
- 8.22 The Council’s Biodiversity Officer and Green Space Team as well as Natural England (NE), Dorset Wildlife Trust (DWT), The Royal Society for Protection of Birds (RSPB), Amphibian and Reptile Conservation (ARC) and Footprint Ecology have assessed the application’s proposals for the heathland support area and in particular the proposed management and monitoring plan. This plan would ensure the management of the area can be reactive of how it is being used and understand if the area relieves footfall on the heathland itself.

Heathland support area

- 8.23 The Talbot Village SPD acknowledges at paras 6.9.10 and 6.9.11 that 'three fields adjacent to the heath and currently part of the Highmoor Farm are identified as support areas. (...) the heathland support areas are not intended to be strategic (i.e. to attract additional visitors from further afield), but rather to provide an alternative resource for existing visitors and dog walkers who currently walk across the heath and may choose, as an alternative, to use the new routes”.
- 8.24 Policy PP21(1) of the Poole Local Plan clearly states that all development proposals at Talbot Village must:
- a) Contribute towards mitigation measures to ensure no adverse impact upon the European and internationally important site of Talbot Heath;
 - b) Be compatible with surrounding uses within the Talbot Village allocation and not prejudice the delivery of the requirements set out in 2(a) and (b); and
 - c) Be designed to ensure that the residential amenity of the nearby residential properties is respected.
- 8.25 Policy PP21(2) continues by stating that growth at Talbot Village will be carefully developed to deliver the proposed development within the land allocation, with para (e) stating that ‘a heathland support area (TV3) of around 12 hectares should be

provided and open to the public before the delivery of development required by paras (b) to (d), namely an Innovation Quarter (TV2) and the Nuffield Hospital.

- 8.26 The proposed creation of the Heathland Support Area is considered entirely compatible with the land allocation of TV3, as set out in Policy PP21(1b), and it would not prejudice the delivery of the expansion of the development on TV1 and TV2 land (development associated with the expansion of Bournemouth University and Arts University of Bournemouth or the creation of the Innovation Quarter). The compliance of the scheme with the Policy land allocation has been confirmed by BCP's Planning Policy Officer.
- 8.27 The proposal aims to change the use of the land from agricultural to a Heathland Support Area. A Heathland Support Area (HSA) is an area of land that would provide an informal, natural area to benefit local residents and relieve recreation pressure on the adjacent Talbot Heath itself.
- 8.28 Paragraph 4.20 of the Dorset Heathlands Planning Framework SPD 2020 – 2025 defines Heathland Support Areas as sites falling within the broad definition of Heathland Infrastructure Projects (HIPs), which are physical infrastructure projects that provide facilities to attract people away from the protected heathland sites. Other HIPs projects include Suitable Alternative Natural Green Spaces (SANG) sites.
- 8.29 Heathland Support Areas (HSAs) are projects which are usually adjacent to the Dorset Heathlands, providing important functional support to the protected site. This may be in spreading public access pressure, enabling better site management or making the designated site more resistant to external effects. Because of the close proximity to the protected heathland, these sites are not intended to attract new visitors in the same way as SANGs.
- 8.30 The proposal would fall within the definition of the HSA provided within the Dorset Heathlands Planning Framework SPD 2020 – 2025.

Overcoming reasons for refusal

- 8.31 Planning permission for of change of use from agricultural land to form HSA was previously considered for this site and refused at planning committee (ref: APP/21/00098/F). The reason for refusal was, as follows:

“The proposed scheme would result in the over-intensification of public access to the area, which would, in turn, cause significant material adverse impacts upon the site and the adjacent heathland. Insufficient supporting evidence has been provided to ascertain that the proposed development would satisfactorily protect nearby designated habitats. It is further considered that the current proposal may prejudice future delivery of development in the vicinity. The proposal is therefore contrary to the provisions of Policies PP24(1), PP25 and PP32 of the Poole Local Plan and paragraph 50 of the NPPF (July 2021)”.

- 8.32 It is considered that this reason for refusal have been overcome in this proposal, as is set out below.

Over-intensification of public access

8.33 As stated in the Dorset Heathlands Planning Framework 2020-2025, at paragraph 4.20:

“Heathland support areas are sites, usually adjacent to the Dorset Heathlands where the area provides important functional support to the protected site. This may be in spreading public access pressure, enabling better site management or making the designated site more resistant to external effects. Because of the close proximity these sites will not be intended to attract new visitors in the same way as SANGs”

8.34 The premise of the HSA is to provide an alternative for existing footfall accessing the protected areas and to spread this impact to less sensitive areas more able to absorb the impacts.

8.35 An HSA is an accepted form of mitigation and developed in conjunction with, and fully supported by, Natural England.

8.36 This HSA has been developed by ecologists and following consultation with the local community and all stakeholders with an interest in the area, including the Council, Natural England, RSPB, DWT and the ARC, and using a full range of wildlife records from the Dorset Environmental Records Centre (DERC) and two years of visitor surveys to identify who is presently using the heaths, why, where they have come from and for how long they are visiting.

8.37 The proposed HSA would bring fields into use that were not previously accessible to the public. It would be sufficiently practical to ensure those walkers who normally access the heath, are encouraged to use it, and intercept workers from the Innovation Quarter before they access the heath. It will not be a ‘destination’ in the way a Suitable Alternative Natural Greenspace (SANG) functions. For instance, it would not include parking or facilities such as toilets and a café.

8.38 As such, given the premise of the HSA is accepted, and that the design of this specific HSA has been informed by sufficient research into existing patterns of use, the evidence does not support a position that it would result in over intensification of its use.

8.39 Monitoring is proposed to be carried out in accordance with the HSA Management Plan which has been considered by all parties and reviewed by Footprint Ecology. All recommendations have been taken into account and plans amended or conditions attached to ensure it is robust. This approach has been agreed and supported by all parties.

8.40 The submitted Management Plan is an iterative document. Its monitoring results will be taken into account by a Management Liaison Group consisting of representatives of ecological bodies, the Council and local residents. The Management Liaison Group would amend the Management Plan over time to ensure its actions are able to respond to changes on the ground. Any negative impacts, which might arise as a result of increased footfall, would be mitigated by solutions informed by ecological experts.

8.41 It is therefore considered this part of the reason for refusal has been overcome.

Insufficient supporting evidence

8.42 Part of the previous reason for refusal was a concern over insufficient supporting evidence to show the proposed development would satisfactorily protect nearby designated habitats. The current application is supported by the following evidence;

Ecological Impact Assessment

8.43 The application is supported by the Ecological Impact Assessment Report, as required by Policy PP33(2) of the Poole Local Plan. The Ecological Impact Assessment Report considered potential impacts affecting badgers, bats, breeding and nesting birds, great crested newts, hazel dormouse, nightjar and reptiles, including an assessment of their ecosystem.

8.44 Paragraph 1.4 of its executive summary sums up the document:

“Forty IEFs [Important Ecological Features] were identified during the EcIA, including five designated sites of international importance, seven sites of national importance, sixteen of regional importance and twelve habitats, and fauna of local importance. No significant negative impacts to the IEFs were identified during the assessment.”

8.45 And paragraph 10.1 concludes:

“The impact assessment concluded that there would be a positive impact overall.”

Full Phase 2 Survey

8.46 A full Phase 2 Ecology survey was submitted as part of this application. It assessed the possible impacts of the development on the biodiversity of the area.

8.47 The only significant ecological features found on site is a tree belt to its north and areas of the eastern and western boundaries.

8.48 It is considered that the design of the hybrid application would increase biodiversity considerably and at every given opportunity. This is throughout its existence and in addition to diverting pressures from the heath providing more ecological gains.

Biodiversity Net Gain Assessment

8.49 The Biodiversity Net Gain Report, prepared by LC Ecological Services Limited in November 2022 and its update in December 2022, assessed the biodiversity net gain and concludes the following:

“The Biodiversity Net Gain score has been determined for the hybrid application, which will deliver the required minimum 10% net gain. A total of 16.31 habitat units and 8.92 hedgerow units is possible to achieve resulting in a 16.63% net gain in habitat units and 100% in hedgerow units.”

Environmental Statement

8.50 In October 2022, an Ecological Enhancement Plan was submitted to the Council. Its conclusions confirm that potentially significant effects were assessed, and design

parameters and mitigation set out in the plan to make the development acceptable in all respects.

- 8.51 In the absence of being able to consider mitigation measures at this stage of assessment, and with regard only to the potential impacts shown above, the proposals are considered likely to have a significant effect both alone and in combination with other projects on these sites.
- 8.52 This conclusion generates a requirement for an appropriate assessment to address the impacts of the scheme on the integrity of each of these sites (see Section 6.0).

Shadow Appropriate Assessment

- 8.53 The first test of Regulation 63 of the Habitats Regulations requires an assessment of whether the elements of the scheme, are likely to have a significant effect on the European sites in question, either alone or in combination with other plans and projects. The potential for mitigation to offset, diminish or avoid any significant effects is not considered at this stage.

- 8.54 The shadow appropriate assessment concludes the following:

“Having concluded that the application is likely to have a significant effect in the absence of avoidance and mitigation measures on the DH SPA and DH SAC/Ramsar. This document sets out a Shadow Appropriate Assessment and can be used by BCPC as Competent Authority to undertake its own appropriate assessment in accordance with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations (as amended) 2017”.

This shadow appropriate assessment is also relevant to consideration of the impact of the proposals on the corresponding Ramsar sites as a matter of Government policy, as set out in the NPPF 2023.

The document identifies a number of mitigation measures that will need to be implemented to ensure there will be no adverse effect on the integrity of the designated sites, both alone or in-combination with other plans and projects as discussed in sections 5.0 and 6.0.

The Dorset Heathlands Interim Air Quality Strategy (2021) has been produced to address the adverse effects of airborne nitrogen upon the Dorset Heathlands designated sites. This strategy has three phases and currently the 2020-2025 phase is where projects to deliver benefits ahead of the preparation of formal local plan policy is undertaken.

On this basis, it is concluded that there will be no adverse effect on the integrity of the designated sites identified above.

Appropriate assessment/ Habitats Regulations Assessment

- 8.55 An appropriate assessment was carried out by the Council to assess the likely significant effects of the development on habitats as required by 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).

8.56 The assessment concludes that *“with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified”*.

Proposals

8.57 A Swift Mitigation Plan, Ecological Enhancement Plan, Landscape and Ecological Management Plan and Talbot Heath Management Plan were submitted with the application to demonstrate mitigation and actions to improve the biodiversity of the area.

8.58 Footprint Ecology were commissioned by the Council to provide an independent review of the monitoring elements within the Talbot Heathland Support Area Management Plan (dated April 2023). After examining the document and supporting documents, they provided recommendations for the Management Delivery and Monitoring of the HSA Management Plan. All recommendations were incorporated within the final version of the document, dated September 2023.

8.59 Statutory consultees have scrutinised the various documents and informed their amendments. As such, it can now be concluded that Natural England, RSPB Dorset Wildlife Trust and Amphibians and Reptiles Conservation support the application.

8.60 Given the extent of the documented evidence and its support by all relevant statutory consultees, it is considered this part of the reason for refusal has been overcome.

Prejudicing future delivery of development in the vicinity

8.61 The final part of the reason for refusal when the HAS was previously considered, was a concern that it may impact on the future delivery of development in the area. This was because it was submitted on its own and not in conjunction with the IQ and the Hospital.

8.62 It has now been submitted as a whole package and individual as well as cumulative impacts have been assessed and used to inform the final proposal as is in front of us now.

8.63 It is considered this part of the reason for refusal has been overcome.

Biodiversity net gain

8.64 The Environment Act 2021 (due to be enacted in November 2023) sets out the mandatory biodiversity gain for development (BNG). The Act sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations/ conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There will be a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (...).

- 8.65 As already explained, the development as a whole can provide more than the required 10% biodiversity net gain and this would be secured by condition. Therefore, when this legislation is enacted, the application will still be in accordance with it.

Agricultural land

- 8.66 Paragraph 174 of the NPPF requires decision makers to take into account the benefits of the best and most versatile agricultural land which are those graded 1, 2 or 3a. The land to which this development is proposed is classed as Grade 4 and of low value and therefore the provisions of Paragraph 174 of the NPPF (September 2023) does not apply to this proposal.

Food production

- 8.67 Representations received were concerned about the loss of the last working farm in the Talbot Village area. Some were concerned about the loss of cattle and food production.
- 8.68 There are some cattle on the land, but the farm is no longer a viable operation and is currently receiving financial support from the Talbot Village Trust for its continued use.
- 8.69 The proposal includes a Food Strategy predominantly focussed at the Growing Hub and with some provision in the staff garden at the Hospital. This is expected to broadly maintain the current level of domestic food production.

Planting

- 8.70 The following form a suite of documents setting out the planting strategy for the site as a whole: Talbot Innovation Quarter: Bournemouth Nuffield Health Hospital Planting Strategy (TOWN745.04(03)2002 RO2), Talbot Innovation Quarter Landscape and Public Realm Strategy TOWN745.1(02)2001, the Landscape chapter of the Design and Access Statement for the Bournemouth Nuffield Health Hospital and the Landscape Planting Plans planting plans (TOWN745.04(03)3001 - 3002). With the masterplan document (TOWN745-1(02)2001) providing the guiding palettes for each of the areas.
- 8.71 These have been agreed as acceptable by the Council's Arboricultural and Landscape Team, who provided conditions, which are appended to this report. These conditions require further details to be submitted and approved in writing by the Council prior to commencement of any works on the innovation quarter or the hospital.

Heathland Support Area

- 8.72 A Heathland Support Area's aim, as already explained, is not to attract people from a wide area, it is to divert people currently using the heathland by providing an alternative space for recreation. The design of this HSA is predominantly to mitigate any impacts from the proposed Innovation Quarter and would provide an alternative

space for recreation for local residents with its 3km of circular walks of varying distances.

- 8.73 Concerns were raised regarding the notion of protecting the adjacent heathland habitats, designated as SSSI and SNCI including any increased pressure of commuters, students and staff to the development, increased footfall and potential for increased cycling to, in and around the development. It is acknowledged that the pressures on heaths come in a variety of ways, and the main effects are set out within the Talbot Heath Management Plan (page 4) and are shown to be mainly from fire, vandalism, disturbance, enrichment and predation.
- 8.74 For this reason, a condition regarding fire management is attached to this report to ensure the pressures of fire can be mitigated.
- 8.75 Seating and interpretation boards can further enrich the area, whilst be in keeping with the environment, this can also be secured by condition.
- 8.76 Management of the area would be provided by a management company formed and appointed by the anchor tenant of the proposed Innovation Quarter. The Section 106 obligation can ensure this continues in whatever form is viable/able to continue should any management company fail to operate.
- 8.77 Boundary treatments, details of where dogs may be let off leads, access points and signage can all be agreed by condition to ensure their design is informed by relevant bodies.
- 8.78 The scheme proposes to provide bird, bat, reptile, and other species enhancements as well as reptile mitigation, general habitat enhancements such as grassland management, tree planting, hedgehog houses, insect lodge hotel, swift blocks, bird boxes, bat boxes and reptile hibernaculum.
- 8.79 At present the site is predominantly low-quality grassland with only some medium and high ecological distinctiveness.
- 8.80 The HSA was surveyed by qualified ecologists and obtained baseline wildlife records from the Dorset Environmental Records Centre (DERC). It will utilise information from the Urban Heathlands Partnership in future too.
- 8.81 The Landscape and Ecological Management Plan sets out objectives that include:
- Compliance with good practice during enabling works and site preparation
 - Reinforce local distinctiveness and character with new structural planting typical of the surrounding landscape
 - Create usable recreational areas with buffer zones to reduce the pressure of the use on nearby Talbot Heaths SSSI.
 - Manage public access to maximise public health benefits and to restrict access to ecological priority areas set aside for wildlife and protected/notable species
 - Maintenance and enhancement of bat foraging and commuting habitat

- Maintenance and enhancement of bird nesting habitat and protection of nightjar nesting sites and habitats used within their territories
 - Maintenance and enhancement of the site for reptiles including areas restricted by the public.
- 8.82 The Talbot Heathland Management Plan explains how the proposed HSA would fully mitigate impacts from the proposed Innovation Quarter on the protected heathland as well as benefitting the local community.
- 8.83 The management of Talbot Slopes Cutting SNCI is of concern by locals and wildlife bodies but it can also be improved via a wildlife management plan for the site which is supported by Dorset Wildlife Trust.
- 8.84 Managed and maintained by a Management Company informed by a Management Liaison Group, it would be continually shaped and able to respond to results of monitoring and changing ecological conditions. Including representatives from the local community, the Council and other interested bodies the management company and liaison group are able to be secured by planning agreement.
- 8.85 The Management Plan has been reviewed by Footprint Ecology and recommendations were fully accepted and included within its proposed monitoring.
- 8.86 It is considered that the change of use of this site would have no significant impact on the current ecology as is demonstrated by the Appropriate Assessment.
- 8.87 Natural England, RSPB, DWT and ARC, as well as the Council's Biodiversity Officer, all now supportive of the proposal, subject to conditions outlined above.

Phase 2B Hospital

- 8.88 The proposed planting strategy includes protection of the natural heritage and heathland, achieving this by including a buffer of native and ecologically significant species with non-native specimens being kept to the interior.
- 8.89 The hospital site incorporates a significant number of trees and planting around its edge and throughout, and it contains three gardens: a visitor garden, a staff garden and courtyard gardens.
- 8.90 The balance between hard and soft landscaping is satisfactory and is thought to be capable of creating a pleasant space that enhances biodiversity as shown in the biodiversity net gain assessments.
- 8.91 Biodiversity enhancement measures shall be also incorporated within the proposed development., These, in the form of bird or bat boxes or other measures, are practical and achievable on site and can be secured by condition.
- 8.92 In doing so, the proposal accords with Policy PP27(1)a(v) in that it would enhance local patterns of landscaping and Policy PP27(1)b in that it responds to natural features of the site, does not result in the loss of trees that make a significant contribution to the character and local climate of the area and includes replacement trees.

Phase 3A: Innovation Quarter

- 8.93 No details of landscaping or ecological enhancements have been submitted for this outline application but this will be considered at reserved matters stage. It is however considered that the proposed development is capable of delivering biodiversity enhancement in its own right, in form of bird or bat boxes (or any other measures) and for that reason a condition is secured to ensure the proposal meets that requirement, in line with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

Conclusion

- 8.94 The Heathland Support Area when read as an independent scheme is capable of avoiding or mitigating any significant negative effects provided conditions appended to any positive decision are satisfactorily discharged. The Innovation Quarter and Hospital schemes (either read as separate proposals or as one combined) are only capable of avoiding or mitigating any significant negative effects if the Heathland Support Area is delivered first in addition to proposed conditions.
- 8.95 The proposal is supported by a biodiversity appraisal demonstrating that no adverse impacts will be experienced as a result of the development.
- 8.96 The proposal demonstrates that the proposed development is compliant with the provisions of Policy PP33 of the Poole Local Plan in that it demonstrates how features of nature conservation and biodiversity interest are to be protected and managed; it incorporates measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and it seeks opportunities to enhance biodiversity through the restoration, improvement, or creation of habitats and/or ecological networks.
- 8.97 Furthermore, it can provide more than the required 10% biodiversity net gain, as stipulated by Policy PP33 of the Poole Local Plan and the forthcoming Environment Act, and the compliance with these requirements can be secured by condition. However, additional net gain, that over and above 10%, would be quantified and available for use as credits for other development in the local area. The details of such will need to be determined and discussed at reserved matters.
- 8.98 The habitats and their connections as demonstrated in the proposed landscaping, boundary treatments and parameter plans provide compliance with Policy PP24 part 2b.

Overall, the proposal is supported by the relevant external and internal ecology consultees, who considered it compliant with the adopted local policies and the provisions of Section 15 of the NPPF (September 2023), subject to conditions mentioned above.

9. HARD AND SOFT LANDSCAPING CONSIDERATIONS AND IMPACT ON PROTECTED TREES NEARBY

- 9.1 National Planning Policy Framework defines green infrastructure as

“A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.”

9.2 Chapter 8 of the NPPF, in particular paragraph 92, aims to deliver healthy, inclusive and safe spaces that promote interaction, create safe and accessible spaces and support healthy lifestyles. Paragraph 154 also recognises the importance of green infrastructure in planning for climate change in order to help mitigate and adapt to the changing climate. And paragraph 186 also recognises the importance of green infrastructure in improving or mitigating the impacts of air quality.

9.3 Paragraph 131 makes reference to the importance of trees to the character and quality of an area, and in their ability to help mitigate climate and adapt to climate change. It offers trees protection, particularly being compatible with highway standards and the needs of different users.

9.4 Talbot Village SPD states in 7.4.6 that:

“The Talbot Project is set within a green landscape with a belt of trees defining the northern edge of the Talbot Academic Quarter adjacent to Wallisdown Road and Talbot Woods located to the north of this road. A belt of mature trees extends along the eastern boundary of the Talbot Project area to the rear of properties on Dulsie Road and to the Digital Village extends southwards towards Talbot Heath. This green setting is part of the character of the area and development must be sensitive to it retaining trees wherever possible and using landscape as a structuring element in the future design of the area”.

9.5 Policy PP25 of the Poole Local Plan relates to open space and allotments. Part 1 of the policy requires new development to contribute to the provision of a high quality network of open space including links to and between them. It dictates that strategic sites should provide open space firstly on-site giving considerations to the standards set out in the Open Space Needs Assessment. The Poole Local Plan defines Strategic Sites as “those which include 40 or more dwellings or 2,500sq m of commercial floorspace”, this application is for more than 2,500sqm of commercial floorspace and therefore this part of the Policy is relevant.

9.6 Policy PP27 of the Poole Local Plan states that:

“A good standard of design is required in all new developments”. Development will be permitted where, amongst others, it “...reflects or enhances local patterns of development and neighbouring buildings” in terms of its landscaping and visual impact, responding “...to natural features on the site and does not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area...”.

9.7 Policy PP27(1f) also requires:

“an attractive public realm and a well-connected network of streets and spaces that considers the needs of all transport users prioritising the needs of pedestrians, cyclists and public transport users before private cars”.

- 9.8 Furthermore, Policy PP24 of the Poole Local Plan sets out what Green Infrastructure is required of development. Part 2a of the policy dictates that new development should provide enhanced and connecting cycling and walking provision to open spaces and the coast, part 2b asks for connecting together and enriching of biodiversity and wildlife habitats, part 2c requires improved connections, green corridors and links between different components of the green infrastructure network and part 2d requires contributions towards the delivery of strategic green infrastructure projects that are outlined in Part 1 of the policy. This section of the report refers to part 2c. Part 2d is not applicable as no strategic green infrastructure projects as outlined in part 1 of the policy intersect with this site.

Provision of Open Space

- 9.9 Policy PP25(1) of the Poole Local Plan requires a high-quality network of open space. It is clear from the proposals that significant connections within and leading out of the site are possible. For instance, through the provision of Talbot Boulevard, and the gardens and landscaping proposed at the Hospital.
- 9.10 Policy PP25(1) also requires strategic sites of 2,500 square meters of commercial floor space to include open space provision on site, the amount of which would be quantified by the Open Space Needs Assessment 2017 and based on the floor space of the development. As noted, this site is classed as a strategic site and the commercial floor space reaches the threshold of 2,500 square meters. However, the proposed HSA which needs to be delivered prior to either the Innovation Quarter or the Hospital would provide recreational space in the vicinity of the Innovation Quarter and is considered to satisfy this policy requirement.

Innovation Quarter

- 9.11 The area that is proposed to be occupied by the Innovation Quarter development is currently used for grazing, as part of the Highmoor Farm, with no meaningful planting or trees. This land is comprised of open grassland fields bounded by hedgerows which are considered to be of low landscape, low agricultural and ecological value. The assessment of the poor quality of the land was confirmed by the Council's Arboricultural Team and the Biodiversity Officer.
- 9.12 The proposal is accompanied by a Landscape and Public Realm Strategy which identifies opportunities to increase the biodiversity of this grassland, provide meaningful planting and net gain of trees on site as well as implementation of a maintenance regime for the implemented landscaping. The proposals for this green infrastructure would improve the site's landscape and help to shape the public realm as well as providing a meaningful belt of vegetation around the parameter of the site.
- 9.13 Notwithstanding the detailed plans that will be submitted at reserved matters, the premise of both hard and soft landscaping as shown in the strategy and parameter

plans for the Innovation Quarter would provide a number of benefits, such as supporting environmental and biodiversity objectives, creating accessible and inviting public realm, providing improvements to mental and physical health of the prospective occupiers and public realm users, encouraging active travel solutions, and contributing to tackling climate change by reduction of carbon footprint and through management of surface water run off associated with the drainage solutions proposed for this site. As such, the provision of the well designed and maintained soft landscaping of the site would contribute to a number of objectives within the Poole Local Plan and support biodiversity, drainage and transport elements of the proposal contributing to the provision of a cohesive and comprehensive development on site.

- 9.14 To that effect, the provision of the submitted Talbot Innovation Quarter Landscape and Public Realm Strategy (ref: TOWN745.04(03)2002 R02 dated July 2023) shall be conditioned to be implemented, as requested by the Council's Arboricultural Officer.
- 9.15 Notwithstanding this submission, pre-commencement conditions are attached to this report to ensure that control over tree protection measures and detailed landscaping and tree planting provision on site. Further details of utility services will be provided as secured by condition to ensure these do not conflict with the retained and proposed tree planting on site. The arboricultural supervision and compliance with the submitted arboricultural documents has been also secured by condition.
- 9.16 The site is affected by a tree preservation order ref: The Borough of Poole (Talbot Village Area) TPO 1976, which was made by the council to protect amenity trees in the event of development of the surrounding land.
- 9.17 A tree survey has been prepared in accordance with British Standard 5837: 2012 to support the development proposal. This has identified the crown and root constraints associated with one hundred and sixty-eight individual trees, nine groups of trees, six areas of trees, eight hedges and one woodland.
- 9.18 The Tree Survey Report includes discussion of remedial tree surgery measures proposed on site. Several trees would benefit from remedial tree surgery or additional investigation for health and safety, cultural, aesthetic or structural reasons. The proposed work would improve the structure and longevity of the existing trees to be retained and is good arboricultural practice. This is supported by the Council's Arboricultural Team.
- 9.19 A further list of tree surgery enabling works is detailed at section 4.10 of the Tree Survey Report. The works proposed would be of a level to be tolerated by the trees and would not unduly impact on their health or value in the landscape. These proposed works are also not objected and gained the support of the appropriate officers.
- 9.20 In terms of tree removal proposed by the scheme, all trees that are required to be removed to facilitate the development are listed in section 4.11 (Landscape Implications) of the Tree Survey Report.

- 9.21 Group (G002) forms part of the tree belt that delineates the northern boundary for Highmoor Farm and the current urban settlement. Two breaks are proposed to facilitate the main access/egress and a second pedestrian access and cycle route (see plan - Hayden's DWG no. 8976-D3-AIA received 20/10/2022). The subject trees to be removed are visually prominent and have been assigned as category B (BS5837:2012 Table 1) maintaining collective importance in terms of continuity and general support of the tree belt. Of the whole scheme, this collection of trees has been identified as the most significant in terms of their loss.
- 9.22 Three other category B trees (T145, T146 & T170) are proposed to be removed over the site, their public visual amenity is low to moderate and therefore a tolerable loss in the face of enhanced mitigation.
- 9.23 Three groups (G004, G005 & G006) and six individual trees (T133, T140, T141, T165, T167 & T168) assigned as category C (BS5837:2012 Table 1) will be removed to facilitate construction of access to Cutler Close, realignment of Purchase Road and construction of Talbot boulevard. These trees are unremarkable, of limited merit, or of such impaired condition that they would not meet the required retention criteria under application of the extant Tree Preservation Order.
- 9.24 In relation to the access arrangements, the Council's Arboricultural Officer advised the following:
- "Whilst any loss of good quality trees should be avoided, I cannot see any other reasonable alternative positioning of the two access arrangements that would lead me to a position of defence"*
- 9.25 And that;
- "The general benefits of the scheme, including landscaping proposals ... would see a substantial increase of tree canopy cover that is considered highly desirable and a positive benefit that indisputably outweighs the harm from the initial loss".*
- 9.26 In terms of soft landscaping, the landscape masterplan (Ref. TOWN745.01(02)5000 R04) presents an indicative of the general landscaping arrangements. Further detail can be viewed over the landscape planting plans. Talbot Innovation Quarter Landscape and Public Realm Strategy (TOWN745-1(02)2001 R02 dated August 2023) sets out 'The Vision' for supporting the proposed development and illustrates how the scheme might evolve and feed into the complex surroundings from urban to heathland habitat.
- 9.27 Details of hard landscaping such as street furniture, bins and lighting can be agreed and submitted at reserved matters.
- 9.28 The proposals for the soft and hard landscaping of the outline scheme would be required to complement the built form on site and establish a meaningful scale soft landscaping impact to offset the proposed car parking areas and the anticipated built form. The submission of the detailed landscaping plan for the outline proposals shall be secured by condition, in accordance with the provisions of Policy PP27(1f) of the Poole Local Plan, to provide an attractive public realm and a well-connected network

of streets and spaces that considers the needs of all transport users prioritising the needs of pedestrians, cyclists and public transport users before private cars.

Hospital

- 9.29 The proposed hard and soft landscaping of the portion of the site to be occupied by the Nuffield Hospital is considered to provide meaningful screening along the shared boundary with the residential development lying along vehicle Road, with a pleasant and verdant layout of development. A mixed palette for species is proposed within the boundary buffer zone, including native species of shrubs and trees. The trees would provide meaningful all-year screening along the boundary. As this planting belt runs through both the full and outline application sites it is necessary to ensure continuity across the entire development.
- 9.30 Planting Plans (TOWN745.04(02)3000 R07) dated March 2023 have been submitted to support this proposal which outline the provision of planting on site. In their consultation response, the Council's Arboricultural Officer was satisfied with the scheme layout and species selection depicted on these plans. However, a detailed planting specification and minimum 5-year maintenance schedule to support the planting plans is still required to ensure that this is carried out to a high quality. This shall be secured by condition.
- 9.31 Similarly, the tree planting within the car parking areas would also ensure that soft landscaping is present on site throughout the year.
- 9.32 The provision of the internal soft landscaped courtyard within the proposed hospital building would enhance the amenities of the staff and patients, providing them with an area of respite, away from the public areas of the site, contributing to a satisfactory external and internal amenity space on site, in accordance with the provisions of Policy PP27(1d) of the Poole Local Plan.
- 9.33 In terms of Lighting, the strategy – report ref: 2329-DFL-ELG-XX-RP-EO-13001-S3-P01, has been considered by the Council's ecologist and environmental health team who believe it to be acceptable.
- 9.34 A raised water feature will be visible from the internal entrance space and located in the visitor garden. Bench seating will be provided around pocket spaces and inset paving details will create a trail through the planting between the spaces. This hard landscaping is considered to provide useful external amenity space as well as suitable landscaping and a positive visual impact. As such, this complies with Policy PP27(1a) v and vi and (d) of the Poole Local Plan 2018.
- 9.35 Overall, the proposed hard and soft landscaping of the site is supported and in accordance with the provisions of Policy PP27 of the Poole Local Plan.

Heathland Support Area

- 9.36 The proposals for the Heathland Support Area would include provision of informal pathways and enrichment of the existing biodiversity with native species planting and improvements of the existing hedgerows, introduction of a natural attenuation basin (a small depression in the earth that captures surface water run-off and

rainfall, allowing it to drain away slowly, avoiding flash flooding) that altogether would create an alternative open space for the local residents.

- 9.37 The aim of the proposed HSA is to create an alternative recreational space for the local residents and offer attractive dog walking and leisure activities away from the protected heathland adjacent to the site.
- 9.38 The proposed HSA would be screened from the other parts of the proposed development by a buffer zone of planting.
- 9.39 The area of the HSA would be separated in landscape character areas, in line with the current character of the fields comprising the site. These would be enhanced by native planting and provide areas for seating or foraging. In addition, provision of wayfinding to allow legibility, along with other strategies (mentioned in the layout section of this report) would ensure the proposed Heathland Support Area would provide a coherent and well-designed space that can be easily maintained long term. The provision of the proposed soft landscaping within the HSA can be secured by condition.
- 9.40 It is considered that the proposed scheme would respond well to the existing natural features on the site and would not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area, in accordance with the provisions of Policy PP27(1b) of the Poole Local Plan.

Community Growing Hub

- 9.41 Policy PP25 of the Poole Local Plan supports provision of new open spaces and allotments. The proposed scheme includes provision of a Community Growing Hub. This area, south of Purchase Road, is shown to be designated for the purposes of community benefit with the idea of growing local produce. The proposed scheme is supported as it would provide a wide range of social benefits including education and well-being for a variety of age groups.
- 9.42 The BCP Arboricultural Team advised that soil quality on the application site would present challenges to realistic viability and long-term success, and this aspect of the proposal is important to ensure that the means for growing produce is sustainable. Highmoor Farm Soil Assessment Report was undertaken in order to research into identifying solutions for overcoming soil condition challenges. This has been assessed and it is considered that this can now provide reassurance that this project can be implemented successfully. The recommendations of the Soils Report can be therefore conditioned to be implemented to ensure the compliance with the provisions of Policies PP24 and PP25 of the Poole Local Plan.

Green Infrastructure Network

- 9.43 The green and blue infrastructure proposed such as the water feature in the Hospital garden, the boundary treatments, attenuation basins, improved habitats throughout the HSA are considered to provide an aesthetically pleasing development, but also one that increases the biodiversity on the sites. The connections between the

Hospital and the HSA, together with the proposed Talbot Boulevard would create excellent linkages for biodiversity on site. This will need to be maintained or further enhanced as more details are proposed for the Innovation Quarter.

- 9.44 The spaces the green and blue infrastructure are creating are conducive to healthy living providing walkways, cycle ways, aesthetically pleasing areas and are predominantly areas that promote interaction. The amount of green infrastructure proposed in particular, along with the trees proposed, will help to mitigate and adapt to the changing climate, providing tree shading, promoting cooling and improved air quality. This is entirely in accordance with paragraph 92, 154 and 186 of the NPPF.

Conclusions

- 9.45 In conclusion, the hard and soft landscaping proposals for the hospital site, the innovation quarter and the HSA as separate elements are satisfactory to improve the biodiversity on the site. This benefit remains the same when the proposal is read as a comprehensive development.
- 9.46 If approved, the site would change use, and therefore the visual impact of the site would change, however, as assessed in section 5 and 6, this impact would not result in an unacceptably negative effect.
- 9.47 The proposals are in accordance with National Policy and Local Policies PP24 and PP25 in that they create a network of multifunctional green and blue spaces capable of delivering ecological, aesthetic, health and economic benefits for the future users of the site as well as the existing residents who will use the HSA.
- 9.48 In addition, in relation to trees, the proposals are considered to be in accordance with NPPF paragraph 131 as well as Policy PP27f in that many trees are being retained and a significant number of new trees are proposed.

10. SUSTAINABILITY CONSIDERATIONS (RENEWABLE ENERGY AND BREEAM CONSIDERATIONS)

- 10.1 Policy PP37(1) of the Poole Local Plan states that: "Proposals for new homes and commercial development must contribute to tackling climate change by ensuring that:

(a) the orientation and design of the development uses passive design features to minimise the need for artificial light, heating and cooling and maximises solar gain;
(b) the layout of the development maximises opportunities for use of common walls to limit winter heat loss;

(c) the design, construction method and materials achieve an energy efficient building, including (but not limited to):

(i) low U-values for walls, floors and roof;

(ii) 'A' rated windows and doors;

(iii) lighting sensors, individual heating controls, metering equipment; and

(iv) adequate mechanical ventilation with heat recovery systems.

(d) the best practicable option is taken for securing renewable energy generation, either through on-site provision or by linking with/contributing to available local off-site renewable energy sources, where the opportunity to do so exists”.

- 10.2 Furthermore, the proposed development would be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability. The proposal would be required to comply with the requirements of Policy PP37(2) to achieve at least 20% of the predicted energy needs. Furthermore, in accordance with Policy PP37(3) of the Poole Local Plan, the proposed development is also expected to be built to meet BREEAM 'Excellent' rating.
- 10.3 The proposed development has been assessed by the Council's Planning Policy Officer in terms of its compliance with Policy PP37 of the Poole Local Plan.
- 10.4 The submitted Planning Statement relates to both the full and outline parts of the proposed scheme, the Innovation Quarter and Nuffield Hospital. This document highlights the appropriate policies and follows the methodologies and technical assessments that are needed to demonstrate compliance with local plan policies. The Statement shows commitment to minimise energy demand, provide renewable energy technology onsite and achieve the highest BREEAM construction methods. It also signposts supporting documentation that provides baseline conditions, likely scenarios/impacts and strategies to explain how mitigation and adaptation measures should be implemented during construction and operational stages.
- 10.5 Chapter 6 of the submitted Environmental Statement covers the assessment of mitigation measures as a result of the project and estimates the greenhouse gas (GHG) emissions, undertakes an assessment of the adaptation measures and vulnerability. The rest of the section is split up into ecology, economy, socio-economics, water, air quality, noise, lighting, ground conditions and transport. The contents of the Environmental Statement are acceptable to the Council's Planning Policy Officer.
- 10.6 The assessment methodologies/matrices for climate change mitigation and adaptation submitted within the Appendix 6 (Climate Change Assessment) of the Environmental Statement are appropriate. The risks posed to key receptors have been identified, reviewed and provide the context for the qualitative assessment carried out. Overall, the Council's Planning Policy Officer is satisfied and in agreement with the conclusions of the Environmental Statement that the potential effects are determined to be 'not significant'.
- 10.7 In terms of the greenhouse gases (GHG) emissions during the construction stage of development, Para 8.11 of the submitted Environmental Statement states that total annual construction emissions are forecast to be below the 1%-3% threshold suggested for a neutral effect and direct construction site emissions (excluding embodied carbon in construction materials) represents 0.48% of BCP's total industrial commercial and domestic sector 2018 GHG emissions during the whole construction phase.

- 10.8 Para 8.12 continues that given that the above represents a 'worst case scenario' based on RICS data and that any effects are temporary, the GHG emissions from the construction phase are considered to be negligible.
- 10.9 These calculations are considered acceptable to the Council's Planning Policy Officer, who advised that a Construction Environmental Management Plan (CEMP) is produced for each phase of development to enable additional mitigation measures e.g. HGV traffic moving onto and off the site, which could be secured by condition. Subject to this condition, the Council's Planning Policy Officer is satisfied that the construction GHG emissions can be considered as having a neutral effect overall.
- 10.10 In terms of the greenhouse gases (GHG) emissions during the operation stages of the proposed development, Para 8.15 (table 17) of the submitted Environmental Statement predicts the operational mains electricity energy consumption per annum would create 1.2 tons of CO₂. The annual consumption is 0.031% of BCP's annual total industrial commercial and domestic sector GHG emissions in 2018. This would equate to approximately 0.7 kilotonnes of CO₂ over a 60-year lifecycle. The Council's Planning Policy Officer is satisfied that the operational GHG emissions both annual and over a 60-year lifecycle can be considered as having a minor adverse, but not significant effect.

Innovation Quarter

- 10.11 The outline proposals for the Innovation Quarter are supported by the Energy & Sustainability Statement (dated 13/10/22); Talbot Innovation Quarter: Net Zero Strategy (dated 29/09/22) and Talbot Innovation Quarter: Design And Access Statement (dated October 2022). These documents have been assessed by the Council's Planning Policy Officer.
- 10.12 The submitted Energy & Sustainability Statement suggests that there is potential for a new dedicated district heating system, and this would be supported to meet the energy needs of the proposed development (and any potential future development on in the vicinity), in accordance with Policy PP37(1)(d) of the Poole Local Plan.
- 10.13 The fabric first approach and the use of passive design measures and sustainable construction methods to reduce energy use are proposed. These are supported by the Council's Planning Policy Officer as these would align with the requirements of Policy PP37(1(a-c) of the in Poole Local Plan.
- 10.14 The submitted Talbot Innovation Quarter: Net Zero Strategy provides a detailed energy strategy supporting the Talbot Innovation Quarter Masterplan. It identifies four key recommendations including adopting energy use targets for all buildings, exploring heat networks for the buildings, a microgrid and establishing an energy service company (ESCo) for ground mounted solar PV and battery storage. It is clear that these measures have been considered but no commitment has been demonstrated to progress these recommendations at this stage.
- 10.15 Whilst it is stated that energy demand will be reduced by 16% to 195,000 kWh/year (from an indicative baseline of 232,056 kWh/year), it is not clear what the actual

percentage of energy reduction will be achieved by the air source heat pumps and solar PV. Of the 195,000kWh/year energy demand (after the passive design measures are applied), the requirement of a minimum of 20% of that demand must be met by renewable sources. Further details of the proposed use of renewable energy sources to meet at least 20% of the Policy PP37(2) requirement would be secured by condition to the outline part of the development.

10.16 Furthermore, the submitted Design and Access Statement states that the proposal could meet nearly 30% of its future energy use by low and zero carbon generating technologies comprising:

- space heating and hot water delivered by simultaneous heating and cooling heat pumps.
- Specialist clinical and general mechanical ventilation systems equipped with plate heat exchangers to recycle heat.
- High-efficiency LED lighting enabled with dimming, absence detection and daylight linked switching.
- 1500m² of roof-mounted photovoltaic panels.
- Building Management Systems (BMS) including metering and zoned to facilitate varying usage patterns.

10.17 The implementation of the proposed zero carbon generating technologies is supported as they would allow the proposed development to go beyond the minimum requirement set out in Policy PP37 of the Poole Local Plan. A condition could be secured to ensure further submission of these details at reserved matters stage and their subsequent implementation.

10.18 It is also expected that the proposed scheme, at its reserved matters stage, would deliver development that would meet the requirements of Policy PP37(1) in terms of minimising reliance on artificial sources of light and heating, limiting heat loss and using energy efficient construction methods and materials on site.

10.19 Overall, the submitted documents are considered acceptable and adequately addressing the requirements of the requirements of Policy PP37 of the Poole Local Plan in terms of the outline element of the proposed scheme. It is considered that the proposed scheme is capable of delivering a policy compliant development at this stage.

Nuffield Hospital

10.20 The full application submission for the erection of Nuffield Hospital is supported by the Sustainability Report Nuffield BNH (dated 12/10/22); the Energy Statement Nuffield - BNH Energy Statement Iss2 (dated 12/10/22) and the Energy Statement Nuffield Appendix D Bream Pre-Assessment (dated 05/05/22). These documents have been assessed by the Council's Planning Policy Officer in view of the compliance of the proposed scheme with the provisions of Policy PP37 of the Poole Local Plan.

- 10.21 The Sustainability Report Nuffield BNH contains a discussion of a BREEAM Pre-Assessment (at Appendix D). The Report confirms that it has identified the credits targeted to achieve 'Excellent' rating.
- 10.22 The proposed scheme is capable of delivering development meeting BREEAM 'Excellent', as advised by the Council's Planning Policy Officer. The BREEAM Pre-assessment clearly demonstrates that the proposed Nuffield hospital could achieve BREEAM 'Excellent' which is fully compliant with the provisions of Policy PP37(3) of the Poole Local Plan. A condition would be imposed on the grant of planning application, to ensure that a post construction BREEAM report is submitted for the Nuffield Hospital to demonstrate full compliance with the 'Excellent' rating.
- 10.23 Additionally, the proposed development would seek to achieve WELLv2 Gold Certification (as set out within the Energy Statement Nuffield - BNH), which is not a Local Plan Policy requirement, but demonstrates commitment to a recognised methodology which focuses on elements that relate to health settings and buildings. This is supported.
- 10.24 The submitted Energy Statement Nuffield - BNH confirms the fabric first approach to use passive design measures and sustainable construction methods to reduce energy use – this aligns with requirements in Policy PP37(1(a-c) of the Poole Local Plan and is supported.
- 10.25 Furthermore, the proposal would be required to meet the requirements of providing at least 20% of future energy use from renewable energy sources. It is noted that significant provisions of solar panels is shown on the proposed roof plan of the hospital. The implementation of this provision would be secured by condition.
- 10.26 Overall, the proposed development is supported by the Council's Planning Policy Officer, subject to conditions imposed to ensure that BREEAM 'Excellent' will be met (as stated above) and the development must also demonstrate that a minimum of 20% of its future energy use will be met by renewable sources. Subject to these conditions, the proposal would meet the requirements of Policy PP37 of the Poole Local Plan.

Heathland Support Area

- 10.27 As stated above, Policy PP37 of the Poole Local Plan identifies that proposals for new residential and commercial development must contribute to tackling climate change and they would be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability. Furthermore, in line with the provisions of Policy PP37, proposals for commercial development of a major scale would also be required to meet a 'Excellent BREEAM rating.
- 10.28 The proposed change of use of the land application does not constitute a residential or commercial development and therefore it is not required to include any provision of renewable energy sources or meet the policy required BREEAM rating, as prescribed by Policy PP37 of the Poole Local Plan. Furthermore, as a change of use of the land proposal, this element of the proposed scheme is unlikely to contribute significantly to increased CO2 emissions.

10.29 In any case, this proposal is not a standalone application, and its delivery is connected with the delivery of the development on TV2 land. As assessed above, both elements of development on TV2 land would be compliant with the provisions of Policy PP37 in all matters, making the proposed hybrid application policy compliant overall.

11. LAND CONTAMINATION AND AIR QUALITY CONSIDERATIONS

- 11.1 The National Planning Policy Framework has an objective of preventing both new and existing development from contributing to, being put at risk from, or being adversely affected by unacceptable levels of soil, air or water pollution. Furthermore, the NPPF requires that potential contaminated land should be subject to adequate site investigation undertaken by a competent person, and, that where appropriate, sites should be subject to remediation to make suitable for the proposed use.
- 11.2 Paragraph 186 requires opportunities to improve air quality or mitigate impacts to be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. Paragraph 183 requires contamination of land to be taken into account.
- 11.3 Local Plan Policy PP34(a) requires development to be directed to the most accessible locations, capable of reducing the need to travel, reduce emissions and benefit air quality.
- 11.4 Policy PP35(3) requires transport assessments that identify a development is likely to have an adverse impact on local air quality to provide an additional air quality assessment, and any proportionate mitigation measures.
- 11.5 In regard to this proposal, noise and light pollution are relevant, but they will be discussed in the ecology and neighbouring amenity sections. Land contamination and air quality are also relevant and discussed below.

Innovation Quarter

- 11.6 A Phase I Preliminary Risk Assessment (Phase I) and a Ground Investigation Report (Phase II) were submitted in support of the Applications and the Council's Environmental Health officers are content to secure their updates via condition in order to undertake a full technical review to establish if standard contaminated land conditions should be applied.

Hospital

- 11.7 In terms of the Hospital's back-up generator, the Council's Environmental Health officer advises that emission rates are unlikely to be high enough to cause a breach of the short-term NO₂ standard, that specific meteorological conditions would need to be present alongside high emission rates to cause a breach of the short-term NO₂ standard and that the vertical exhaust flue will aid dispersion. Technical specifications of the generator and a further review of the AQA conclusions in relation to the specifications will need to be considered and agreed by the Local Planning Authority but this can be secured by condition.

Air quality

- 11.8 An air quality assessment is contained within the appendix to the Environmental Statement. It concludes that air quality in the local area is good with pollutant concentrations across the site well below the relevant UK Air Quality Standard concentrations.
- 11.9 It is expected that the construction phase could increase emissions and dust which could impact on the air quality and as such measures to reduce these will be implemented. A construction management plan can be secured by condition and details should be submitted to the council for approval.
- 11.10 The impact of the proposal has been modelled to ascertain potential air quality impacts. The conclusions found that the proposed development is not expected to introduce new, sensitive residential receptors into an area of poor air quality and it is not expected to significantly impact on local air quality.
- 11.11 An Air Quality Assessment has also been undertaken specifically regarding the hospital. This is an area of land immediately adjoining residential development and as such there are no significant sources of air pollution in the vicinity of the site with the local sources of pollution mainly confined to the local highways of Purchase road, Dulsie Road, Fern Barrow and Gillett Road. Significant sources of air pollution are from vehicles travelling on the A4309 Wallisdown Road and A437 Talbot Avenue, they are located approximately 560m to the north and 540m to the north west. The assessment showed no significant residual effects from the construction phase provided appropriate mitigation measures are implemented as will be required by condition. It also demonstrated that the proposed development when in operation, is not expected to introduce new, sensitive residential receptors into an area of poor air quality, nor is it expected to significantly impact on local air quality.

Conclusions

- 11.12 The proposed development is expected to be able to comply with national and local policies in relation to air quality and land contamination provided conditions are appended to any positive decision that would mitigate for any construction related air quality impacts.
- 11.13 It is not expected that land contamination would be an issue in this area but as per any major development, conditions can be appended to any positive decision to require further investigations prior to commencement of any digging.
- 11.14 In addition to this, it is not expected that the hospital generator as proposed are likely to generate emission rates high enough to cause a breach of the short-term NO2 standard.
- 11.15 As such the development complies with Paragraphs 183 and 186 of the NPPF and policy PP34(a) of the Poole Local Plan and Policy PP35(3).

12. WASTE COLLECTION CONSIDERATIONS

- 12.1 In relation to the waste collection aspects of the proposed development, the scheme is expected to comply with the principles of the Talbot Village SPD (in terms of the

layout of the development) and the provisions of Policy PP27(1g) of the Poole Local Plan, which states that new development is expected to “provide convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements in accordance with the relevant standards which is designed to be in keeping with the existing pattern of development in the street, or part of the street, the site is located”.

- 12.2 Furthermore, Policy PP35(1f) states that new development should “identify opportunities for the provision of new accessing/servicing rear of commercial premises, particularly where commercial premises are located in pedestrianised areas or along classified roads. New development should seek to retain and, wherever practicable, improve any existing rear servicing provision to commercial premises”.

Innovation Quarter

- 12.3 The proposal for the outline element of the proposed scheme is not currently accompanied by any detailed refuse strategy. The access for the waste collection vehicles to service the proposed development would be facilitated off the newly formed Cutler Close access. The proposed road would be wide enough to allow suitable vehicle movements without creating any highway and pedestrian safety conflicts. From this perspective, the proposed scheme is supported by the Council's Transportation Officer and the Waste Collection Authority.
- 12.4 It is expected that the reserved matters application for the proposed Innovation Quarter shall be accompanied by a detailed refuse strategy, which would set out the following:
- frequency of refuse collections/ location and routes to and from the refuse areas
 - suitable locations for the refuse vehicles to park / wait when making collections;
 - the provision of the Refuse Management Plan, which would include the details of the management company responsible for maintenance of the bins on site.
- 12.5 Furthermore, the reserved matters application for the proposed Innovation Quarter should be accompanied by a plan showing the location and type of bin store / collection points on site, to ensure the well-designed development and protection of the amenity and highway safety on site.
- 12.6 Subject to the submission of the above details and their acceptability, the proposed scheme is supported by the Council's Waste Collection Authority, and it would be capable of providing appropriate level of refuse arrangements in accordance with the provisions of Policies PP27 and PP35 of the Poole Local Plan (2018).

Nuffield Hospital

- 12.7 The details of the proposal have been assessed by the Council's Waste Collection Authority.

- 12.8 The proposed refuse and recycling stores would be located to the rear of the hospital building, approximately 150m from the highway. Vehicle tracking details submitted in support of this proposal, confirm that sufficient turning on site would be provided and the refuse lorries would not reverse onto the highway. As such, the proposed refuse arrangement on site would not result in any pedestrian or highway safety dangers.
- 12.9 The proposed waste storage and collection arrangements on site are acceptable in terms of their capacity and siting. The proposed bin stores would have the compliant internal height of 2.3m, doors with a 2m wide opening, fitted with Parliament hinges and mechanisms to hold them open, illuminated, fitted with both internal & external signage to identify the waste streams, equipped with drains and protected water taps and there would be drop kerbs to allow safe bin handling to the rear of the collection vehicle. The proposed bin stores' dimensions would be in line with the requirements of the BCP Waste Collection Authority and can be conditioned to be implemented accordingly.
- 12.10 It is confirmed that the proposed scheme would be served by a private waste collection company. This would include collection of general waste, clinical waste and recycling. A Nuffield Health Hospital Refuse Management Plan (dated 17/10/2022) has been submitted to support the proposed scheme. The submitted Management Plan is acceptable for the BCP Waste Collection Authority and a condition would be secured to ensure that the proposed scheme would be operating in line with the submitted details.
- 12.11 Subject to the above, the proposed scheme is supported by the Waste Collection Authority and it would be compliant with the provision of Policies PP27 and PP35 of the Poole Local Plan.

Heathland Support Area

- 12.12 The proposed creation of the Heathland Support Area (HSA) would include provision of bins on site. The proposed HSA would be managed by the management company, established by the landowner, which would be responsible for the daily maintenance of the site, including emptying the bins, dog waste bins and ensuring the site is kept in a tidy and good state of repair.
- 12.13 The management company would be also responsible for the overseeing of the site's clearance, littering and fly tipping that might occur on site. To that effect, a condition ensuring that the location of the proposed bins and the signage advising the public of contact details of the management company in the event of reporting any antisocial behaviour, is secured.
- 12.14 The implementation of the submitted Management Plan can be secured by condition and the appointment of the management company would be secured by Section 106 agreement.
- 12.15 Subject to these conditions, the proposal would be compliant with the provisions of Policies PP27 and PP35 of the Poole Local Plan and it is supported by the Council's Waste Collection Authority and the Council's Open Spaces Team.

13. DRAINAGE CONSIDERATIONS

Site context

- 13.1 The application site is not located within the existing or predicted Flood Zones 2 and 3 and is not within the area at risk of future flooding. Parts of the site are however at increased risk of surface water flooding.
- 13.2 Policy PP38(3) of the Poole Local Plan states that: “Sustainable Drainage Systems will be required for all major developments, unless the relevant Surface Water Management Plan (SWMP) indicates otherwise, or they are demonstrated to be impractical. Proposals should be appropriate to the location and designed to manage surface water run-off in accordance with the appropriate technical standards”.
- 13.3 The proposal for the hospital and the innovation quarter are of a major category and therefore provision of a sustainable drainage system is required on site. The proposed Flood Risk Assessment and Drainage Strategy explain how the provision of sustainable drainage system can be implemented on site. This would include the provision of soakaways, rainwater harvesting systems, green roofs, infiltration basins and swales, rain gardens and permeable surfaces. Overall, the intention is that all water is kept within the confines of the site, which is the most efficient and practical solution. This is supported by the Council’s Flood Risk Management Team.
- 13.4 A detailed drainage design has been developed to support the detailed planning application, and a concept drainage design has been developed to support the outline areas. The implementation of the proposed measures and solutions can be secured by condition.
- 13.5 Further information relating to final design, including future maintenance of the SuDS scheme would be required prior to commencement of the scheme. A condition is secured to that effect.
- 13.6 No objection is raised to the proposed creation of the Heathland Support Area. This element of development would retain the natural permeability of the land and allow additional drainage solutions (in form of a swale) for the proposed development of the Innovation Quarter (including Nuffield Hospital). It is noted that the development within TV2 land would be closely linked to the provision of high-quality soft landscaping, including rain gardens and planting that would incorporate SuDS features. This is supported as it would not only provide a high-quality drainage solution but also a holistic planting – drainage – biodiversity scheme, which would comprehensively address the requirements of the site. The surfaces within the TV2 land allocation would be required to be permeable in any case, which is to be secured by condition.
- 13.7 The connection to the existing foul and surface water sewers is supported by Wessex Water. Advice is given to the applicants in this regard, and this is attached to this report accordingly by way of informative notes.
- 13.8 The Environment Agency also supported the proposals, advising that provision of a Construction Environmental Management Plan (CEMP) would be required prior to

commencement of any development on site, to control the pollution prevention measures on site. This is secured accordingly.

- 13.9 Subject to the above-mentioned conditions, the proposal would comply with the provisions of Policy PP38 of the Poole Local Plan.

14. OTHER CONSIDERATIONS

- 14.1 Concerns were raised with regards to lack of appropriate notification for the local residents. Site notices were posted within the parameter of the application site on 4 occasions, as stated in other parts of this report. Furthermore, individual letters of notification were posted each time to all the adjacent landowners/occupiers of the adjacent dwellings abutting the site and press adverts were placed in the local newspaper. The notification process undertaken within this application is in line with the adopted Council's notification procedure. As such, it is considered that the process has been undertaken wholly in accordance with the Council's adopted notification procedures which are in accordance with the publicity requirements as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015 which sets out the requirements for publicity for planning applications.
- 14.2 Similarly, comments were received regarding the quality of the public consultation undertaken by the applicant (Talbot Village Trust), which was considered misleading and disingenuous. It is considered that the public consultation undertaken by the applicant (without any involvement of the Council) has been focused on the merits of the proposed scheme, as outlined in this report, and this is an entirely acceptable and reasonable approach.
- 14.3 Concerns were also raised with regards to a perceived conflict of interest due to the planning agents (Intelligent Land) representing the applicant being involved in the drafting of the Talbot Village SPD in 2015. The former involvement of Intelligent Land in drafting the SPD is obviously known to the Council. Whilst the planning agent has been involved in drafting the SPD, which predates the submission of this application, the document has been subsequently checked and approved by the Council's Officers and thereafter adopted by the full Council. It is not unusual for planning officers to move between private and public sectors in terms of their employment and it is also not unusual for the Council to commission drafting of planning documents to private sector consultants. The scrutiny afforded in the process of adopting the Talbot Village SPD excludes any concerns associated with a conflict of interest in this case.

15. S106 AND FINANCIAL CONTRIBUTIONS

- 15.1 This report is accompanied by a draft Heads of Terms relating to S106 agreement between joint applicants (Talbot Village Trust and Nuffield Healthcare) and BCP Council, to secure appropriate planning obligations that meet the statutory tests set out in Regulation 122 of the CIL Regulations 2010 (as amended).

15.2 The nature of the application does not result in the requirement for financial contributions with regards to SAMMs and CIL payments.

15.3 The full schedule of the obligations is provided for the purposes of this report below.

| Type | Description | Condition/S106 Agreement | Obligation |
|------------------------------|---|--------------------------|--|
| Access restrictions | Provision of Construction Management Plan | S106 Agreement | <ul style="list-style-type: none"> • Prior to any works on site commencing. • A Construction Management Plan will be agreed with the Council. This will deal with construction vehicles, HGV vehicles, serving and delivery vehicles associated with the operation of the Innovation Quarter. • This arrangement to be for both construction traffic during the construction of access off Cutler Close phase of development and also for the operational use of the IQ in the future. • In accordance with the provisions of Policy PP21 of the Poole Local Plan. |
| Heathland Support Area (HSA) | Retention of the land as Heathland Support Area | S106 Agreement/condition | <ul style="list-style-type: none"> • Land to be made available for unrestricted public access and for 90 years or the lifetime of the development whichever is the longer prior to any operational use of any development of any phase of development hereby approved • All such land to be open in full (all 5 fields) to the public prior to any operational use any phase of development hereby approved. Operational Use means open to the Public. |

| | | | |
|--|--|--------------------------|---|
| | | | <ul style="list-style-type: none"> • In accordance with the provisions of Policy PP21 of the Poole Local Plan. |
| | Securing the establishment and operation of the HSA Management Company | S106 Agreement/condition | <ul style="list-style-type: none"> • Prior to first opening of the HSA. • To ensure the following: <ol style="list-style-type: none"> 1. The Management Company is operational prior to the HSA being open to public. 2. All relevant constitutional issues relating to MC areas of responsibility (including clarification of input into current and future iterations of the HSA Management Plan subject to final agreement of Liaison Group; voting powers, appointment arrangements; future variations, interaction with Liaison Group, administrative responsibilities and associated funding responsibilities etc are all resolved prior to any use of any phase commencing 3. Adequate initial funding arrangements to be in place prior to first use of any of phases of development including the securing of initial and ongoing involvement of Phases 2B (Nuffield Hospital), 3A and 3B (Innovation Quarter) developments to ensure adequate funding going forward; 4. All required arrangements regarding funding to be in place prior to first use of any development in any of the phases; 5. Powers of BCP within Management Company and Liaison Group sufficient to ensure initial and on-going |

| | | | |
|--|---|--------------------------|--|
| | | | <p>operation of HSA is adequately secured.</p> <ul style="list-style-type: none"> • The current landowner/anchor tenant of IQ is responsible for setting up and running of the Management Company. • There are no changes in the current or future land ownership of any land relating to the HSA (whether involving any transfer to the management company or otherwise) without adequate measures in place to secure its effective ongoing financial and operational effectiveness. |
| | Securing the establishment and operation of the HSA Liaison Group | S106 Agreement/condition | <ol style="list-style-type: none"> 1. Prior to first opening of the HSA. 2. To ensure the following: <ul style="list-style-type: none"> • The Liaison Group is operational prior to the HSA being open to public. • All relevant constitutional issues relating to LG including heads of terms, areas of responsibility (including in relation to agreeing iterations of the HSA Management Plan); voting powers, appointment arrangements, future variations, interaction with Management Company, administrative responsibilities and associated funding responsibilities etc are all resolved prior to any use of any phase commencing. • Constitutional arrangements to be agreed with BCP Greenspaces and Biodiversity Teams. • Powers of BCP within Liaison Group and Management Company sufficient to ensure |

| | | | |
|--|---|----------------|---|
| | | | <p>initial and on-going operation of HSA is adequately secured.</p> <ul style="list-style-type: none"> Notes from the MLG meetings to be provided to BCP Council's representatives who sit on the MLG Board no later than 3 weeks post any management meetings. |
| | Securing the Heathland Support Area Management for the future | S106 Agreement | <ul style="list-style-type: none"> A contribution of £31,333 in form of a bond (or adequate equivalent) to be retained by BCP to ensure that in the event of any failure to establish the Management Company, that BCP can step in and provide maintenance of the HSA for the period of the bond (or adequate, equivalent). The bond (or alternative equivalent) to be secured prior to the first opening of the Heathland Support Area to the public. This money is calculated to cover a 5-year period, aligning with the MC own management plan time period. The landowner is required to inform BCP Council Green Spaces immediately it is known that the MC fails its operational duties so the BCP Council can step in accordingly. Arrangements to ensure that sufficient financial arrangements are in place such that the Management Company can adequately fund its operational requirements of the development of Phase 2B and 3A/3B without reliance on the bond (or adequate equivalent). Arrangements regarding current and future land ownership of the HSA land to seek to prevent any |

| | | | |
|---|--|--------------------------|--|
| | | | <p>land transfer to person (including a company) without sufficient financial means to carry out operational requirements of Management Company in the event of its failure.</p> <ul style="list-style-type: none"> Any relevant works to Footpaths within the HSA. All contributions subject to relevant Index increase. |
| Talbot Slopes Cutting Site of Nature Conservation Interest (SNCI) | Securing a management plan for the improvement of the SNCI | S106 Agreement | |
| Biodiversity Net Gain | | S106 Agreement | |
| Community Growing Hub | Facilitating the establishment and operation of the Community Growing Hub Liaison Group and Community Growing Hub Management Plan. | S106 Agreement/condition | <ul style="list-style-type: none"> Prior to first opening of the Community Growing Hub (Phase 3). In accordance with the submitted Management Plan. To ensure the following: <ul style="list-style-type: none"> i. The Liaison Group is operational prior to the Community Hub being open to public. ii. Terms of reference and schedule of responsibilities must be completed and agreed with BCP Green Spaces and Biodiversity Teams. iii. BCP Council is included in decision making. iv. Securing the contingency plan of the failure of the |

| | | | |
|---------------|---------------|----------------|--|
| | | | <p>established management company to operate on site.</p> <p>v. Notes from the MLG meetings to be provided to BCP Council's representatives who sit on the MLG Board no later than 3 weeks post any management meetings.</p> <p>vi. Maintenance of the Community Growing Hub is the landowner's responsibility.</p> |
| Highway works | Highway Works | S106 Agreement | <p>Highway Works (works on / improvement to the Highway) to be secured to include the following:</p> <p>a. Carriageway and footway/cycleway works on Gillett Road, Cutler Close, Purchase Road works as identified plan to be submitted to the Council for approval.</p> <p>b. Provision of access on Culter Close to the hospital site to be provided prior to any operational use of the hospital</p> <p>c. Pedestrian/cycle crossings on Gillett Road and across the main Innovation Quarter access road as identified to be submitted to the Council for approval.</p> <p>d. Provision of 2 x bus stops with Real Time Information bus shelters on Gillett Road</p> <p>e. Provision of a facility to assist pedestrian crossing movements on Purchase Road</p> |

| | | | |
|---------------|---------------|----------------|--|
| | | | <p>f. Relocation of the existing coach waiting area on Gillett Road</p> <p>Works associated with points A, B, C and E to be completed prior to first coming into use of either the hospital or any unit on the Innovation Quarter, whichever occurs first.</p> <p>Works associated with point D above shall be completed prior to the operation of the car park accessed off Purchase Road.</p> <p>Committed sums for future maintenance of the implemented works under points A, B, C, D and E to be secured. All contributions subject to relevant Index increase.</p> |
| Road Adoption | Road Adoption | S106 Agreement | <p>Adequate provisions must be established to ensure that the land is capable of meeting the criteria for adoption by the Local Highway Authority, thus guaranteeing that it is maintained to a standard equivalent to publicly maintainable highways. Additionally, financial sums equivalent to committed sums must be secured to cover future maintenance requirements for the specified points.:</p> <ol style="list-style-type: none"> 1. Land associated with works A, B C and D above, which does not form part of the existing adopted Highway. 2. Main Innovation Quarter carriageway and footway/cycleway route into the site including a cycle/scooter hire parking bay parking area. 3. Land associated with the provision of the footway/cycle route from Alyth Road to the south end of the site. |

| | | | |
|-----------|---|----------------|--|
| | | | <p>Trigger point: prior to any works associated with the formation of the new access off Cutler Close/Gillett Road commencing.</p> <p>The S38 Agreement shall include any relevant commuted sums, for example for the maintenance of planting/landscaped areas and street furniture on adopted areas.</p> |
| Transport | Traffic Regulation Order (TRO) Contribution | | <ul style="list-style-type: none"> • Traffic Regulation Orders, highway signages and highway markings associated with works associated with the works identified in point A to E above. • £10000 plus an admin fee towards the cost of the legal process of altering existing TRO's and the making/implementation of new TROs in relation to and arising from the proposed development. • Commuted sums for future maintenance to be secured. • Contribution to be payable prior to the commencement of any works. • All contributions subject to RPI Index increase. |
| | Public Transport Contribution | S106 Agreement | <p>A contribution £338823 towards the enhancement of public transport bus services. Payable prior to first coming into use of either the hospital or any unit on the Innovation Quarter, whichever occurs first.</p> <p>All contributions subject to relevant Index increase.</p> |
| | Provision of sustainable | S106 Agreement | <p>The provision of a sustainable travel voucher to be offered free to each relevant employee employed within the hospital and Innovation Quarter.</p> |

| | | | |
|-------------------------------|--|----------------|---|
| | Travel Vouchers | | The voucher shall offer the choice of either a minimum 90 days free bus travel or the equivalent value of bike/scooter hire scheme credit associated with such schemes operating in the BCP Council area. Vouchers to be offered to each relevant employee for travel to commence from their employment date. Details of the scheme to be approved by the Council |
| | Parking Impact Mitigation Contribution | S106 Agreement | A contribution of £20,000 towards the assessment and if required introduction/alteration of parking restrictions. Payable prior to first coming into use of either the hospital or any unit on the Innovation Quarter, whichever occurs first. All contributions subject to relevant Index increase. |
| | Trip Monitoring | S106 Agreement | Trip rate monitors shall be installed across the main vehicle accesses from Gillett Road and Purchase Road and across the north south cycle route linking Gillett Road with Alyth Road. The monitors shall be installed prior to those routes coming into use in connection with the approved development. Trip rate data shall be supplied to the Local Highway Authority annually from the date of first installation of each monitor. |
| Permissive Routes / footpaths | Permissive Route from Alyth Road to Gillett Road | S106 Agreement | Route from Alyth Road to Gillett Road to be delivered for general public walking, cycling use at all times prior to first coming into use of either the hospital or any unit on the Innovation Quarter, whichever occurs first. the . |

| | | | |
|--|--|--|--|
| | | | <p>The route from Gillett Road to Nuffield Hospital will be delivered in accordance with the detailed planning consent.</p> <p>The route to be to south of Nuffield to Alyth road, which is subject to outline consent only, be delivered on a temporary basis until such time as the reserved matters for the balance of the site are approved and the first unit brought into use.</p> <p>Arrangements to be made to ensure permissive route will at all times be available for public use.</p> <p>Future alterations in that route to be agreed in writing with the LPA.</p> <p>Future maintenance costs of all works to footpath to be covered by applicant/developer.</p> |
|--|--|--|--|

16. Planning balance

- 16.1 There is a presumption in favour of sustainable development in the NPPF and Poole Local Plan Policy PP01. NPPF Paragraph 11c states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 11d also states that where there are no relevant development plan policies, or policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework that protect areas or 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.
- 16.2 There are many social, economic and environmental benefits to the proposal, which overall contribute to achieving sustainable development, as prescribed by paragraph 8 of the NPPF, that include:
- **an economic objective** - the provision of the Innovation Quarter would help build a strong, responsive and competitive economy in the local area. The proposed scheme is policy compliant in terms of its land allocation and therefore it would ensure that sufficient land of the right type and in the right place is utilised for this development. The need to deliver economic development in this area is recognised and needed to support growth in the local region. The economic objective would be delivered having regard to the improvements to the existing infrastructure in the area.
 - **a social objective** – the proposal would support strong, vibrant and healthy local communities, by fostering well-designed development, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The provision of the Hospital would address the future health needs of the conurbation. The introduction of the Community Growing Hub, the improvements to the existing rights of way in the vicinity of the site, the creation of the Heathland Support Area and the provision of the new strategic cycle route would all support the local community's needs and foster social connections.
 - **an environmental objective** – the proposed creation of the Heathland Support Area would protect and enhance the natural protected habitats surrounding the site, improving biodiversity of the site and deflecting the harmful impact of human presence on the designated heathland. The provision of the well designed Innovation Quarter (including its Nuffield Hospital element) would introduce development that is using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The proposal would make an efficient use of the land, in line with its policy allocation (Policy PP21 of the Poole Local Plan).
- 16.3 It is not considered, for reasons set out in this report, that the policies in respect of heritage assets, transport or ecology or other relevant policies in the Framework

provide a clear reason for refusal such that the tilted balance would not apply. It is also considered that the impacts of the development, as set out in this report, do not significantly and demonstrably outweigh the substantial benefits as set out below. It is considered that the balance is therefore tilted in favour of granting permission.

- 16.4 As set out in the heritage section above, there has been extensive dialogue between the Council's Conservation Team, Urban Design Officer and Planning Officers and with officers at Historic England and the Dorset County Archaeology Department. Overall, it is concluded that the proposal would lead to less than substantial harm to heritage assets which must be weighed against the benefits of the scheme in the planning balance.
- 16.5 The public benefits (the economic, environmental and social benefits mentioned above) arising from the proposed scheme would significantly and demonstrably outweigh the harm that has been identified (in accordance with paragraphs 202 and 11d of the NPPF).
- 16.6 Historic England maintain a level of concern with the proposal, but it is important to note that there would be less than substantial harm to the setting of the Fern Barrow (scheduled monument). The Council's Conservation Team also maintain a level of concern associated with the less than substantial harm to the setting of the Talbot Village Conservation Area. In accordance with paragraph 199 of the NPPF all harm requires clear and convincing justification, noting the more important the asset the greater the weight that should be given to its conservation. When taken in the balance against the extensive and significant benefits delivered as set out above, it is considered that this less than substantial harm is justified and outweighed.
- 16.7 Paragraph 10 of the NPPF states that sustainable development should be pursued in a positive way and the presumption in favour of sustainable development is at the heart of the NPPF (as prescribed by paragraph 11 of the NPPF).
- 16.8 When considering the proposal as a whole, the planning balance is clearly 'tilted' towards granting planning permission. The substantial public benefits, as detailed above, of granting planning permission for a significant provision of employment and health care are therefore considered to outweigh any adverse impacts. The recommendation is to grant planning permission.

17. Recommendations

17.1 GRANT planning permission subject to the following:

- (a) the conditions and obligations identified in the report with power delegated to the Head of Planning (including any Interim Head of Planning and any other officer exercising any management responsibilities of the Head of Planning) in conjunction with the Chair/Vice Chair to amend or alter these where, in the opinion of the Head of Planning (or other officer as identified above) does not go to the core of the decision; together with
- (b) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms included in this report with power being delegated to the Head of Planning (including any Interim Head of Planning and any other officer exercising

any management responsibilities of the Head of Planning) , to agree the wording and enter into the deed provided such wording in the opinion of the Head of Planning (including any Interim Head of Planning and any other officer exercising any management responsibilities of the Head of Planning) does not result in a reduction in the terms identified

18. CONDITIONS

Phasing

1. AA01 - COMPONENTS OF DEVELOPMENT

The development hereby permitted shall consist of phases as shown on the Phasing Plan reference 22077/02, received 22 September 2023, which shows the following components and shall accord with the parameters identified in relation to those phases:

- (a) Phase 1A Improved access from Gillet Road to the site (pink)
- (b) Phase 2A: Not less than 12ha of Heathland Support Area on land within the TV3 land allocation ("Phase 2A – Heathland Support Area") (yellow);
- (c) Phase 2B: Hospital and other uses wholly ancillary to that hospital use within the TV2 land allocation consisting of no more than 11,606m² gross floor space [together with car parking also wholly ancillary to the hospital use for not more than 195 motor vehicles] ("Phase 2B – Nuffield Hospital"); (brown)
- (d) Phase 3A and Phase 3B: No more than 13,394m² gross floor space (providing employment, healthcare and university-related floorspace, including ancillary uses and a Growing Hub) on land within TV2 land allocation together with the proposed access roads shown as Phase 1B (purple) within the IQ area ("Phase 3A and B - IQ" blue and green).

For clarity the Phases as set out on plan ref: 22077/02 (from Luken Beck) received 22 September 2023 shall take place in the following order:

- Phase 1A Initial access works (pink)
- Phase 2A Heathland Support Area (HSA) (yellow)
- Phase 2B Nuffield Hospital (brown/orange)
- Phase 3A/1B Innovation Quarter (IQ) and associated roads (blue and purple)
- Phase 3B Growing Hub (green)

For the purposes of this application, Phase 2B has been treated as that for a hospital and not specific to the operator as Nuffield Health.

Any reference to Phases referenced elsewhere in any other conditions forming part of this permission shall be construed in the context of this condition.

Reason: For the avoidance of doubt and in the interests of proper planning, and in accordance with the provisions of Policy PP21 of the Poole Local Plan (November 2018).

2. OL010 - SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3A and 3B)

- (a) No part of the development hereby permitted to which Phase 3A and 3B- IQ relates shall be commenced unless details of the access, appearance, layout, landscaping and scale (“the reserved matters”) have first been submitted to, and approved in writing by, the local planning authority.
- (b) The first application for approval of the reserved matters shall be made to the local planning authority not later than the expiration of five years beginning with the date of this permission and all elements of the reserved matters shall be submitted within 8 years of the date of this permission
- (c) The development to which Phase 3A and 3B- IQ relates must be begun no later than the expiration of two years from the final approval of the reserved matters or, the case of approval on different dates, the final approval of the last such matter to be approved.
- (d) The reserved matters shall also include full details of the access roads as shown as Phase 1B within the area of Phases 3A and 3B.
- (e) The development to which Phase 3A and 3B – IQ relates shall only be carried out in accordance with the approved details.

Reason: The application in relation to Phase 3A, 3B and 1B - IQ was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

[N.B. See condition 1 for the meaning of Phase 3A, 3B and 1B - Innovation Quarter]

3. AA01 + OL080 – COMMENCEMENT OF CONSTRUCTION WORK

The development to which Phase 2A – Heathland Support Area and Phase 2B - Hospital relates shall begin in accordance with the following timescales:

- (a) the development to which Phase 2A – Heathland Support Area relates shall begin no later than the expiration of 3 years beginning with the date of this permission; and
- (b) the development to which Phase 2B – Hospital relates shall begin no later than the expiration of 5 years beginning with the date of this permission.

Reason: This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990.

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area and Phase 2B – Nuffield Hospital]

4. AA01 – HSA IMPLEMENTATION

Notwithstanding any details provided within the Talbot Heathland Support Area Management Plan or any other document forming part of the application to which this permission relates, no part of:

- (a) the development to which Phase 2B – Hospital relates; nor
- (b) the development to which Phase 3A, 3B and 1B – IQ relates,

shall be occupied or otherwise brought into use unless the Heathland Support Area forming Phase 2A– Heathland Support Area, has first been fully laid out in accordance with approved documents Talbot Heathland Support Management Plan (amended) dated September 2023 and the documents relating to the Phase 2A – Heathland Support Area approved under the conditions below.

Reason: To deflect the recreational pressures off the adjacent Talbot Heath and in accordance with Section 15 of the NPPF (2023) and Policies PP21(2e), PP24(2b), PP27 and PP33 of the Poole Local Plan (adopted November 2018).

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phases 3A and B and 1B – IQ]

5. PL01 – PLAN COMPLIANCE

The development to which Phase 2A – Heathland Support Area and Phase 2B - Hospital relate shall be carried out in accordance with the following approved plans:

- Site Boundary. Parameter plan 1. Prepared by Prior + Partners. Received 20 October 2022.
- Illustrative Development Masterplan – Outline and Full Application and HSA. Received 12 December 2022.
- Phasing Plan, reference 22077/02. Prepared by Luken Beck. Received 22 September 2023.
- Site (Block) Plan – Hospital Plot. Prepared by Kendall Kingscott, 200824-BNH-KKL-04-XX-DR-A-0525, Revision P4. Received 19 April 2023.
- Transport Assessment. Prepared by AECOM. Received 20 October 2022.
- General Arrangement (Layout). Drawing number 60645190-0100-001 Revision 6. Received 19 April 2023.
- Vehicle Tracking Plan. Sheet number 60645190-0101-001. Prepared by AECOM. Received 19 April 2023.
- Kerbs, Footways and Paved Areas. Sheet number 606451190-0100-001. Prepared by AECOM. Received 19 April 2023.
- Site Clearance. Sheet number 606451190-0100-001. Prepared by AECOM. Received 19 April 2023.
- Swept Path Analysis Large Car. Drawing number 81106-CUR-00-XX-DR-TP-05002 Revision 03. Received 19 April 2023.
- Swept Path Analysis Refuse Vehicle. Drawing number 81106-CUR-00-XX-DR-TP-05003 Revision 03. Received 19 April 2023.

- Interim Travel Plan. Prepared by Curtins. Drawing number 81106-CUR-00-XX-RP-TP-00001-V01_Travel Plan Revision 01. Received 20 October 2022.
- Site Sections and Elevations Sheet 1 of 3. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-XX-DR-A-0562 Revision P04. Received 20 October 2022.
- Site Sections and Elevations Sheet 2 of 3. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-XX-DR-A-0563 Revision P04. Received 20 October 2022.
- Site Sections and Elevations Sheet 3 of 3. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-XX-DR-A-0564 Revision P04. Received 20 October 2022.
- Site Sections. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-XX-DR-A-0565 Revision P02. Received 20 October 2022.
- Ground Floor Plan. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-00-DR-A-0530 Revision P16. Received 20 October 2022.
- First Floor Plan. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-01-DR-A-0531 Revision P12. Received 20 October 2022.
- Second Floor Plan. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-02-DR-A-0533 Revision P11. Received 20 October 2022.
- Roof Plan. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-00-02-DR-A-0535 Revision P03. Received 20 October 2022.
- Hospital out building elevations. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-02-01-DR-A-0570 Revision P02. Received 20 October 2022.
- Building Elevations Sheet 1 of 2. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-01-XX-DR-A-0560, Revision P07. Received 20 October 2022.
- Building Elevations Sheets 2 of 2. Prepared by Kendall Kingscott. Drawing number 200824-BNH-KKL-01-XX-DR-A-0561, Revision P07. Received 20 October 2022.
- Landscape Masterplan. Prepared by Townshend Landscape Architects. Drawing number TOWN745.01(02)5000 Revision 04. Received 20 October 2022.
- Planting Strategy. Prepared by Townshend Landscape Architects. TOWN745.04(03)2002 R02. Received 21 July 2023.
- Planting Plan 1 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)3000 Revision 07. Received 19 April 2023.
- Planting Plan 2 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)3001 Revision 07. Received 19 April 2023.
- Planting Plan 3 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)3002 Revision 07. Received 19 April 2023.
- Surface Finishes Plans 1 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)5000 Revision 07. Received 19 April 2023.
- Surface Finishes Plans 2 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)5001 Revision 07. Received 19 April 2023.
- Surface Finishes Plans 3 of 3. Prepared by Townshend Landscape Architects. Drawing number TOWN745.04(02)5002 Revision 07. Received 19 April 2023.
- Landscape and Ecological Management Plan updated September 2023. Prepared by LC Ecological Services. Received 18 September 2023.

- Landscape and Public Realm Strategy. Prepared by Townshend Landscape Architects. TOWN745-1(02)2001 R02. Received 20 October 2022.
- Tree Survey, Arboricultural Impact Assessment – Preliminary Arboricultural Method Statement & Tree Protection Plan. Prepared by Hayden's Arboricultural Consultants. Received 20 October 2022.
- Ecological Enhancement Plan. Prepared by LC Ecological Services. Received 19 December 2022.
- Proposed Site Plan – G009, Drawing number 8976-D3-AIA. Prepared by Hayden's Arboricultural Consultants. Received 20 October 2022.
- Proposed Tree Site Plan – G006 & T150. Drawing number 8976-D4-AIA. Prepared by Hayden's Arboricultural Consultants. Received 20 October 2022.
- Environmental Statement. Prepared by Intelligent Land. Received 08 November 2022.
- Review of Monitoring in the Talbot Heathland Support Area Management Plan. Prepared by Footprint Ecology. Received 01 August 2023.
- Talbot Heathland Support Area Management Plan. Prepared by Intelligent Land. Received 18 September 2023.
- Swift Mitigation Plan. Prepared by LC Ecological Services. Received 19 December 2022.
- Nuffield Health Bournemouth Energy Statement Issue no.2. Prepared by Wallace Whittle. Received 20 October 2022.
- Nuffield Health Bournemouth Energy Statement Issue Appendix D BREEAM New Construction 2018 Pre-Assessment. Prepared by BREEAM UK. Received 20 October 2022.
- Sustainability Report Issue no.2. Prepared by Wallace Whittle. Received 20 October 2022.
- Technical Design Note Addressing Planning Officer Comments. Prepared by Hydrock. Reference 19231-HYD-XX-XX-TN-Y-5002 Revision P01. Received 16 March 2023.
- Air Quality Assessment Nuffield Health Bournemouth Hospital. Document number 11377 (AQ) Rev 1. Prepared by Plorum. Report no 13377.S Rev 1. Received 20 October 2022.
- Environmental Statement Appendix 10-1 – Air Quality. Prepared by Phlorum Limited. Received 20 October 2022.
- Nuffield Health Hospital Refuse Management Plan. Received 20 October 2022.
- Parameter Plans Booklet Final Draft. Prepared by Prior + Partners. Received 20 October 2022.
- Bournemouth Nuffield Hospital Ventilation Statement, Issue no.2. Prepared by Wallace Whittle. Received 20 October 2022.
- Lighting Assessment Plans. Revision P01. Prepared by Design for Lighting. Received 20 October 2022.
- Phase 1 Preliminary Risk Assessment Part 1. Prepared by Curtins. Document ref 076262.300-CUR-00-XX-RP-GE-001-P02. Received 01 March 2023.
- Phase 1 Preliminary Risk Assessment Part 2. Prepared by Curtins. Received 01 March 2023.
- Phase 1 Preliminary Risk Assessment Part 3. Prepared by Curtins. Received 01 March 2023.

- Phase 1 Preliminary Risk Assessment Part 4. Prepared by Curtins. Received 01 March 2023.
- Phase 1 Preliminary Risk Assessment Part 5. Prepared by Curtins. Received 01 March 2023.
- Utility Statement. Prepared by AECOM. 60645190-REP-002 Revision 04. Received 20 October 2022.
- Innovation Quarter Talbot Village Transport Statement, Appendix F: Nuffield Health Hospital Technical Note – Proposed Trip Generation and Car Parking Provision. Prepared by Curtins. Received 20 October 2022.
- Talbot Village IQ Environmental Statement. Prepared by Intelligent Land. Received 8 November 2022.
- Biodiversity Net Gain Report December 2022 Update. Prepared by LC Ecological Services. Received 19 December 2022.
- Ecological Impact Assessment. Prepared by LC Ecological Services. Received 19 December 2022.
- Ecological Enhancement Plan. Prepared by LC Ecological Services. Received 19 December 2022.
- Environmental Impact Screening and Scoping Report. Prepared by Intelligent Land. Received 20 October 2022.
- Talbot Innovation Quarter Energy and Sustainability Assessment. Prepared by Hydrock. Document Reference LC01-HYD-XX-XX-Y-5000. Received 20 October 2022.
- Talbot Innovation Quarter Net Zero Strategy. Prepared by Hydrock. Document ref 19321-HYD-XX-XX-RP-Y-4000 Revision P01. Received 20 October 2022.
- Innovation Quarter Talbot Village Transport Statement, Appendix A: Transport Assessment and Framework Travel Plan Scoping Note. Prepared by AECOM. Received 20 October 2022.
- Road Traffic Model Technical Note. Revision 2. Prepared by AECOM. Received 27 February 2023.
- Archaeological Evaluation Issue 2. Document ref 260351.04. Prepared by Wessex Archaeology. Received 27 July 2023.
- Environmental Statement Appendix 10-1 Annexes. Prepared by Phlorum Limited. Received 20 October 2022.
- Environmental Statement Appendix 11-1 – Noise Assessment (Nuffield Hospital). Prepared by MACH. Received 20 October 2022.
- Environmental Statement Chapter 11-2 – Noise. Annex A – Acoustic Terminology and Perception. Prepared by MACH. Received 20 October 2022.
- Environmental Statement Chapter 11-2 – Noise. Annex B – Baseline Sound Monitoring. Received 20 October 2022.
- Environmental Statement Chapter 11-2 – Noise. Annex C – Baseline Sound Monitoring Traffic Flows. Received 20 October 2022.
- Geotechnical and Environmental Summary, Supplementary FRA & Drainage Summary for Nuffield Site. Prepared by Curtins. Ref 076262-CUR-XX-XX-RP-C-00002. Received 20 October 2022.

- Construction Dust Risk Assessment Zones. Prepared by AECOM. Figure XX.1. Received 20 October 2022.
- Sensitive Receptors (Public Exposure). Prepared by AECOM. Figure XX.2. Received 20 October 2022.
- Environmental Statement Appendix 12 - Lighting Impact Assessment. Prepared by Designs for Lighting Ltd. 2329-DFL-ELG-XX-RP-EO-13001 Revision P01. Received 20 October 2022.
- Environmental Statement Appendix 8.1 Lighting Strategy. Prepared by Designs for Lighting. Received 20 October 2022.
- Environmental Statement Appendix 14 – Transport Assessment. Received 26 July 2023.
- Environmental Statement Appendix 6 – Climate Change Assessment. Prepared by Hydrock Smart Energy and Sustainability. Received 3 November 2022.
- Environmental Statement Appendix 7 – Ecology Assessment. Prepared by LC Ecological Services. Received 8 November 2022.
- Environmental Statement Appendix 8 – Socio-Economic Assessment. Prepared by Hardisty Jones Associates. Received 20 October 2022.
- Environmental Statement Appendix 9 – Water Environment. Prepared by AECOM. Received 3 November 2022.
- Flood Risk Assessment and Drainage Strategy. Prepared by AECOM. 60645190-REP-001. 20 October 2022.
- Framework Travel Plan. Prepared by AECOM. Received 20 October 2022.
- Ground Investigation Report. Prepared by Curtins. Drawing number 076262-210-CUR-00-XX-T-GE-00001 Revision P02. Received 30 January 2023.
- Shadow Appropriate Assessment. Prepared by LC Ecological Services. Received 19 December 2022.
- Archaeological Desk Based Assessment. Prepared by Wessex Archaeology. 260350.1. Received 20 October 2022.
- Lighting Strategy. Document Ref 2329-DFL-ELG-XX-RP-EO-13001-S3-P01 Revision P02. Prepared by Designs for Lighting Ltd. Received 26 July 2023.
- Plant Noise Impact Statement. Prepared by MACH Group. Revision P02. Received 20 October 2022.
- Statement of Community Involvement. Prepared by Development Communication Limited. Received 20 October 2022.
- Tree Survey, Arboricultural Impact Assessment – Preliminary Arboricultural Method Statement & Tree Protection Plan. Prepared by Hayden's Arboricultural Consultants. Received 20 October 2022.
- Economic Impact of Talbot Village Innovation Quarter and Nuffield Health Hospital. Prepared by Hardisty Jones Associates. Version number 4.0. Received 3 November 2022.
- Transport Technical Note and Plans. Prepared by AECOM. Received 21 July 2023.
- Innovation Quarter Talbot Village Transport Statement, Appendix E: Illustrative Development Masterplan. Received 20 October 2022.
- Heritage Statement. Prepared by Wessex Archaeology. 260350.04. Received 15 March 2023.

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

6. AA01 - MONITORING STRATEGY

No part of the development hereby permitted (whether forming part of Phase 2A – Heathland Support Area, Phase 2B – Hospital or Phase 3A/3B– IQ) shall be occupied or otherwise brought into use unless there has first been submitted to and approved in writing by the local planning authority a monitoring strategy that in particular includes:

- (a) measures to obtain baseline data in line with the Talbot Heathlands Support Area Management Plan dated September 2023 to identify volume of visits to the Heathland Support Area to which Phase 2A – Heathland Support Area relates; and
- (b) measures to identify the extent to which the Heathland Support Area is visited by employees or visitors to the Innovation Quarter, Hospital and Growing Hub and the adjacent 4 nature designation areas: Bourne Valley SSSI, Dorset Heathlands SPA, Dorset Heathlands SAC and Dorset Heathlands Ramsar site and
- (c) a timeline for the implementation of all measures identified in the monitoring strategy.

The submitted monitoring strategy shall also include full details to demonstrate that the strategy takes into account consultation with Natural England on the proposed monitoring strategy prior to its submission and shall include measures to address in particular any Reasonable concern, objection or suggestion made by Natural England in relation to it.

The monitoring strategy as approved by the local planning authority shall thereafter at all times be accorded with.

Reason: To demonstrate that the approved scheme delivers the predicted biodiversity enhancement in accordance with the provisions of Policies PP24(2b) and PP33 of the Poole Local Plan (November 2018), Section 15 of the NPPF (September 2023) and The Dorset Heathlands Planning Framework 2020-2025.

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and 3B – IQ]

7. AA01- LANDSCAPE AND BIODIVERSITY MANAGEMENT PLAN

Notwithstanding any details provided in any document forming part of the application to which this permission relates, or any subsequently agreed Talbot Heathland Support Area Management Plan, no part of the development hereby permitted (whether forming part of Phase 2A- Heathland Support Area, Phase 2B – Hospital or Phase 3A/3B – IQ) shall be commenced nor brought into use, including any site clearance, unless a landscape and biodiversity management plan (“Landscape and Biodiversity Management Plan”) *[relating to the Heathland*

Support Area to which Phase 2A – Heathland Support Area relates] has first been submitted to and approved in writing by the local planning authority. The Landscape and Biodiversity Management Plan shall include:

- (a) measures outlined in Section 5 (Enhancement Measures) of the Talbot Heathlands Support Area Management Plan (amended) dated September 2023
- b) the ecological enhancements as outlined in paragraphs 6.24 to 6.32 (inclusive) of the 'Ecological Impact Assessment Heathland Support Area Highmoor Farm Talbot Village Poole Dorset BGH3 7HE', dated December 2021, prepared by LC Ecological Services Limited; and
- (c) details for the provision of biodiversity net gain on the Heathland Support Area to which Phase 2A – Heathland Support Area relates, taking account of the information contained in the submitted 'Biodiversity Net Gain Report Heathland Support Area Highmoor Farm Talbot Village Poole Dorset BH3 7HE January 2022 updated February 2022' along with the accompanying biodiversity metric spreadsheet, prepared by LC Ecological Services Limited and received on 11/02/2022 including:
 - (a) A wildflower planting regime;
 - (b) A grassland management regime;
 - (c) a tree planting regime;
 - (d) the location, number type, height and aspect of bird and bat boxes;
 - (e) the location and number of hibernacula;
 - (f) the location and number of log/brush and bug hotels;
 - (g) details of all wet habitats;
 - (h) measures for the management of invasive species such as gorse and bramble;
 - (i) details of all proposed new paths, their routes and of dog walking areas;
 - (j) timescale for the delivery and schedules for all proposed works, measures and associated future inspections, management and maintenance;
 - (k) details identifying the extent to which the contents comply with or depart from the schedule of works outlined in section 6 of the approved Talbot Heathlands Support Area Management Plan (amended) dated September 2023.

The approved Landscape and Biodiversity Management Plan shall thereafter be fully carried out as approved and at all times accorded with.

Reason: To safeguard the character and integrity of the area and the adjacent Talbot Heath, in the interests of the fire safety and appropriate management of the approved development, and in accordance with Section 15 of the NPPF (September 2023) and Policies PP21, PP24(2b), PP27 and PP33 of the Poole Local Plan (adopted November 2018) and the provisions of The Dorset Heathlands Planning Framework 2020-2025.

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and 3B – IQ]

8. AA01- HEATHLAND SUPPORT AREA ACCESSIBILITY

Notwithstanding any details provided within the Talbot Heathland Support Area Management Plan (amended) dated September 2023 or any other document forming part of the application to which this permission relates, no part of the development hereby permitted (whether forming part of Phase 2A- Heathland Support Area, Phase 2B – Hospital or Phase 3A and 3B – IQ) shall be commenced nor brought into use, including any site clearance, unless details (to include size, design, materials, position, and method of attachment to the ground) to facilitate the accessibility and use of the Heathland Support Area to which Phase 2A – Heathland Support Area relates (“Heathland Access Measures”) have first been submitted to and approved in writing by the local planning authority. The details shall in particular include:

- (a) waymarker and public order signs; and
- (b) interpretation boards and displays which shall include signs identifying the key sensitive features of the adjacent Talbot Heath (to include, but not limited to, the archaeological and ecological features but also fire safety);
- (c) benches;
- (d) bins;
- (e) footpaths and cycle paths;
- (f) details of the proposed public art and fitness trail;
- (g) contact information on a public noticeboard(s) of a person who will be responsible for managing the day to day management and maintenance of the Heathland Support Area to which Phase 2A – Heathland Support Area relates for the purposes of the reporting on any issue, together with a mechanism that ensures any such issue is effectively dealt with in a timely manner including reporting back the steps taken to the Local Planning Authority when required;
- (h) biodiversity mitigation measures as outlined in Section 7 of the Ecological Impact Assessment Heathland Support Area Highmoor Farm Talbot Village Poole Dorset BGH3 7HE, December 2021 by LC Ecological Services Limited, including the identification of those measures to be in place before and during the carrying out of any of the other approved Heathland Access Measures;
- (i) details of all measures that will thereafter be retained together with all proposed future management and maintenance associated with those measures (including, in the case of bins, schedules for their emptying); and
- (j) a timetable for the carrying out of the various detailed measures and details that will in particular ensure their initial provision prior to any use of the Heathland Support Area or any other part of the development hereby permitted commencing.

The submitted Heathland Access Measures shall also include full details of consultation with both Natural England and the Dorset County Archaeology Department on the proposed Heathland Access Measures that have been undertaken prior to its submission including demonstrating that any Reasonable concern, objection or suggestion made by Natural England, or the Dorset County Archaeology Department has been taken into account in relation to it.

The development shall only be carried out in accordance with the approved Heathland Access Measures. Once provided, the measures and details in the approved Heathland Access Measures shall thereafter at all times be retained, managed and maintained in accordance with the approved Heathland Access Measures and the approved Heathland Accesses Measures shall at all times be accorded with.

Reason: To ensure a satisfactory design, to safeguard the rural character of the area and the adjacent Talbot Heath, in accordance with Sections 15 and 16 of the NPPF (September 2023) and Policies PP21, PP27 and PP33 of the Poole Local Plan (adopted November 2018).

9. AA01- ECOLOGICAL IMPACT ASSESSMENT IMPLEMENTATION

In relation to the Phase 2A: Heathland Support Area, the biodiversity mitigation measures, as outlined in Section 7 of the Ecological Impact Assessment Heathland Support Area Highmoor Farm Talbot Village Poole Dorset BGH3 7HE, December 2021 by LC Ecological Services Limited and in the Biodiversity Net Gain Report Heathland Support Area January 2022 updated February 2022, along with the accompanying biodiversity metric spreadsheet by LC Ecological Services Limited and received on 11/02/2022, shall be implemented in full in accordance with a timescale to be agreed in writing by the Local Planning Authority prior to the commencement of any part of Phase 2B or 3A/3B of the development. The biodiversity mitigation as agreed within this timescale shall be implemented and thereafter permanently retained and maintained in line with any necessary management/maintenance works associated with the use of the approved Heathland Support Area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the natural environment and to provide biodiversity, in accordance with paragraphs 8, 174 and 180 of the NPPF (September 2023), Policies PP24 (2)b and PP33 of the Poole Local Plan (adopted November 2018) and the provisions of The Dorset Heathlands Planning Framework 2020-2025.

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and 3B – IQ]

10. AA01 - BOUNDARY TREATMENTS

Notwithstanding any details provided within the Talbot Heathland Support Area Management Plan (September 2023) or any other document forming part of the application to which this permission relates, no part of the development hereby permitted (whether forming part of Phase 2A Heathland Support Area, Phase 2B –Hospital or Phase 3A or 3B – IQ) shall be commenced nor brought into use, including any site clearance, unless details of all boundary treatments including fences, gates and other means of enclosure to be provided in connection with the development to which Phase 2A – Heathland Support Area relates have first been

submitted to and approved in writing by the local planning authority. Such details shall in particular include positions, heights, designs and materials to be used together a timetable for their delivery and details for their future maintenance.

No part of the Heathland Support Area to which Phase 2A – Heathland Support Area relates shall be brought into use unless the approved boundary treatments have first been fully provided and thereafter the approved boundary treatments shall be permanently retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory design, to safeguard the rural character of the area and to deflect the recreation pressures from Talbot Heath, in accordance with Section 15 of the NPPF (September 2023) and Policies PP21, PP27 and PP33 of the Poole Local Plan (adopted November 2018).

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and 3B – IQ]

11. AA01 – FIRE MANAGEMENT

No part of the area to which Phase 2A – Heathland Support Area relates shall be brought into first operational use unless a fire prevention management plan for the long-term prevention of fire to the Heathland Support Area (“Fire Prevention Management Plan”) has first been submitted to and approved in writing by the local planning authority. The Fire Prevention Management Plan should in particular include and expand on the measures outlined in Section 6 (Enhancement Measures) of the Talbot Heathlands Support Area Management Plan, improvements of fire access points and details of gorse clearance, timescales and schedules for proposed works, inspections and future maintenance. The approved Fire Prevention Management Plan shall thereafter be carried out, as approved, and at all times accorded with.

Reason: To safeguard the rural character and integrity of the area and the adjacent Talbot Heath, in the interests of the fire safety and appropriate management of the approved development, and in accordance with Sections 15 of the NPPF (September 2023) and Policies PP21, PP27 and PP33 of the Poole Local Plan (adopted November 2018).

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area]

12. UNEXPLODED ORDNANCE RISK ASSESSMENT

Prior to the commencement of development of any phase of the development hereby permitted, a detailed unexploded ordnance risk assessment shall be submitted to and agreed in writing by the Local Planning Authority. The risk assessment should be designed to establish the level of risk to relevant sensitive receptors and will include recommendations for further investigation (if required)

and mitigation/ remedial measures if warranted. The works on site shall thereafter be undertaken in accordance with the agreed risk management plan.

Reason: To ensure the development does not create local environmental impacts and pollution and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

Phase 2B: Hospital

13. AA01 – ANCILLARY USE CONTROL OF PHASE 2B

The development hereby permitted in relation to Phase 2B - Hospital, shall only be used as a hospital and for no other purpose in Class C2 of the schedules to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than uses wholly ancillary to that hospital use.

Reason: To ensure compliance with Policies PP17 and PP21 of the Poole Local Plan (November 2018), in accordance with Section 6 of the NPPF (September 2023) and to safeguard appropriate uses on the site.

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

14. RENEWABLE ENERGY

No part of the development hereby permitted in relation to Phase 2B – Hospital shall be commenced unless measures to secure that a minimum of 20% of the predicted energy use of that development will be from on-site renewable sources have first been submitted to and approved in writing by the local planning authority. No part of that development shall be occupied nor otherwise brought into use unless the approved measures relating to the development have been fully carried and thereafter such measures shall at all times be retained and maintained in full working order.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions, and reducing reliance on centralised energy supply, and in accordance with Policy PP37(2) of the Poole Local Plan (November 2018) and Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

15. BREEAM

No part of the development hereby permitted in relation to Phase 2B - Hospital shall be occupied or otherwise brought into first operational use unless a Post-Construction Review Certificate has first been produced to and approved in writing

by the local planning authority certifying that the BREEAM rating 'excellent' rating (or equivalent standard if replaced) has been met in relation to it.

Reason: In the interests of delivering a sustainable and energy efficient scheme and in accordance with Policy PP37(3) of the Poole Local Plan (November 2018) Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

16. GENERATOR

No generator, including any emergency generator, whether to power life critical systems or otherwise, ("the Noise Source"), shall at any time be used for any purpose associated with the development hereby permitted in relation to Phase 2B – Hospital, unless a Noise Attenuation scheme has been submitted to and approved in writing by the local planning authority. This shall include:

- (1) details of an existing background noise survey carried out having regard to BS4142: 2014-"Method of rating industrial noise affecting mixed residential and industrial areas" and which shall include such details as a plan showing the location from which all background noise readings have been taken and also the qualifications and experience of the person(s) who produced it sufficient to demonstrate their competence; and
- (2) details of measures to enclose and mount the Noise Source such that any noise generated by or emitted from the Noise Source will at all times be at least [5] dB(A) below the pre-existing background levels identified in the background noise survey as measured from any of the identified locations from which background noise level readings were taken ("the Maximum Noise");
- (3) technical specifications of the generator (including emission rates, exhaust velocity, stack height etc.) and a further review of the air quality assessment conclusions as identified in approved document Air Quality Assessment Nuffield Health Bournemouth Hospital October 2022 by Phlorum in relation to the stated specifications of any generator [including details identifying the maximum acceptable air emission(s) from the generator ("the Maximum Air Emissions")]; and
- (4) details of any measures to ensure that the generator will prevent any identified unacceptable air quality emissions, have also both been submitted to and approved in writing by the local planning authority ("Air Quality Scheme").

No generator shall be installed, operated or used for any purpose associated with the development hereby permitted in relation to Phase 2B – Hospital unless:

- (1) all the measures contained in the approved Noise Attenuation Scheme have first been fully provided as approved and thereafter the measures shall at all times be retained and maintained in full working order; and
- (2) all the measures contained in the approved Air Quality Scheme have first been fully provided as approved and thereafter the measures shall at all times be retained and maintained in full working order.

18.1

At no time shall the Maximum Noise be exceeded.

At no time shall the Maximum Air Emissions be exceeded.

Reason: To ensure a satisfactory relationship between the new development and any existing development by way of noise disturbance or unacceptable air quality and to protect ecological habitats and in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018) and Sections 12 and 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

17. AA01 – ARCHAEOLOGY

No part of the development hereby permitted in relation to Phase 2B - Hospital shall be commenced including any site clearance, excavations or the bringing on to site of any equipment, materials or machinery for use in connection with the implementation of the development, unless a scheme of archaeological investigation and recording has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:

- (a) a programme and methodology of proposed site investigation and recording;
- (b) A programme for post investigation assessment;
- (c) The provision to be made for analysis of the site investigation and recording;
- (d) The provision to be made for publication and dissemination of the analysis and records of the site investigation
- (e) The provision to be made for archive deposit of the analysis and records of the site investigation;
- (f) A timetable that secures the delivery of all elements of the scheme prior to the first use or occupation of any part of that development;
- (g) details as to how all the measures in the scheme will be delivered to ensure that they will not be adversely impacted by the carrying out of the development; and
- (h) the person(s) / body proposed to undertake the measures set out in the approved scheme.

The development including any site clearance shall only be carried out in accordance with the approved scheme.

Reason: To enable a record to be made of this site and in accordance with Policy PP30 of the Poole Local Plan (November 2018) and Section 16 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

18. PROJECT ARBORICULTURIST

No part of the development hereby permitted in relation to Phase 2B - Hospital 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 unless a project arboriculturist has first been appointed ("the Project Arboriculturist"), the minimum qualifications and experience of whom must first have been submitted to and approved in writing by the local planning authority.

The Project Arboriculturist must be appointed from before the commencement of that development until at least 5 years post its completion. The Project Arboriculturist's contract will include provision for the Project Arboriculturist to submit regular updates (being a frequency of no less than once every 8 weeks (unless otherwise agreed in writing) in the form of site supervision notes to the local planning authority. Such supervision is to include in particular the monitoring of tree establishment at a frequency of at least once per annum for a minimum period of 5 years following first planting.

Reason: To monitor and ensure specification compliance for new tree planting in the interests of local amenity and the enhancement of the development itself, in accordance with Section 15 of the NPPF (September 2023) and the provisions of Policy PP27 of the adopted Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

19. PRE-COMMENCEMENT SITE MEETING (TREE PROTECTION)

No part of the development hereby permitted in relation to Phase 2B - Hospital 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:

- (1) a site meeting involving a representative of the local planning authority and the Project Arboriculturist 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 Assessment (Project No. 8976, dated 19/10/2022) Tree Protection Plan dated 19/10/2022 and Arboricultural Method Statement dated 19/10/2022 ("the Approved Tree Details"); and
- (2) 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
- (3) all tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements under the supervision of Project Arboriculturist ("the Approved Tree Protection Measures").

Once provided, the Approved Tree Protection Measures shall thereafter at all times be retained until that development has been completed and all equipment, machinery and surplus materials relating to the construction of that 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 Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the 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.

For the purposes of this condition the term “Project Arboriculturalist” shall mean the person appointed in accordance with the condition headed PROJECT ARBORICULTURALIST.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that, as far as possible, any remedial work is carried out in accordance with current best practice (BS3998: 2010 Tree Work - Recommendations) and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

20. AA01 - GENERAL LANDSCAPE OF PHASE 2B

No part of the development hereby permitted in relation to Phase 2B - Hospital 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 details, endorsed by the Project Arboriculturalist, of both the following have first been submitted to and approved in writing by the local planning authority:

(a) details for the preliminary investigation of land to which Phase 2 – Hospital relates, including the soils, drainage, grading and cultivation, seeding of grass areas, turfing, woodland planting (whips), planting of shrubs, herbaceous plants and bulbs over the site in accordance with the approved landscape strategy plan (TOWN745.04(03)2002 R02 dated July 2023);

(b) details of both hard and soft landscaping works in relation to the land to which Phase 2B – Hospital relates. The details of the landscaping works shall in particular include:

- (1) the outcomes of the preliminary investigation carried out in accordance with the details approved under paragraph (a) above; and
- (2) proposed finished levels and contours; and
- (3) surfacing materials; and
- (4) means of enclosure including boundary treatments and any other landscape associated structures and features; and
- (5) lighting; and
- (6) written specifications (including cultivation and other operations) associated with plant and grass establishment; and

- (7) schedules of plants (including trees) noting species, plant sizes and proposed locations numbers/densities; and
- (8) a planting plan and planting method statement that includes a comprehensive drought strategy to ensure all planting are watered and monitored regularly through low rainfall patterns and summer months. The method statement shall in particular be in accordance with the approved landscape strategy plan (TOWN745.04(03)2002 R02 dated July 2023), and BS8545:2014 (Trees: from nursery to independence in the landscape – Recommendations); and
- (9) a plan showing all underground services and other infrastructure within the influence zone of any tree or other planting; and
- (10) vehicle parking layouts; and
- (11) access and circulation areas; and
- (12) a programme of implementation incorporating a timetable for all planting including trees; and
- (13) a maintenance plan for a minimum period of 5 years from the date of planting including details securing the replacement of any planting which dies, is removed, uprooted, destroyed or becomes seriously damaged or defective during the plan period ("Approved Landscaping Details").

The development and the landscaping of the land to which Phase 2B – Hospital relates shall thereafter be carried out, retained and maintained in accordance with the Approved Landscaping Details. For the purposes of this condition the term "Project Arboriculturalist" shall mean the person appointed in accordance with the condition headed PROJECT ARBORICULTURALIST above.

Reason: To ensure that Reasonable measures are taken to establish trees in the interests of local amenity and the enhancement of the development itself in accordance with Section 15 of the NPPF (September 2023) and the provisions of Policy PP27 of the adopted Poole Local Plan (November 2018).

N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

21. SERVICES IMPACT ON TREES AT PHASE 2B

No part of the development hereby permitted in relation to Phase 2B - Hospital 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 unless details including the specific location and depth of all foul sewers, surface water drains, land drains, soakaways and all other underground services associated with the development have first been submitted to and approved in writing by the local planning authority ("the Approved Underground Services"). No part of the development shall be occupied or brought into use unless the Approved Underground Services have all first been provided as approved and thereafter the Approved Underground Services shall at all times be retained in the approved locations and no services to which the Approved Underground Services relate shall be provided in any other

location on any part of the application site.

Reason: To ensure that Reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with Section 15 of the NPPF (September 2023) and the provisions of Policy PP27 of the Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

22. MATERIALS

The materials to be used for the external faces of the development permitted in relation to Phase 2B - Hospital shall only be as specified in a materials schedule which shall have first been submitted to and approved in writing by the local planning authority prior to any part of the development of Phase 2B being carried out above base course level.

Reason: To ensure a satisfactory visual relationship of the new development and that existing and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

23. STREET FURNITURE DETAILS

Notwithstanding any details provided within any other document forming part of the application to which this permission relates, no part of the development hereby permitted in relation to Phase 2B - Hospital shall be constructed above base course level unless street furniture details that in particular includes size, design, materials and location in relation to the following have first been submitted to and approved in writing by the local planning authority:

- (a) benches; and
- (b) bins; and
- (c) wayfinding signs.

No part of the development permitted in relation to Phase 2B - Hospital shall be occupied or otherwise brought into use unless all the street furniture identified in the approved street furniture details have first been fully provided in accordance with those approved details and thereafter the street furniture shall at all times be retained and maintained in full useable order (in the case of the benches and bins) and so as to be clearly legible in the case of the wayfinding signs.

Reason: To ensure satisfactory design of the approved development and in accordance with Policy PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

24. AA01 – BIN STORE

Prior to the first operational use of any part of the development to which Phase 2B - Hospital relates, the bin collection area and store shall be constructed in accordance with the details indicated on Site (Block) Plan – Hospital Plot, Revision P4 dated 19 April 2023 and Hospital out building elevations, Revision P02 dated 20 October 2022 and made available for use. The store together with the bin collection area shall at all times thereafter be retained, kept free from obstruction and available for use for their respective purposes and maintained in fully useable condition.

Reason: In the interests of visual amenity and the amenities of the future occupants of the dwellings, hereby approved, and in accordance with Policy PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

25. COMMERCIAL WASTE MANAGEMENT PLAN

Prior to the first operational use of any part of the development to which Phase 2B: Hospital relates, a Commercial Refuse Management Plan shall be submitted to and approved in writing by the local planning authority. The plan shall in particular include details of commercial waste agreement(s) to collect the various type(s) of waste generated by the development including arrangements for the collection of clinical and hazardous waste by a suitably licensed specialist contractor.

The approved Commercial Refuse Management Plan shall at all times thereafter be fully accorded with.

Reason: To ensure that the business/businesses meet/s its/their duty under Environmental Protection Act 1990 (section 34) to have a suitable commercial waste agreement in place in line with the guidance in waste management in buildings — Code of practice BS 5906:2005, to ensure the safe collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of all intended occupiers in accordance with Policy PP27 of the Poole Local Plan (November 2018) and Sections 12 and 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

26. AA01 - LIGHTING STRATEGY

Notwithstanding any details provided within any documents forming part of the application to which this permission relates, no part of the development to which Phase 2B - Hospital relates shall be constructed above base course level unless

details of all external lighting for this Phase have been first submitted to and approved in writing by the local planning authority (“the Approved Lighting”). The required details shall include details of installation that all accord with the recommendations of ‘Bats and artificial lighting in the UK’ by the Bat Conservation Trust (BCT) and the Institute of Lighting Professionals (ILP/BCT) 2018’ (or any similar document if replaced). No external lighting shall be installed on any part of the application site to which Phase 2B - Hospital relates unless:

- (a) it is installed in accordance with the Approved Lighting plan; and
- (b) at no time any luminaires have a colour temperature that is equal to or exceeds 2700 K nor peak wavelengths that are greater than 550nm.

Once installed in accordance with the Approved lighting plan, such lighting shall at all times be retained and be maintained in full working order.

Reason: To contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, in accordance with provisions of Policies PP24(2b) and PP33 of the Poole Local Plan (November 2018) and paragraph 174 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

27. AA01 – DELIVERY TIMES

No delivery by any heavy goods vehicle shall take place to any development hereby permitted to which Phase 2B – Hospital relates on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday or 08:00 to 13:00 on Saturdays unless:

- (a) the delivery is required for the purposes of an emergency;
- (b) the delivery can only realistically be made by way of a heavy goods vehicle;
- (c) a written log is kept on the hospital premises to which Phase 2B – Hospital relates for a minimum period of at least one year recording the details of the emergency, the goods delivery and the Reason(s) why a heavy goods vehicle was needed; and
- (d) the written log is made available for inspection and copying by the local planning authority within 24 hours of such a request being made to any person working at the hospital to which Phase 2B - Hospital relates.

For the purposes of this condition:

- (1) “heavy goods vehicle” means any vehicle with a total weight over 4,500kg including the cargo or a large goods vehicle equipped with reversing alarms/bleeper; and
- (2) “emergency” means a serious and unexpected situation that demonstrably requires a delivery to be made outside the normal permitted hours.

Reason: To ensure a satisfactory relationship between the new development and that existing, and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

28. CONTAMINATED LAND

(a) No part of the development hereby permitted in relation to Phase 2B – Hospital shall be commenced including any demolition or site clearance other than as provided for in this condition unless the following sub - paragraphs (i) to (iii) (inclusive) have first all fully been complied with:

(i) a Preliminary Contamination Risk Assessment (Phase 1) ("PCRA") shall be submitted to and approved in writing by the local planning authority. The PCRA should in particular:

(A) be produced in accordance with "Land Contamination Risk Management" published by the Environment Agency (or any equivalent replacement document); and

(B) develop a preliminary conceptual site model that includes a comprehensive risk assessment of the risks from contamination to all receptors including in particular human health, controlled waters, the built environment and sensitive ecology having regard to both the site condition and the development ("Conceptual Site Model").

(ii) If the approved PCRA identifies any potential or actual contamination risks to be unacceptable then a further detailed Contamination Assessment (Phase 2) ("CAP2") shall be submitted to and approved in writing by the local planning authority. The CAP2 should in particular:

(A) be produced in accordance with "Land Contamination Risk Management" published by the Environment Agency (or any equivalent replacement document); and

(B) provide details of all the outcomes of an intrusive site investigation, that shall have been undertaken in accordance with details that have first been submitted to and approved in writing by the local planning authority prior to any such investigation having commenced, to assess soil, groundwater and ground gases / vapours and establish the extent, scale and nature of contamination on the application site irrespective of whether the contamination originates on the application site; and

(C) incorporate an updated Conceptual Site Model that includes a comprehensive risk assessment of the risks from contamination to all receptors taking account of the intrusive site investigation.

(iii) If the approved CAP2 identifies any potential or actual contamination risks as unacceptable then a remediation strategy ("Remediation Strategy") shall be submitted to and approved in writing by the local planning authority. The remediation strategy shall in particular include:

(A) details of all works and measures to be undertaken to remediate the unacceptable contamination risks identified in the approved CAP2; and

(B) required target level(s) of remediation that as a minimum should be at a level such as to ensure that the application site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

(C) a timetable for the delivery of all works and measures taking account of the carrying out of any part of the development including any demolition hereby permitted; and

(D) identification of any works and measures to be retained and any future management and maintenance requirements relating to such works and measures; and

(E) arrangements for longer term monitoring of contamination linkages and details of any associated contingency action.

(b) Where a Remediation Strategy has been approved by the local planning authority for the purposes of this condition:

(i) no part of the development hereby permitted in relation to Phase 2B –Hospital shall be commenced including any demolition unless the local planning authority has received a written notification of the intended date of commencement of the remediation works and measures at least fourteen calendar days prior to the intended start date; and

(ii) the development including any demolition shall only be carried out in accordance with the approved Remediation Strategy; and

(iii) within 30 calendar days of completion of all the works and measures identified in the approved Remediation Strategy or within five working days of the local planning authority requesting production (whichever is the sooner), a verification report, ("Verification Report-Phase 2B Hospital ") shall have been submitted to the local planning authority for approval. The verification report shall in particular demonstrate the effectiveness of the completed works and measures against the remediation target levels contained in the approved Remediation Strategy and include any further monitoring, management and maintenance requirements not already identified in the approved Remediation Strategy; ("Verification Report – Phase 2B Hospital") and

(iv) no further work other than that necessary for the purposes of this paragraph (b) shall be carried out on any part of the land to which Phase 2B – Hospital relates and no part of the development hereby permitted in relation to Phase 2B – Hospital shall be occupied or otherwise brought into use (except as may be previously agreed in writing by the local planning authority) unless both a submitted Verification Report- Phase 2B Hospital has been approved by the local planning authority for the purposes of this paragraph (b) and in the event that the approved Verification Report identifies any contamination that has not been effectively remedied then unless:

(A) an updated Remediation Strategy incorporating in particular works, measures, targets, required retention, management, maintenance and

monitoring to address the unremediated contamination has been submitted to and approved in writing by the local planning authority and thereafter fully carried out in accordance with the approved updated Remediation Strategy; and

(B) an updated Verification Report, which in particular demonstrates that all unacceptable contamination has been effectively remediated against targets in the approved updated Remediation Strategy, has been submitted to and approved in writing by the local planning authority; and

(v) all works and measures identified in the Remediation Strategy, Verification Report and any approved updated versions of such documents (as the case may be) shall at all times be retained and all management, maintenance and monitoring identified in those approved documents shall be accorded with.

(c) All assessments, strategies, investigation proposals, reports and any other document required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced them sufficient to demonstrate their competence.

Reason: To ensure that the risk to occupants from potential contamination are adequately addressed and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

29. UNFORESEEN CONTAMINATION

(a) In the event that any contamination which has not previously been reported to the local planning authority as part of the application to which this permission relates is encountered during the carrying out of any part of the development hereby permitted in relation to Phase 2B – Hospital then:

(i) this shall be reported without any unreasonable delay (and in any event within 7 calendar days) to the local planning authority; and

(ii) at no time after the encountering of the contamination shall any further work be carried out on any part of the application site to which Phase 2B –Hospital relates without the prior written approval of the local planning authority and then only in accordance with any requirements contained in such approval; and

(iii) if required by the local planning authority (whether as part of any approval as provided for in paragraph (a) (ii) above or otherwise), details of:

(A) a risk assessment; and

(B) any proposed investigations; and

(C) the outcome of any approved investigations together with a remediation scheme which shall as part of it include remediation targets

(that as a minimum should be at a level such as to ensure that the application site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990) together with a timetable for delivery of any works, measures and all other matters identified within it,

shall be submitted to and approved in writing by the local planning authority prior to any work recommencing on site (or as otherwise agreed in writing by the local planning authority in accordance with paragraph (a) (ii) above).

(b) In the event of a remediation scheme being required to be submitted to and approved in writing by the local planning authority pursuant to this condition then:

(i) the development hereby permitted in relation to Phase 2 – Hospital shall only be carried out in accordance with the approved remediation scheme and the requirements of the approved remediation scheme shall at all times be complied with; and

(ii) no further work shall be carried out on any part of the application site to which Phase 2B – Hospital relates at any time later than 7 calendar days from the completion of the works and measures identified in the approved remediation scheme and no part of the development shall be used/occupied unless a Verification Report which demonstrates that all contamination to which this condition relates has been remediated to the required target levels identified in the approved remediation scheme has first been submitted to and approved in writing by the local planning authority.

(c) All assessments, investigation proposals, scheme, reports and any document required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced it sufficient to demonstrate their competence.

Reason: To ensure that the risk to occupants of from potential contamination are adequately addressed and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

30. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

(a) No part of the development [including any demolition] hereby permitted in relation to Phase 2B – Hospital shall be commenced unless a Demolition and Construction Environmental Management Plan in respect of the development to which Phase 2B – Hospital relates ("DCEMP") has first been submitted to and approved in writing by the local planning authority. The DCEMP shall include:

(i) the qualifications and experience of the person(s) who undertook the plan sufficient to demonstrate their competence; and

- [(ii) a dust emissions management plan that identifies the steps and procedures which will be implemented to control the creation and impact of dust resulting from any [demolition, site preparation, groundwork and construction phases of the development; and
- (iii) a construction environmental management plan that identifies the steps and procedures which will be implemented to minimise the creation and impact of noise, vibration and any other emissions, potential ground and/or water pollution resulting from the [demolition,] site preparation, groundwork and construction phases of the development (including any on site stone crushing); and
- (iv) a construction logistics plan that identifies the steps which will be taken to minimise the impacts of all vehicles (including construction, delivery and waste transport) entering or leaving the site and parking on or off the site; and
- (v) a habitat and species protection plan showing how protected species and protected habitat sites including in particular SNCI, SSSI, SPA, SAC and Ramsar will be protected; and
- (v) twenty-four-hour contact details by which the local planning authority can provide notice of any potential issue arising in relation to any plan approved for the purposes of this condition ("the Emission Contact").

Subject to paragraph (b) below, the development [including demolition] to which Phase 2B – Hospital relates shall only be demolished and constructed in accordance with the approved DCEMP and the approved DCEMP shall at all times be accorded with.

- (b) In the event of the local planning authority receiving a complaint or other notification of a possible escape from the application site, of any emission or other matter to which any of the plans approved for the purposes of this condition relates during any [demolition or] construction associated with the development, that might adversely affect any residential property (including any actual or potential occupier) or any other sensitive receptor, then within [one] hour (or such longer period as the local planning authority may otherwise agree), from the local planning authority providing notice of the potential escape to the Emission Contact or directly to any person on the application site (whichever is the sooner), no [demolition or] construction shall thereafter take place on any part of the application site (or as otherwise may be agreed in writing by the local planning authority) unless either:
 - (i) a revised plan that takes account of the escape has been submitted to and approved in writing by the local planning authority in which event thereafter the development shall only be [demolished and] constructed in accordance with that revised plan together with all the other plans approved for the purpose of this condition; or
 - (ii) the local planning authority has confirmed in writing that [demolition and] construction can continue in accordance with the last approved plans.

Reason: To ensure compliance with The Conservation of Habitats and Species Regulations 2017 (as amended) and S40 of NERC Act 2006 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'; to prevent pollution of the environment in line with paragraph 170 of the NPPF (September 2023) and to have regard to residential amenity, in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

31. HW100 – PARKING

Prior to any part of the development to which Phase 2B - Hospital relates being occupied or otherwise brought into use the access, turning space and vehicle parking as shown on the following approved plan(s) Site (Block) Plan – Hospital Plot, Revision P4, Received 19 April 2023, and General Arrangement (Layout), Revision 6, Received 19 April 2023 must be constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety and in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

32. HW110 – BICYCLE PARKING

Notwithstanding any details provided within any other document forming part of the application to which this permission relates, no part of the development hereby permitted to which Phase 2B – Hospital relates shall be constructed above base course level unless details of all secure bicycle parking to be provided on that part of the application site to which Phase 2B – Hospital relates have first been submitted to and approved in writing by the local planning authority. No part of the development to which Phase 2B – Hospital relates shall be occupied or otherwise brought in to use unless the approved secure bicycle parking has all first been provided as approved and at all times thereafter the approved secure bicycle parking shall be retained, kept available for use as secure bicycle parking by any person using any part of the development and maintained in a condition as to be effective secure bicycle parking. A minimum of 96 bicycle parking spaces is required for Phase 2B to meet required bicycle parking standards.

Reason: In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

33. HW240 – EV CHARGING POINTS

Notwithstanding any details provided within any other document forming part of the application to which this permission relates, no part of the development hereby permitted in relation to Phase 2B – Hospital shall be commenced unless details for the provision of both active and passive electric vehicle charging points and associated infrastructure have first been submitted to and approved in writing by the local planning authority ("the approved Charging Points"). No part of the development to which Phase 2B – Hospital relates shall be occupied or otherwise brought into use unless the approved Charging Points have been installed and thereafter the approved Charging Points shall at all times be retained, kept available for use by all the occupiers and visitors of the development and maintained in full working order.

Reason: In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy PP35 of the Poole Local Plan (November 2018) and Sections 9 and 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

34. HW230 – POROUS MATERIALS

All ground hard surfaces on that part of the application site to which Phase 2B – Hospital relates shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the site. The hard surface shall thereafter be retained as such.

Reason: In the interests of delivering development which does not result in unacceptable levels of run-off and in accordance with Policy PP38 of the Poole Local Plan (November 2018) and Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

35. AA01 – HIGHWAY IMPROVEMENTS, BUS AND COACH PARKING BAYS, SIGNAGE, ROAD MARKINGS

No part of the development to which Phase 2B – Hospital relates shall be commenced unless details of the following highway improvements, that in particular include details of the method of construction, drainage, road markings, signage and lighting details, have first been submitted to and approved in writing by the local planning authority:

- (a) the highway improvement and access works shown on the General Arrangement plan Sheet Number 60645190-0100-001 and the Vehicle Tracking plan Sheet Number 60645190-0101-001 contained within the Technical Note Version 4 dated 10/7/2023 prepared by AECOM, and
- (b) scheme to reposition the existing bus/coach parking bay and associated signage and road markings currently located on the north side of Gillett Road to an

alternative location including details of the new location and all associated works required in relation to it; and

(c) the provision of 2 new bus stops on Gillett Road with associated signage, road markings and bus shelters with real time information.

No part of the development to which Phase 2B - Hospital relates shall be occupied or otherwise be brought into use unless the approved highway improvements have all first been fully provided as approved.

Reason: In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

36. AA01 - TRAVEL PLAN

No part of the development hereby permitted to which Phase 2B – Hospital relates shall be commenced unless a detailed travel plan (“Travel Plan”) that covers a period of a minimum of 5 years from the first use of the hospital provided for as part of that development has first been submitted to and approved in writing by the local planning authority. The detailed travel plan should be based on the scoping and draft documents submitted as part of this proposal and follow the guidance as set out in national guidance for travel planning as set out in “Travel Plans, Transport Assessments and Statements, DCLG Published March 2014” or any such similar document, and the NPPF 2023. The travel plan as approved shall be implemented prior to the first occupation of the development to which Phase 2B – Hospital relates shall thereafter only be carried out in accordance with the approved Travel Plan and the approved Travel Plan shall at all times be accorded with.

Reason: In the interests of ensuring appropriate levels of car parking is retained and sustainable transport is utilised in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

37. ROW IMPROVEMENTS

No part of the development to which Phase 2B – Hospital relates shall be commenced unless details for the improvement of public footpaths 33, A14 and 111 and at SZ 06811 92860, including steps after the stream crossing at SZ 06811 92860, surfacing upgrades at 33, A14 and 111 and works to ensure the suitability of increased bicycle traffic at 111 and A14 have all first been submitted to and approved in writing by the local planning authority. No part of the development to

which Phase 2B - Hospital relates shall be occupied until agreement as to their suitability for use has been agreed in writing.

Reason: To ensure cyclists and pedestrians can move about the site easily and accessibly in accordance with the Equalities Act, Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018), the Talbot Village SPD and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

38. SUDS

(a) No part of the development to which Phase 2B – Hospital relates shall be commenced unless a scheme of sustainable drainage has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular:

- (1) demonstrably have had regard to the information contained within the Flood Risk Assessment and Drainage Strategy dated 26 September 2022 and Drawing numbers 60645190-0501-0001 Rev C to 60645190-0501-0004 Rev C, including highlighting any details that depart from that information and providing Reason(s) for such departure; and
- (2) contain details of proposals to achieve wider benefits of sustainable drainage in terms of biodiversity and amenity value especially in relation to all proposed infiltration basins; and
- (3) contain details for the future management and maintenance of all the sustainable drainage.

No part of the development to which Phase 2B – Hospital relates shall be occupied or otherwise brought into use unless all the work in the approved sustainable drainage scheme has been fully carried out as approved and thereafter the approved sustainable drainage shall at all times be retained, managed and maintained in accordance with the approved scheme.

(b) No part of the development to which Phase 2B – Hospital relates shall be occupied or otherwise brought into use unless:

details of the “as built” drainage system have first been submitted to and approved in writing by the local planning authority in a format that has previously been agreed in writing by the local planning authority. The details provided shall in particular include:

- i) all computer models used in the design; and
- (ii) all related calculations which shall include a clear identification of the total drainage system capacity, the capacity that will be utilised by all the development to which Phase 2B – Hospital relates and any residual capacity remaining for the development to which Phase 2A – Heathland Support Area and Phase 3A and 3B– IQ relate; and

- (1) in the event that the development to which Phase 3A/3B – IQ relates has either had a SUDs scheme approved in relation to it or the development to which Phase 3A/3B – IQ has commenced prior to the first use, further written details setting out how the development as a whole forming part of this permission to is in accordance with the original design assumptions as identified in Flood Risk Assessment and Drainage Strategy (26th September 2022) Should the proposal, when taken as a whole as set out in this permission no longer be in accordance with the details as already submitted in the approved document further details of measures to be taken to secure compliance with those assumptions and to make the sustainable drainage acceptable (including all future management and maintenance arrangements of those further measures) shall be submitted to and approved in writing the local planning authority.
- (c) In the event of further measures being agreed for the purposes of (b) above, then no part of the development to which Phase 2B – Hospital relates shall be occupied or otherwise brought into use unless those approved further measures have all been provided as approved and thereafter those further measures shall all be retained and managed and maintained in accordance with the approved further measures.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system and in accordance with the provisions of Policy PP38 of the Poole Local Plan (November 2018) and Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2A Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and Phase 3B – IQ]

39. BIODIVERSITY ENHANCEMENT

Prior to the first operational use of development to which Phase 2B – Hospital relates, details of biodiversity enhancement measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first operational use of the development hereby permitted. All works shall subsequently be carried out in strict accordance with the approved details prior to first operation use taking place on site.

The installed biodiversity enhancement measures shall thereafter be retained on site.

Reason: To enhance the natural environment and to provide biodiversity, in accordance with paragraphs 8, 174 and 180 of the NPPF (September 2023), Policies PP24 (2)b and PP33 of the Poole Local Plan (adopted November 2018) and the provisions of The Dorset Heathlands Planning Framework 2020-2025.

40. CONSTRUCTION HOURS

Notwithstanding any details provided within any other document forming part of the application to which this permission relates or forming part of any document approved for the purposes of any condition forming part of this permission no demolition or construction (including any stone crushing) shall take place on any part of the application site to which Phase 2B – Hospital relates other than between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interest of the amenities of adjoining and nearby residential properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 2 – Nuffield Hospital]

41. FINISHED FLOOR LEVELS

No part of the development hereby permitted in relation to Phase 2B – Hospital shall be commenced until plans showing the details of proposed finished floor levels of the development to which Phase 2B - Hospital relates have been submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the finished floor level plans.

Reason: To prevent the increased risk of flooding, in accordance with the provisions of Policy PP38 of the Poole Local Plan (November 2018) and Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

42. VEGETATION CLEARANCE

No vegetation clearance shall occur on any part of the application site to which Phase 2B – Hospital 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 will 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 to which Phase 2B – Hospital relates in accordance with those approved details.

Reason: In order to prevent the disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended), in accordance with the provisions

of Policy PP33 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2B – Nuffield Hospital]

Phase 3: Innovation Quarter

43. RC060 – LIMITATION OF USES OF PHASE 3A/3B

- (a) The development hereby permitted in relation to Phase 3A/3B - IQ shall only be used for purposes within Class E(e) and E(g) (“the Primary Functions”) and for no other purpose in Class E of the schedules to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) together with uses wholly ancillary to the Class E(g) uses
- (b) Notwithstanding the provisions in paragraph (a) above, no ancillary use shall take place on any part of the application site to which Phase 3A/3B – IQ relates that covers an area of more than 280 square metres or for which there is already a facility providing the same or mostly the same (i.e. more than 50% net floor area) service within a 1000 metre radius the ancillary use.
- (c) No use that is ancillary to a Class E(e) or E(g) use that is carried out on any part of the application site to which Phase 3A/3B– IQ relates shall have operating hours that exceed the operating hours, nor be open to customers at any time beyond the opening hours of the class E(g) use that is closest to it.

Reason: To efficiently support the primary use of the TV2 land allocation and to protect the residential amenities of the neighbours and in accordance with the provisions of Policies PP21 and PP27 of the Poole Local Plan (November 2018) and Section 6 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phases 3A and 3B – IQ]

44. AA01 - LIGHTING OF PHASES 3A/3B - IQ

- (a) Notwithstanding any details provided within any other document forming part of the application to which this permission relates no part of the development to which Phase 3 A or Phase B– IQ relates shall be constructed above base course level/ unless details of all external lighting to be provided on any part of site to which Phase 3A or 3B- IQ relates have first been submitted to and approved in writing by the local planning authority ("the Approved IQ Lighting"). The submitted details shall follow the principles within the Lighting Strategy ref: 2329-DFL-ELG-XX-RP-EO-13001-S3-P01(rev. P2), identifying any departures from those principles; include proposed details of installation that all accord with the recommendations of ‘Bats and artificial lighting in the UK’ by Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP/BCT)’, 2018 (or any similar document if replaced);

- (b) details of all proposed luminaires, such luminaires to have a colour temperature that is equal to or exceeds 2700 K and peak wavelengths that are no greater than 550nm.

No part of the development to which Phase 3A /3B – IQ relates shall be occupied or otherwise brought into use unless the external lighting has first been fully provided in accordance with the Approved IQ Lighting. Thereafter, such lighting shall at all times be retained, accord with all the provisions contained in the Approved IQ Lighting and be maintained in full working order.

No additional external lighting shall be installed on any part of the land to which Phase 3A and 3B – IQ relates other than as approved in the Approved IQ Lighting.

Reason: To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policies PP21 and PP27 of the Poole Local Plan (November 2018) and the provisions of the Talbot Village SPD.

[N.B. See condition 1 for the meaning of Phase 3A and 3B – IQ]

45. AA01 - ARCHAEOLOGY

No part of the development hereby permitted in relation to Phase 3A and 3B - IQ 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 unless a scheme of archaeological investigation and recording has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:

- (a) a programme and methodology of proposed site investigation and recording;
- (b) a programme for post investigation assessment;
- (c) the provision to be made for analysis of the site investigation and recording;
- (d) the provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (e) the provision to be made for archive deposit of the analysis and records of the site investigation;
- (f) a timetable that secures the delivery of all elements of the scheme prior to the first use or occupation of any part of that development;
- (g) details as to how all the measures in the scheme will be delivered to ensure that they will not be adversely impacted by the carrying out of the development; and
- (h) the person(s) / body proposed to undertake the measures set out in the approved scheme.

The development including any site clearance shall only be carried out in accordance with the approved scheme.

Reason: To enable a record to be made of this site and in accordance with Policy PP30 of the Poole Local Plan (November 2018) and Section 16 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and 3B – IQ]

46. AA01 – SOIL IMPROVEMENTS

No part of the development to which Phase 3A/3B– IQ relates shall be commenced unless the improvements to the soil on the land intended for the use as a Community Growing Hub (Phase 3B) as hereby approved and shown on Phasing Plan reference 22077/02 received 22/09/2023 have first been carried out in accordance with recommendations of the approved Highmoor Farm Soil Assessment Report Preliminary Ecological Appraisal (received 21/01/23). Thereafter the soil improvements shall be retained and maintained such that the soil at least retains its original approved levels.

Reason: In the interest of providing necessary soil improvements required for effective use of the development and in accordance with Policies PP24 and PP25 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and 3B – IQ]

47. IQ PROJECT ARBORICULTURIST

No part of the development hereby permitted in relation to Phase 3 - IQ 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 unless a project arboriculturist has first been appointed (“the IQ Project Arboriculturist”), the minimum qualifications and experience of whom must first have been submitted to and approved in writing by the local planning authority.

The IQ Project Arboriculturist must be appointed from before the commencement of that development until at least 5 years post its completion. The Project Arboriculturist’s contract will include provision for the IQ Project Arboriculturist to submit regular updates (being a frequency of no less than once every 8 weeks) in the form of site supervision notes to the local planning authority such supervision to in particular include the monitoring of tree establishment at a frequency of at least once per annum for a minimum period of 5 years following first planting.

Reason: To monitor and ensure specification compliance for new tree planting in the interests of local amenity and the enhancement of the development itself, in accordance with Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and 3B – IQ]

48. AA01 – PLANS AND PARTICULARS OF PHASE 3A AND PHASE 3B

All plans and particulars submitted in relation to the development to which Phases 3A and Phase 3B-IQ relates (whether by way of the reserved matters or otherwise) that relate to any of following:

- (a) layout;
- (b) scale; and
- (c) landscaping,

shall be in accordance with the approved Parameter Plans Booklet, dated October 2022.

Reason: To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policies PP21 and PP27 of the Poole Local Plan (November 2018), the provisions of the Talbot Village SPD and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ; see condition headed “SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3)” above for the meaning of “the reserved matters”]

49. AA01 - COMMERCIAL WASTE COLLECTION PLAN

No part of any building or land forming any part of the development to which Phase 3 A and Phase 3B– IQ shall be occupied or otherwise brought into use (including any communal area or private way) unless a Commercial Refuse Management Plan for the private collection of refuse and recycle waste that will be generated by any proposed use of that building or land has first been submitted to, and approved in writing by, the local planning authority. The submitted plan shall in particular include but not be limited to:

- (a) details of the person(s)/management company responsible for administering the waste collection service on behalf of the owner(s) and/or operators of the business / use to be carried out in relation to the building or land;
- (b) details of the commercial waste provider contracted to provide the refuse and recycling collection service,
- (c) the type of refuse vehicles to be used,
- (d) the frequency of collections and day(s) of collection;
- (e) measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and
- (f) measures to ensure that bins will not be stored in the open or at the collection point apart from on the day of collection.

The collection of refuse and recycling waste in relation to that building or land shall thereafter at all times only be carried out in accordance with the details of the relevant approved Commercial Refuse Management Plan. Any variation to the approved plan must be submitted in writing to the Local Planning Authority and

shall not be implemented until written approval from the local planning authority has been given.

Reason: In the interests of preserving visual amenities and to ensure that appropriate waste and recycling collection occurs at the site to meet the needs and amenities of the future users/operators of the approved development and users of the public domain in accordance with Policy PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ]

50. NOISE ASSESSMENT

(a) No plant or machinery ("the Noise Source") shall at any time be installed, operated or used for any purpose associated with any development hereby permitted in relation to Phase 3A/3B– IQ unless:

- (1) details of an existing background noise survey carried out having regard to BS4142: 2014-"Method of rating industrial noise affecting mixed residential and industrial areas that in particular includes a plan showing the location from which all background noise readings have been taken and also the qualifications and experience of the person(s) who produced it sufficient to demonstrate their competence, and
 - (2) details of measures to enclose and mount the Noise Source such that any noise generated by or emitted from the Noise Source will at all times be at least [5] dB(A) below the pre-existing background levels identified in the background noise survey as measured from any of the identified locations from which background noise level readings were taken ("the Maximum Noise"),
- have both been submitted to and approved in writing by the local planning authority ("Noise Attenuation Scheme").

(b) At no time shall the Noise Source be operated or used for any purpose associated with any development hereby permitted in relation to Phase 3A/3B – IQ unless all the measures contained in the approved Noise Attenuation Scheme have first been fully provided as approved and thereafter the measures shall at all times be retained and maintained in full working order.

(c) At no time shall the Maximum Noise be exceeded.

Reason: To efficiently protect the amenities of residential and other noise sensitive receptors and in accordance with the provisions of Policies PP21 and PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ]

51. TRAFFIC NOISE IMPACT ASSESSMENT

Notwithstanding any details provided within any other document forming part of the application to which this permission relates the first submission to the local

planning authority of any of the reserved matters shall include in respect of the development to which Phase 3A or Phase 3B – IQ relates, a detailed traffic noise impact assessment that in particular identifies predicted traffic flows both in relation to that development and also cumulatively in relation to the whole development hereby permitted, the potential noise impact of all the predicted traffic flows, specifies measures that will prevent any adverse affects arising in relation to those predicted traffic flows and includes a timetable for the delivery of any identified measures together with any future management and maintenance arrangements (“Traffic Noise Assessment”).

No part of the development to which Phase 3A/3B – IQ relates shall be commenced unless the Traffic Noise Assessment has been approved in writing by the local planning authority.

No part of the development to which Phase 3A/3B -IQ relates shall be occupied or otherwise brought into use unless all the measures identified in the approved Traffic Assessment have first been provided as approved and thereafter the approved Traffic Noise Assessment shall at all times be accorded with.

Reason: To efficiently protect the residential amenities of the neighbours and in accordance with the provisions of Policies PP21 and PP27 of the Poole Local Plan (November 2018) and Section 12 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ; see condition headed “SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3)” above for the meaning of “the reserved matters”]

52. CONTAMINATED LAND - IQ

(a) No part of the development hereby permitted in relation to Phase 3A/3B – IQ shall be commenced including any demolition or site clearance other than as provided for in this condition unless the following sub-paragraphs (i) to (iii) (inclusive) have first all fully been complied with:

(i) a Preliminary Contamination Risk Assessment (Phase 1) (“PCRA - IQ”) shall have been submitted to and approved in writing by the local planning authority. The PCRA - IQ should in particular:

(A) be produced in accordance with “Land Contamination Risk Management” published by the Environment Agency (or any equivalent replacement document); and

(B) develop a preliminary conceptual site model that includes a comprehensive risk assessment of the risks from contamination to all receptors including in particular human health, controlled waters, the built environment and sensitive ecology having regard to both the site condition and the development (“Conceptual Site Model - IQ”).

(ii) If the approved PCRA identifies any potential or actual contamination risks to be unacceptable then a further detailed Contamination Assessment

(Phase 2) ("CAP2 - IQ") shall be submitted to and approved in writing by the local planning authority. The CAP2 - IQ should in particular:

(A) be produced in accordance with "Land Contamination Risk Management" published by the Environment Agency (or any equivalent replacement document); and

(B) provide details of all the outcomes of an intrusive site investigation, that shall have been undertaken in accordance with details that have first been submitted to and approved in writing by the local planning authority prior to any such investigation having commenced, to assess soil, groundwater and ground gases / vapours and establish the extent, scale and nature of contamination on the application site irrespective of whether the contamination originates on the application site; and

(C) incorporate an updated Conceptual Site Model - IQ that includes a comprehensive risk assessment of the risks from contamination to all receptors taking account of the intrusive site investigation.

(iii) If the approved CAP2 - IQ identifies any potential or actual contamination risks as unacceptable then a remediation strategy ("Remediation Strategy - IQ") shall be submitted to and approved in writing by the local planning authority. The remediation strategy shall in particular include:

(A) details of all works and measures to be undertaken to remediate the unacceptable contamination risks identified in the approved CAP2 - IQ; and

(B) required target level(s) of remediation that as a minimum should be at a level such as to ensure that the application site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

(C) a timetable for the delivery of all works and measures taking account of the carrying out of any part of the development including any demolition hereby permitted; and

(D) identification of any works and measures to be retained and any future management and maintenance requirements relating to such works and measures; and

(E) arrangements for longer term monitoring of contamination linkages and details of any associated contingency action.

(b) Where a Remediation Strategy - IQ has been approved by the local planning authority for the purposes of this condition:

(i) no part of the development hereby permitted in relation to Phase 3A/3B – IQ shall be commenced including any demolition unless the local planning authority has received a written notification of the intended date of

commencement of the remediation works and measures at least fourteen calendar days prior to the intended start date; and

(ii) the development including any demolition shall only be carried out in accordance with the approved Remediation Strategy - IQ; and

(iii) within 30 calendar days of completion of all works and measures identified in the approved Remediation Strategy or within 5 working days of the local planning authority requesting production (whichever is the sooner), a verification report, ("Verification Report - IQ") shall have been submitted to the local planning authority for approval. The verification report shall, in particular, demonstrate the effectiveness of the completed works and measures against the remediation target levels contained in the approved Remediation Strategy - IQ and include any further monitoring, management and maintenance requirements not already identified in the approved Remediation Strategy – IQ ("Verification Report-IQ"); and

(iv) no further work other than that necessary for the purpose of this paragraph (b) shall be carried out on Phase 3A/3B - IQ and no part of the development hereby permitted in relation to Phase 3A/3B – IQ shall be occupied or otherwise brought into use (except as may be previously agreed in writing by the local planning authority) unless both a submitted Verification Report – IQ has been approved by the local planning authority for the purposes of this paragraph (b) and in the event that the approved Verification Report identifies any contamination that has not been effectively remedied then unless:

(A) an updated Remediation Strategy - IQ incorporating in particular works, measures, targets, required retention, management, maintenance and monitoring to address the unremediated contamination has been submitted to and approved in writing by the local planning authority and thereafter fully carried out in accordance with the approved updated Remediation Strategy - IQ; and

(B) an updated Verification Report - IQ, which in particular demonstrates that all unacceptable contamination has been effectively remediated against targets in the approved updated Remediation Strategy, has been submitted to and approved in writing by the local planning authority; and

(v) all works and measures identified in the Remediation Strategy - IQ, Verification Report - IQ and any approved updated versions of such documents (as the case may be) shall at all times be retained and all management, maintenance and monitoring identified in those approved documents shall be accorded with.

(c) All assessments, strategies, investigation proposals, reports and any other document required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced them sufficient to demonstrate their competence.

Reason: To ensure that the risk to occupants from potential contamination are adequately addressed and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3 – IQ]

53. UNFORESEEN CONTAMINATION

(a) In the event that any contamination which has not previously been reported to the local planning authority as part of the application to which this permission relates is encountered during the carrying out of any part of the development hereby permitted in relation to Phase 3A/3B – IQ then:

(i) this shall be reported without any unreasonable delay (and in any event within 7 calendar days) to the local planning authority; and

(ii) at no time after the encountering of the contamination shall any further work be carried out on any part of the application site to which Phase 3A/3B – IQ relates without the prior written approval of the local planning authority and then only in accordance with any requirements contained in such approval; and

(iii) if required by the local planning authority (whether as part of any approval as provided for in paragraph (a) (ii) above or otherwise), details of:

(A) a risk assessment; and

(B) any proposed investigations; and

(C) the outcome of any approved investigations together with a remediation scheme which shall as part of it include remediation targets (that as a minimum should be at a level such as to ensure that the application site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990) together with a timetable for delivery of any works, measures and all other matters identified within it,

shall be submitted to and approved in writing by the local planning authority prior to any work recommencing on site (or as otherwise agreed in writing by the local planning authority in accordance with paragraph (a) (ii) above).

(b) In the event of a remediation scheme being required to be submitted to and approved in writing by the local planning authority pursuant to this condition then:

(i) the development hereby permitted in relation to Phase 3A/3B – IQ shall only be carried out in accordance with the approved remediation scheme and the requirements of the approved remediation scheme s shall at all times be complied with; and

(ii) no further work shall be carried out on any part of the application site to which Phase 3A/3B – IQ relates at any time later than 7 calendar days from the completion of the works and measures identified in the approved

Remediation scheme and no part of the development (Phase 3A/3B) shall be used/occupied unless a verification report which demonstrates that all contamination to which this condition relates has been remediated to the required target levels identified in the approved remediation scheme has first been submitted to and approved in writing by the local planning authority.

(c) All assessments, investigation proposals, scheme, reports and any document required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced it sufficient to demonstrate their competence.

Reason: To ensure that the risk to occupants of from potential contamination are adequately addressed and in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ]

54. BIODIVERSITY ENHANCEMENT PLAN - IQ

Notwithstanding any details provided within any other document forming part of the application to which this permission relates the first submission to the local planning authority of any of the reserved matters shall include in respect of the development to which Phase 3A/3B – IQ relates a detailed biodiversity enhancement plan that in particular shall include a minimum of 10 swift boxes and 8 built in bat boxes to be provided on the part of the application site to which Phase 3A/3B – IQ relates includes a timetable for the delivery of any identified measures together with any future management and maintenance arrangements (“IQ Biodiversity Enhancement”).

No part of the development to which Phase 3A/3B – IQ relates shall be commenced unless the IQ Biodiversity Enhancement has been approved by the local planning authority.

No part of the development to which Phase 3A/3B- IQ relates shall be occupied or otherwise brought into use unless all the measures identified in the approved IQ Biodiversity Enhancement have first been provided as approved and thereafter the approved IQ Biodiversity Enhancement shall at all times be accorded with.

Reason: To enhance the natural environment and to provide biodiversity, in accordance with paragraphs 8, 174 and 180 of the NPPF (September 2023), Policies PP24 (2)b and PP33 of the Poole Local Plan (adopted November 2018) and the provisions of The Dorset Heathlands Planning Framework 2020-2025.

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ; see condition headed “SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3A/3B)” above for the meaning of “the reserved matters”]

55. IQ -VEGETATION CLEARANCE

No vegetation clearance shall occur on any part of the application site to which Phase 3A/3B – IQ 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 will 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 to which Phase 3A/3B – IQ relates in accordance with those approved details.

Reason: In order to prevent the disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended), in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018) and Section 15 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ]

56. PARKING PARAMETERS

Notwithstanding any details provided within any other document forming part of the application to which this permission relates the first submission to the local planning authority of any of the reserved matters shall include in respect of the development to which Phase 3A /3B – IQ relates details of access, turning space, vehicle parking, cycle parking and a timetable for their delivery together with any future management and maintenance arrangements ("Highway Matters").

No part of the development to which Phase 3A/3B – IQ relates shall be commenced unless the Highway Matters has been approved by the local planning authority.

The development to which Phase 3A/3B -IQ relates shall only be carried out in accordance with the approved Highway Matters and the approved Highway Matters shall at all times be accorded with.

Reason: In the interests of highway safety and in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3 A and Phase 3B– IQ; see condition headed "SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3A/and 3B)" above for the meaning of "the reserved matters"]

57. AA01 IQ - TRAVEL PLAN

No part of the development hereby permitted to which Phase 3 A/3B– IQ relates shall be commenced unless a detailed travel plan (“IQ – Travel Plan) that covers a period of a minimum of 5 years from the first use of any building or land forming part of the application site to which Phase 3 A/3B– IQ relates has first been submitted to and approved in writing by the local planning authority. The detailed travel plan should be based on the scoping and draft documents submitted as part of this proposal and follow the guidance as set out in national guidance for travel planning as set out in “Travel Plans, Transport Assessments and Statements, DCLG Published March 2014” or any such similar document and the NPPF 2023. The travel plan as approved shall be implemented prior to the first occupation of the any buildings in Phase 3A/3B- IQ to which it relates shall thereafter only be carried out in accordance with the approved Travel Plan and the approved Travel Plan shall at all times be accorded with.

Reason: In the interests of ensuring appropriate levels of car parking is retained and sustainable transport is utilised in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B – IQ]

58. AA01 - OUTLINE CONDITION FOR WORKS TO PURCHASE ROAD ACCESS

As part of any future Reserved Matters application for the Phase 3A/3A - Innovation Quarter development which includes Phase 1B roads as referred to in Condition 1, details of the following shall be submitted to the LPA for written approval:

- I. A vehicle proof barrier to prevent service and delivery vehicle access to the site from Purchase Road
- II. Highway works to provide a facility to aid pedestrian crossing movements of Purchase Road
- III. Layout, construction details and phasing plan to deliver a north-south pedestrian and cycle route through the site linking Alyth Road with the detailed north-south pedestrian and cycle route which forms part of and which will be delivered as part of the detailed permission of this Hybrid planning approval.

The approved works of I. and II. above shall be completed prior to coming into use of any business use car parking accessed from Purchase Road. The approved work of III. shall be completed in accordance with the agreed phasing plan.#

Notwithstanding any details provided within any other document forming part of the application to which this permission relates] the first submission to the local planning authority of any of the reserved matters shall include in respect of the development to which Phase 3A/3B– IQ details of the following:

- (a) a vehicle proof barrier to prevent service and delivery vehicle access to the site from Purchase Road; and

(b) highway works to provide a facility to aid pedestrian crossing movements of Purchase Road; and

(c) a north-south pedestrian and cycle route through the site linking Alyth Road with the detailed north-south pedestrian and cycle route,

together in all cases with details of layout, construction, road markings, signage and a phasing plan for their provision and any future management and maintenance requirements ("IQ Purchase Road Works").

No part of the development to which Phase 3A/3B – IQ relates shall be commenced unless the IQ Purchase Road Works identified as part of Phase 1B has been approved by the local planning authority.

The development to which Phase 3A/3B -IQ relates shall only be carried out in accordance with the approved IQ Purchase Road Works and the approved IQ Purchase Road Matters shall at all times be accorded with.

Reason: In the interests of highway safety and in accordance with Policies PP21, PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018) and Section 9 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B and Phase 1B – IQ; see condition headed "SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT (PHASE 3)" above for the meaning of "the reserved matters"]

59. SuDS

(a) No part of the development to which Phase 3A/3B – IQ relates shall be commenced unless a scheme of sustainable drainage has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular:

- (1) demonstrably have had regard to the information contained within the Flood Risk Assessment and Drainage Strategy dated 26 September 2022 and Drawing numbers 60645190-0501-0001 Rev C to 60645190-0501-0004 Rev C, including highlighting any details that depart from that information and providing Reason(s) for such departure; and
- (2) contain details of proposals to achieve wider benefits of sustainable drainage in terms of biodiversity and amenity value especially in relation to all proposed infiltration basins; and
- (3) contain details for the future management and maintenance of all the sustainable drainage.

No part of the development to which Phase 3A/3B – IQ relates shall be occupied or otherwise brought into use unless all the work in the approved sustainable drainage scheme has been fully carried out as approved and thereafter the approved sustainable drainage shall at all times be retained, managed and maintained in accordance with the approved scheme.

- (b) No part of the development to which Phase 3A/3B - IQ relates shall be occupied or otherwise brought into use unless:
 - (1) details of the “as built” drainage system have first been submitted to and approved in writing by the local planning authority in a format that has previously been agreed in writing by the local planning authority. The details provided shall in particular include:
 - (i) all computer models used in the design; and
 - (ii) all related calculations which shall include a clear identification of the total drainage system capacity, the capacity that will be utilised by all the development to which Phase 3 A/3B– IQ relates and any residual capacity remaining for the development to which Phase 2A – Heathland Support Area and Phase 2B - Hospital relate; and
 - (2) in the event that the development to which Phase 2 – Hospital relates has either had a SuDS scheme approved in relation to it or the development to which Phase 2B – Hospital has commenced prior to the first use of any part of the development to which Phase 3A/3B – IQ relates, then details demonstrating that the whole of the development to which this permission relates still complies with the original design assumptions as identified in approved document Flood Risk Assessment and Drainage Strategy. Prepared by AECOM. 60645190-REP-001. 20 October 2022.
 - (3) or if not, then further details of measures to be taken to secure compliance with those assumptions and to make the sustainable drainage acceptable (including all future management and maintenance arrangements of those further measures) have also first been submitted to and a
 - (4) approved in writing by the local planning authority.
- (c) In the event of further measures being agreed for the purposes of condition (b) (2) above, then no part of the development to which Phase 3A/3B – IQ relates shall be occupied or otherwise brought into use unless those approved further measures have all been provided as approved and thereafter those further measures shall all be retained and managed and maintained in accordance with the approved further measures.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system and in accordance with the provisions of Policy PP38 of the Poole Local Plan (November 2018) and Section 14 of the NPPF (September 2023).

[N.B. See condition 1 for the meaning of Phase 2A – Heathland Support Area, Phase 2B – Nuffield Hospital and Phase 3A and Phase 3B – IQ]

60. CEMP

Prior to commencement of Phase 3A/3B: Innovation Quarter development, as referred to in Condition 1, a Construction Environmental Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include:

- a. A method statement showing how protected species, SNCI, SSSI, SPA, SAC and Ramsar will be protected to be produced and agreed with the LPA before commencement of demolition;
- b. Details of measures that will be implemented to reduce and manage the emission of noise, vibration, dust, and air quality during the construction phase of the development including:
 - I. A Dust Management Plan that identifies the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, groundwork, and construction phases of the development;
 - II. A Construction Environmental Management Plan that identifies the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and other air emissions and potential ground and/or water pollution resulting from the site preparation, demolition, and groundwork and construction phases of the development;
 - III. A Construction Logistics Plan that identifies the steps that will be taken to minimise the impacts of deliveries and waste transport vehicles;
 - IV. details of water and air pollution prevention measures;
 - V. The movement of construction vehicles;
 - VI. Parking of vehicles of site operatives and visitors;
 - VII. The cutting or other processing of building materials on site;
 - VIII. Wheel washing and vehicle wash down facilities;
 - IX. The transportation and storage of waste and building materials;
 - X. The recycling of waste materials (if any);
 - XI. The loading and unloading of equipment and materials;
 - XII. The storage of fuels and chemicals;
 - XIII. The use of Non-Road Mobile Machinery;
 - XIV. The location and use of generators and temporary site accommodation;
 - XV. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - XVI. Where piling is required, this must be Continuous flight auger piling wherever practicable to minimise impacts.

The construction/demolition phase of the development will be carried out fully in accordance with the CEMP at all times.

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

Stone crushing shall be limited to 10.30hr - 15.30hrs Monday to Friday with no crushing at weekends or bank holidays. Where possible this shall take place away from sensitive noise receptors; and where located near residential dwellings acoustic screening and dust suppression must be used to minimise potential impact.

- (a) No part of the development [including any demolition] hereby permitted in relation to Phase 3A/3B – IQ shall be commenced unless a Demolition and Construction Environmental Management Plan in respect of the development to which Phase 3A/3B – IQ relates ("IQ - DCEMP") has first been submitted to and approved in writing by the local planning authority. The IQ - DCEMP shall in particular include:
- (i) the qualifications and experience of the person(s) who undertook the plan sufficient to demonstrate their competence; and
 - [(ii) a dust emissions management plan that identifies the steps and procedures which will be implemented to control the creation and impact of dust resulting from the [demolition,] site preparation, groundwork and construction phases of the development; and
 - (iii) a construction environmental management plan that identifies the steps and procedures which will be implemented to minimise the creation and impact of noise, vibration and any other emissions, potential ground and/or water pollution resulting from the [demolition,] site preparation, groundwork and construction phases of the development (including any on site stone crushing); and
 - (iv) a construction logistics plan that identifies the steps which will be taken to minimise the impacts of all vehicles (including construction, delivery and waste transport) entering or leaving the site and parking on or off the site; and
 - (v) a habitat and species protection plan showing how protected species and protected habitat sites including in particular SNCI, SSSI, SPA, SAC and Ramsar will be protected; and
 - (v) [twenty four hour] contact details by which the local planning authority can provide notice of any potential issue arising in relation to any plan approved for the purposes of this condition ("the IQ Emission Contact")].

Subject to paragraph (b) below, the development [including demolition] to which Phase 3a/3B – IQ relates shall only be [demolished and] constructed in accordance with the approved IQ - DCEMP and the approved IQ - DCEMP shall at all times be accorded with.

- [(b) In the event of the local planning authority receiving a complaint or other notification of a possible escape from the application site, of any emission or other matter to which any of the plans approved for the purposes of this condition relates during any [demolition or] construction associated with the development, that might adversely affect any residential property (including any actual or potential occupier) or any other sensitive receptor, then within [one] hour (or such longer period as the local planning authority may otherwise agree), from the local planning authority

providing notice of the potential escape to the IQ - Emission Contact or directly to any person on the application site (whichever is the sooner), no [demolition or] construction shall thereafter take place on any part of the application site (or as otherwise may be agreed in writing by the local planning authority) unless either:

- (i) a revised plan that takes account of the escape has been submitted to and approved in writing by the local planning authority in which event thereafter the development shall only be [demolished and] constructed in accordance with that revised plan together with all the other plans approved for the purpose of this condition; or
- (ii) the local planning authority has confirmed in writing that [demolition and] construction can continue in accordance with the last approved plans.]

Reason: To ensure compliance with The Conservation of Habitats and Species Regulations 2017 (as amended) and S40 of NERC Act 2006 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'; to prevent pollution of the environment in line with paragraph 170 of the NPPF (September 2023) and to have regard to residential amenity, in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

[N.B. See condition 1 for the meaning of Phase 3A and Phase 3B- IQ]

19. Informatives

1. The terms "Phase 1A Access Road, Phase 1B Internal roads within IQ, Phase "A– Heathland Support Area", "Phase B – Nuffield Hospital" and "Phase 3A/3B – IQ" shall be construed as provided for in condition 1.
2. The purpose of a Heathland Support Area is to provide a protective buffer zone which will protect the heathland from development whilst also improving the biodiversity of this land and of the adjacent protected Talbot Heath. Its intended purpose is to reduce the human pressures on the heath which are caused inadvertently by informal recreation as well as other factors.

3. Working with applicants / agents

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified

4. Appropriate Assessment

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

5. Construction Environmental Method Plan (CEMP)

19.1 The applicant is advised that the submitted CEMP must include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and material
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

6. Water Efficiency

The applicant is advised that increased water efficiency for all new developments potentially enables more growth with the same water resources. The use of water efficiency measures, especially in new developments is endorsed. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

It is recommended that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

It is also recommended that the applicant contacts the local planning authority for more information in that regard, if required.

7. Reserved Matters

19.2 The applicant is advised that subsequent Reserved Matters applications will be required to be subject to appropriate agreements and licences under the Highways Act 1980, including Section 38 and Section 278 Agreements.

8. Construction commencement

19.3 The applicant is advised to contact the Streetworks Team on 01202 128369 or 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 prior to construction commencing on site. 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.

9. The applicant should note and inform future occupiers of the site that their employees may be excluded from being able to purchase permits associated with any existing or future parking permit schemes controlled by the Council in the area.
10. The applicant's attention is drawn to the need to comply with the conditions imposed on the outline planning permission.
11. The applicant is advised that the Public Right of Way alongside this site shall be maintained at all times whilst work is being carried out on site and at no time shall this highway be obstructed.
12. The applicant is advised that before commencing any works to trees, under the provisions of the Wildlife & Countryside Act of 1981, between the months of MARCH to AUGUST, no works should be undertaken to trees which would result in disturbance or loss of habitat of nesting birds. Contravention of the Act is a criminal offence. It should also be noted that bats and their habitats are protected by law and again, NO works should be undertaken to trees without seeking specialist advice. Specialist leaflets for the protection of birds can be obtained from the RSPB and information and advice on bats can be obtained from the Bat Conservation Trust
13. The applicant's attention is drawn to the Hedgerow Regulations 1997, the provisions of which may need to be complied with.
14. The applicant's attention is drawn to the fact that if badgers are found to be present on the site, they are subject to protection under the Badgers Act 1992. Under this Act, no works which may cause disturbance to badgers may be carried out without a License issued by English Nature. A License will also be required if works are to be carried out which involve destruction of a badger sett and this will normally involve arrangements for badger translocation. There is a closed season for works involving setts from December to June. You are advised to contact English Nature as soon as possible if badgers are found to be present. Necessary arrangement can take a considerable time to conclude and delays are likely if sufficient time is not allowed. The applicant is advised to contact Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park, Higher Shaftesbury Rd, Blandford Forum DT11 8ST for further advice.
15. The applicant is advised to refer to Section 6 of the Supplementary Planning Guidance "The Landscape Design Code" and, in particular, to note that a full season (1st April to 30th September) is normally necessary for a site to be cleared.

The Local Planning Authority will be guided by advice from English Nature and HGBI Guidelines in dealing with this condition. In the case of Sand Lizards and Smooth Snakes, the licensing responsibilities for the removal, rescue and relocation now rest with the Department for Environment, Food and Rural Affairs. This planning permission is granted without prejudice to the requirements of this separate licensing legislation, the terms of which the developer will also need to comply with. Sufficient time should be allowed for obtaining the License.

16. The applicant's attention is drawn to Sections 60 & 61 of the Control of Pollution Act 1974, and to the associated BS Code of Practice BS 5228 1975, for noise control of construction and demolition sites. Statutory requirements are laid down for control of noise during works of construction and demolition. You are advised to contact the Council's Head of Environmental Services should you require any advice or assistance regarding noise requirements. There is to be no burning of vegetation or waste materials on site during construction.
17. The applicant is advised that this development must comply with the following Acts and Regulations made there under. Food Safety (General Food Hygiene) Regulations 1995 (Food Premises) Registration Regulations 1991 requiring registration with the Head of Environmental Services at least 28 days prior to business commencing.
18. The applicant's attention is drawn to the attached Notice from English Heritage. This permission must be submitted to English Heritage AT LEAST 30 days before work begins on any demolition of the Listed Building. Failure to give notice to the English Heritage will invalidate your Listed Building Consent and may result in Prosecution if unauthorised work is carried out.
19. The applicant's attention is drawn to comments and advice received from Wessex Water, dated 04/01/23 in respect to connection to the existing drainage infrastructure.
20. In accordance with Conditions relating to drainage [Nos.20, 35, 38, 59] the Local Planning Authority expects the developer to take into account the principles of sustainable urban drainage systems in preparing details of drainage works.
21. The land and premises referred to in this planning permission are the subject of an Agreement under Section 278 of the Highways Act 1980.
22. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
23. This permission is subject to the implementation of a Travel Plan in accordance with the policies contained in the Poole Local Plan (November 2018).
24. The applicant is advised that the Public Right of Way alongside this site shall be maintained at all times whilst work is being carried out on site and at no time shall this highway be obstructed.
25. For guidance on condition please refer to the enclosed copy of Planning Advice Note: Investigation of Potentially Contaminated Land.

26. The applicant is informed that responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Whilst the Local Planning Authority has used its best endeavours to determine these proposals on the basis of the information available, approval does not mean the land is free from contamination. The applicant is further advised that particular attention should be paid to the requirements of the Building Regulations 1991 (S.I. 1991/22768).
27. The applicant is informed that any works arising from the development, and having a direct effect upon the public highway, shall be carried out to the specification and satisfaction of the Local Highway Authority.
28. This site is covered by a Tree Preservation Order and separate consent(s) will therefore be required to do works to any trees not shown for removal, crown lifting or other operations on the planning application documents. Outline planning permission does not convey any approval for tree works.

