

Planning Committee – 02 October 2023

Addendum Sheet

Land South of Gillett Road, Talbot Village, Poole, BH3 7AH

APP/22/01455/F

Additional Supporting Information:

Amendments to report content

Page 4 Section 1.16 – the reference to setting of Conservation Areas having statutory protection is erroneous, the setting of listed buildings is protected by s.66 of the Listed Buildings Act, the setting of Conservation Areas is not. Instead, setting of CAs is relevant to the NPPF tests, but does not have statutory status.

Page 4 Section 1.16 – should include reference to Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 which refers to Conservation Areas.

Page 37 Section 3.25 – Policy should refer to Policy PP21, not PP17

Page 37 Section 3.25 – Reference to Paragraph 82 of the NPPF should be replaced with Paragraph 81

Page 46 Section 5.10 – “indirect impact on its setting” – should read a direct impact on setting but an indirect impact on the asset.

Page 101 Section 15.3 – Highway Works within Schedule of Obligations. See amendments in bold in table below.

Page 58 Paragraph 7.32 – “The north-south cycle route as proposed is acceptable subject to it being an adopted public highway.” Should be replaced with “The north-south cycle route as proposed is acceptable subject to it being made to an adoptable standard”.

Page 61 Paragraph 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.”

Should be replaced with

“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 a turning head which could cater for the occasional incorrectly routed large vehicle if required.”

Page 63 paragraph 7.64 – “The adoption of the Talbot Way would also be incorporated within the S106 Agreement.” Should be removed.

Highway works	Highway Works	S106 Agreement	Highway Works (works on / improvement to the Highway) to be secured to include the following:
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			<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,d, and f 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 e 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>
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Conditions

Some conditions within the report have been amended, these amendments are set out in bold below.

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. **The Nuffield Hospital as referenced in the phasing plan is hereafter referred to as the 'hospital'.**

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).

5. PL05 – PLANS LIST

- Environmental Statement Appendix 10-1 Annexes. **Prepared by Aecom.** Received 20 October 2022.

30. **DEMOLITION AND CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DCEMP)**

(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 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;
- (iii) 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

(iv) 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), to include:

- 1) **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**
- 2) **Details of water and air pollution prevention measures;**
- 3) **The movement of construction vehicles;**
- 4) **Parking of vehicles of site operatives and visitors;**
- 5) **The cutting or other processing of building materials on site;**
- 6) **Wheel washing and vehicle wash down facilities;**
- 7) **The transportation and storage of waste and building materials;**
- 8) **The recycling of waste materials (if any);**
- 9) **The loading and unloading of equipment and materials;**
- 10) **The storage of fuels and chemicals;**
- 11) **The use of Non-Road Mobile Machinery;**
- 12) **The location and use of generators and temporary site accommodation;**
- 13) **The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- 14) **Where piling is required, this must be Continuous flight auger piling wherever practicable to minimise impacts;**
- 15) **Provision for storage of refuse, crates and packing cases.**

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.

(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]

34. HW230 – POROUS MATERIALS

Notwithstanding any provision in the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no new or replacement hard surfaced area(s) shall at any time be provided on any part of the development hereby permitted unless either it is made of porous materials, or provision has been made to direct run- off water from the hard surface to a permeable or porous area or surface within the curtilage of the development.

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), **received 20 October 2022**, 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]

Additional Representations:

No additional representations have been received since publishing of the Officer Report on Friday 22nd September 2023.

Recommendation

As per the published agenda report.

St Anns Hospital, 69 Haven Road, Poole, BH13 7LN

APP/23/00167/F

Reference within the report to NPPF 2021 should be amended to NPPF 2023.

Paragraph 23 – Historic England raised concerns not objection

Paragraphs 61 and 71 – Historic England have not raised concerns regarding the proposed design

Paragraph 80 – amend 2001 approval to 2011 approval

Paragraph 122 – add at the end of this paragraph:

‘Taken as a whole, the application proposal can be considered to be sustainable development, in accordance with Section 2 of the NPPF.’

Condition 5 removed, and details added to CEMP condition.

Condition 27 to be revised to:

In the event that the existing generator on site is to be replaced, no replacement generator shall be installed or operated until following details are approved to and confirmed in writing by the Local Planning Authority:

Technical specification of the proposed generator including the likely emissions

Details of proposed maintenance/testing schedules for the generator

An assessment of whether there are likely to be significant impacts on local air quality during operation or maintenance/testing of the generator

The applicant must also consider whether the requirements of [Medium combustion plant: when you need a permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/medium-combustion-plants-when-you-need-a-permit) will apply.

The agreed measures shall be retained and maintained in accordance with the approved scheme.

Reason - To protect the amenity of nearby residential properties and/or in the interest of highway safety and in accordance with Policies PP27 and PP35 of the Poole Local Plan (November 2018).