

Planning Committee – 16 January 2025

Addendum Sheet

Item 2	<p>5 Parkstone Heights, Poole, BH14 0QE APP/24/01066/F</p> <p>Additional Consultee Representations:</p> <p>The BCP Biodiversity Officer has provided comments on the application, advising no objections. If the application is approved, the following conditions should be secured:</p> <ul style="list-style-type: none">• Details of biodiversity enhancements as outlined in ‘5 Parkstone Heights Preliminary Ecological Appraisal’ by Pro Vision Ecology to be provided and once agreed implemented in full. <p>Reason: compliance with National Planning Policy Framework (2024) 187 “Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity” and Poole Plan Policy PP33 “enhance biodiversity”.</p> <ul style="list-style-type: none">• Vegetation clearance on this site should be carried outside the bird breeding season of 1st March to 31st August inclusive. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present. <p>Reason: prevention of disturbance to birds’ nests as protected under Wildlife and Countryside Act 1981(as amended).</p> <p>An informative should be supplied that if bats are found during demolition that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted.</p> <p>On matters relating to BNG, BCP Biodiversity officer has advised that in accordance with the metric User Guide, the only created habitats that can be shown within the curtilage of a private dwellinghouse is ‘vegetated garden’ or ‘unvegetated garden’. They can show trees on the landscape plan if they wish which will help address other local and national planning policy requirements, but the trees cannot be included in the metric. Therefore, 10% target is not met and this leaves a shortfall of 0.0021 habitat units. As this is less than 0.25 biodiversity units</p> <p>Therefore, the applicant would be required to purchase statutory biodiversity credits and submit to the Local Planning Authority proof of purchase of offsite biodiversity units, including the Biodiversity Gain Site reference number.</p>
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<p>Item 4</p>	<p>Siemens Plc. Sopers Lane, Poole, BH17 7ER APP/24/00811/F</p> <p>Job opportunities</p> <p>The current northern building has a capacity for about 300 employees but sadly the use of the building does not reach anywhere near capacity. On an average day there are approximately 120 employees on site.</p> <p>The building to the west is vacant.</p> <p>It can be confidently stated that unit 1 will deliver somewhere in the region of 240 jobs. This is known as there is an occupier waiting for this unit. Units 2-8 do not have potential occupiers as yet and as such their job opportunities are not known. Based on reputable sources of Homes & Communities Agency / Drivers Jonas Deliotte 2010: https://assets.publishing.service.gov.uk/media/5a7dedd8e5274a2e8ab44baf/employ-den.pdf it can be estimated that 100,000sq ft (gross) of light industrial/warehouse units (that would be provided for phase 2) could align with approximately 188 employees.</p> <p>Therefore the site would see a net uplift of around 300 job opportunities.</p> <p>BNG</p> <p>Ecology and policy objected to this proposal based on two issues:</p> <ol style="list-style-type: none"> 1. Phase 1 does not provide onsite BNG which would mean discharging the statutory biodiversity condition would be difficult as it may not be in accordance with the biodiversity hierarchy which should firstly retain as much as possible on site, then provide as much as possible on site, and only then seek to purchase biodiversity units or statutory credits depending on what is available. 2. The condition targets the BNG Metric proposes are questionable given the lack of explanation of how these conditions will be achieved. <p>The applicant has agreed to provide 50% of the onsite BNG within phase 1 and 50% of the onsite BNG within phase 2. This alleviates the first concern raised by both ecology and policy.</p> <p>The details demonstrating how the condition targets will be met will be secured as part of the HMMP and LEMP conditions as suggested in the officer report. If the details provided do not present certainty that the habitat conditions can be met, the condition will not be discharged and the development cannot commence. Though ecology and policy would prefer this information prior to decision, it is not imperative, and hence a condition can ensure this occurs.</p> <p>Condition 2. Phased development</p> <p>The development hereby permitted shall consist of phases as shown on the Phasing Plan reference tbc, which shows the following components and shall accord with the parameters identified in relation to those phases:</p> <ol style="list-style-type: none"> a. Phase 1: Demolition of western building, construction of Unit 1, and associated parking, construction of access road and the provision of at least 50% of the overall onsite BNG in accordance with the Biodiversity Gain Hierarchy and approved biodiversity gain plan as required by the provisions of condition 16:
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| | <p>b. Phase 2: construction of Units 2-10 and 50% of the overall BNG provision in accordance with the Biodiversity Gain Hierarchy and approved biodiversity gain plan as required by the provisions of condition 16.</p> |
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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 PP33 of the Poole Local Plan (November 2018)

Highways Parking

Based on the last site plan submitted 260 car parking spaces are being proposed. Using a blended car parking provision approach, 267 spaces would be the optimum car parking provision but the Highways Authority would not object to the difference of -7 spaces given the overall scale of the development.