

Planning Committee

Application Address	Carisbrooke, 172 Canford Cliffs Road, Poole, BH13 7ES
Proposal	Major application for the demolition of existing buildings and erection of a single block of 44 apartments, with associated access, basement parking and cycle/bin storage; and relocate substation
Application Number	P/25/00170/FUL
Applicant	172 CCR Ltd, C/O Chapman Lily Planning Ltd
Agent	Clare Spillar, Chapman Lily Planning Ltd
Ward	Canford Cliffs Cllr John Challinor Cllr Gavin Wright
Report Status	Public
Meeting date	6 November 2025
Recommendation	Grant in accordance with the details set out in the report, subject to an agreed legal agreement and conditions
Reason for Referral to Planning Committee	out of character with the surrounding area. Potential conflicts with the Local Plan. Negative impact on the amenity of the residents. incongruous to the general street scene. Detrimental effect on protected trees. Loss of light to neighbouring property.
Case Officer	Darren Henry
Is the proposal EIA Development?	No

Description of Development

1. This application is submitted in full and seeks consent for the demolition of existing buildings and the erection of a single block of 44 apartments, over seven floors (including basement) with associated access, basement parking and cycle/bin storage (and the relocation of the existing substation).

Key Issues

2. The main considerations involved with this application are:
 - Impact on character and appearance of the area

- Impact on neighbouring amenity
- Living conditions of occupants
- Provision of affordable housing
- Highway safety and parking
- Biodiversity net gain
- Ecology
- Waste
- Flooding & Drainage
- Impact on Heathlands
- Community Infrastructure Levy

3. These points will be discussed as well as other material considerations below.

Planning Policies

4. Poole Local Plan (Adopted 2018)

- PP01: Presumption in favour of sustainable development
- PP02: Amount and broad location of development
- PP07: Facilitating a step change in Housing Delivery
- PP08: Type and mix of housing
- PP09: Urban allocations outside the town centre
- PP11: Affordable housing
- PP27: Design
- PP27: Design PP29 Tall buildings
- PP30: Heritage
- PP32 Poole's 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
- PP38: Managing flood risk
- PP39: Delivering Poole's infrastructure
- PP40: Viability

5. Supplementary Planning Documents:

- BCP Council Parking Standards Supplementary Planning Document.
- Dorset Council The Dorset Heathlands Planning Framework 2020-2025, Supplementary Planning Document.
- Borough Of Poole Affordable Housing Supplementary Planning Document (Adopted November 2011).
- Borough of Poole Poole Harbour Recreation Supplementary Planning Document (2020).
- Borough of Poole Nitrogen Reduction in Poole Harbour Supplementary Planning Document (2015).

6. The National Planning Policy Framework (2024)

- In addition to local policies, the National Planning Policy Framework is also a material consideration. The NPPF sets out the Government's objective of significantly boosting

the supply of homes. Paragraph 70 recognises the important role small and medium sized sites can make in contributing to meeting the housing requirement of an area and are often built out relatively quickly. This goes on to encourage LPAs to support the development of windfall sites through their decisions and give great weight to the benefits of using suitable sites within existing settlements for homes.

- Paragraph 11 sets out the presumption in favour of sustainable development. Plans and policies should apply a presumption in favour of sustainable development. For decision taking this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- Some objections, as set out below, stated that there are already too many unsold flats. However, Council data and evidential information from BCP Council's Housing Land Supply Statement January 2025 [Land-Supply-Position-Statement.pdf](#) shows the Council's housing land supply, against a 5-year requirement, is only 2.1 years, including a 20% buffer (a shortfall of 10,397 homes). For the purposes of para 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as we are unable to demonstrate a five-year supply of homes. Consequently, the 'tilted balance' may apply to the proposal and, if so, a Planning Balance discussion would be set out at the end of the report.

Relevant Planning Applications and Appeals:

7. APP /24/00823/R. Reserved matters application following outline permission APP/21/01719/P for Appearance and landscaping. Approved on the 30th of October 2024.
8. APP/21/01719/P. Outline application for the demolition of existing buildings and erection of a single block of apartments, with associated access, basement parking and cycle/bin storage; and relocate substation (to determine layout, scale and access). Approved on the 4th of August 2022.
9. APP/19/01569/F - Demolition of existing buildings and erection of assisted living/extra care accommodation (class C2) with communal facilities and car parking. Approved on the 10th of June 2021.

Public Sector Equalities Duty

10. 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

11. 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.
12. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
14. 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.
15. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), for the purposes of this application, regard has been had to deliver a minimum of 10% biodiversity net gain above the baseline habitat provision to ensure that the development site will result in a measurably better state than it was before the development.

Representations

16. Site notices were posted in the vicinity of the site on three occasions during the assessment of the application due to amendments to the scheme. The original site notice was posted on the 10th of April 2025 with an expiry of the 3rd of May 2025 and advertised in the Bournemouth Echo on the 21st of March 2025.
17. Eleven letters of objection have been received, stating the following summarised reasons for objecting:
 - Concern with Height, Scale, Massing and Visual Impact
 - Highway safety concerns (small roundabout nearby; increased traffic
 - Impact on local infrastructure (local services over subscribed – doctors, dentists schools_
 - Too many apartments, many of which unsold.
 - Overlooking, noise and disturbance, too close to Chetwynd
 - Loss of daylight and sunlight
 - Noise disturbance
 - Contrary to planning policy

Consultations

18. Biodiversity Net Gain—No objection subject to conditions relating to LEMP and HMMP and monitoring fees, as set out in the s106 legal agreement.
19. Dorset Police—No objection.

20. Dorset and Wiltshire Fire & Rescue—No objection.
21. Ecology/Biodiversity Officer—No objection, subject to conditions.
22. Highways Authority—No objection subject to conditions.
23. LLFA / FCERM—No objection subject to conditions.
24. Natural England—Further information on the details of the permanent mitigation measures that will be applied to secure nitrogen neutrality for the development is required.
25. National Health Service—Request planning contributions to maintain local health care services. *Officer Comment:* This request seeks a contribution towards the cost of building works to provide room capacity. In considering whether the Local Planning Authority can secure such contributions, it must ensure that such contributions meet the ‘6 tests’ that such contribution is; necessary to address the impact of the development; relevant to planning; relevant to the development; enforceable, precise and reasonable in all other aspects. Officers are considering whether or not the request for contributions meet such test, and will provide an update in the committee update sheet. However, it is considered that it would be unlikely that such contribution would pass this test, as no surgery and no building project has been identified to which such funds would contribute to.
26. Tree Officer—Objection.
27. Urban Design Officer—No objection.
28. Waste Collection Authority Officer—No objection.

Constraints

29. Tree Preservation Orders.

Planning Assessment

Site and Surroundings

30. The site is currently occupied by two detached towers containing private apartments. The tower to the north is four-storeys, whilst the tower to the south is five-storeys in height. Detached garages occupy the south-east corner of the site, with a further group of garages linking the towers. The buildings are of red brick with extensive glazing, under flat roofs.
31. The buildings lie on the high ground along the western side of Canford Cliffs Road. The ground here slopes southwards quite steeply and parts of the site drop away sharply to the west. This slope is densely wooded with evergreen trees. There are no short-length views to the site from the west, and longer-distance ones are still dominated by the broad swathe of woodland on the hill slope from Compton Acres southwards to and past the site.
32. Whilst not located along a Sustainable Transport Corridor, the site is nonetheless a short walk of 200m from Canford Village. Within 100m of the site there are bus stops along Canford Cliffs Road and Haven Road.
33. The site is 0.78ha in size, however, mirroring what can currently be seen on the site as well as previously approved applications on the site, the built form is limited to the eastern side of the

site, with the rear or the development remaining landscaped with trees protected by Tree Preservation Order ref: TPO/19/00001. The front boundary of the site is well landscaped with trees and scrub. These create substantial screening to the site with broken views of the buildings.

34. To the south is Imbrecourt Housing Estate to the south, which largely consists of bungalows. In between the bungalows and the application site the area is landscaped with mature trees, providing a buffer zone. To the east the site borders Canford Cliffs Road, whilst to the north of the, many of the buildings are larger in scale than usual when compared to typical residential areas, with the majority of buildings being flats which continues to the south along Haven Road. This part of Canford Cliffs is characterised by blocks of flats glimpsed behind heavily landscaped frontages.
35. Directly to the north of the development is Chetwynd, 170 Canford Cliffs Road, which is a 5-storey development consisting of flats. To the immediate north of Chetwynd is Compton Acres, a Grade II* Park and Garden. There are no other heritage assets nearby that would be affected by the proposed development. To the west of the development, the site borders Luscombe Valley Nature Reserve, which is abundantly covered with trees and vegetation. Further west is Parkstone Golf Course, where site levels noticeably drop.
36. Canford Cliffs Village Conservation area is located to the north and east of the site and is separated by intervening build form.

Principle of the Proposal

37. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Objections, however, have been received with concerns that there are already too many unsold flats in the area. However, the Council's Housing Land Supply Statement data shows that there is a significant housing shortfall in the Borough equating to 10,397 homes. Furthermore, the Dorset & BCP Housing Needs Assessment (November 2021) identifies that the percentage of flats in the BCP area is 37.6%, whereas for Dorset it is 15.6%. Both regionally and nationally, the percentage of flats is also significantly lower (19% and 21.6% respectively). Such data shows there is a demand in the Borough for flats. Furthermore, most of the flats are 2-bedrooms (54%). Moreover, flats are also good form of lower cost homes and an entry point into the housing market.
38. The proposal is for 44 flats, of which 26 are to be 3-bedrooms (59%), 16 (36.4%) are to be 2-bedrooms and 2 (4.6%) are to be 4-bedrooms. As such, it is considered that the proposal would provide a good mix of sizes suitable for couples and small families.
39. Policy PP02 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, notably the town centre, district and local centres and locations close to the sustainable transport corridors.
40. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.

41. The application site is located in a sustainable location, approximately 200m to Canford Village, with all its facilities and services, with bus stops near the site on Canford Cliffs Road and Haven Road.
42. Furthermore, the existing character of the area is mixed, consisting of flatted multi-storey developments, bungalows and large houses. Of particular note is the fact that there is already residential development on site and there is an approved flatted development scheme that is extant and prior to that a scheme for assisted living/extra care accommodation (class C2) with communal facilities and car parking was granted. As such, the principle of development is supported by Policies PP01, PP02 and PP34.

Planning Assessment

Impact on character and appearance of the area

43. *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"* (NPPF paragraph 131) and where design fails to provide good design, the development should be refused (paragraph 139).
44. Policy PP27 of the Poole Local Plan seeks to ensure that all new development achieves a good standard of design which for the purposes of the Plan is defined as development that functions well, fits in with and enhances an area's character within its context. In this regard, the development should generally follow the scale, form, massing, appearance and use of materials are used to create a cohesive development that integrates positively within its surroundings.
44. The site is approximately 80m away from Canford Village Conservation Area at its nearest point, where the junction between Haven Road and De Mauley Road forms the south-west corner of the CA. Along Canford Cliffs Road, the nearest part of the CA is 150m to the south of the site. The CA contains a small commercial core along Haven Road between Elmstead Road and Ravine Road. Compton Acres Grade II* Registered Park & Garden is approximately 90m to the north of the northern tower, in between which is Chetwynd Court block of flats. Elsewhere, the area is predominantly residential, with a mix of flats in multi-storey towers of four-and-five storeys, bungalows and large detached dwellings.
45. The nearest property to the north is Chetwynd Court, a five-storey tower block of apartments built during the late 1960s early 1970s, whilst to the south is a housing estate, known as ImbreCourt, comprised of bungalows developed between the 1970s and 1990s. Between the application site and the bungalows mature trees and vegetation provide a deep screen. Past the roundabout with Haven Road there is an assisted living development with larger detached houses beyond. The entire area is characterised by substantial modern building within extensive mature tree cover, serving to both frame and screen buildings.
46. The proposed building is orientated to face the eastern frontage of Canford Cliffs Road and the access is proposed to the northeast, as existing. Meanwhile the substantial grounds to the rear would remain untouched and would leave a high-quality amenity space for future residents. The existing substation is to be relocated along the southern edge of the site in a discrete location behind mature vegetation, whilst at the same time being suitably placed for future maintenance and access. Drawing 707 Rev C shows planting in the form of a hedge around the bin store to provide screening, with the existing boundary wall to the front being retained.

47. Most of the objections related to the scale of the proposal. However, the development would not exceed the height parameters set by the previously approved schemes. As with the extant permission, the building would continue to inset the upper floors, thereby reducing the overall bulk from the outer edges, with the bulk mainly directed to the centre of the building. Additionally, the integration of recessed elements and changes in textures/materials and curved balconies provide continuity in the design and appearance and further break-up the bulk of the building, with the balconies giving an attractive horizontal emphasis and a refined finish.
48. As previously stated, the local character is mixed and not defined by any one overriding architectural style or materials. Indeed the one overriding style is arguably the variation of styles and materials in the locality, whether that be rendered properties alongside different shades of brick or stone and wooden cladding, all of which give a range of textures and mix of colours in the street scene. Various roof forms can also be seen, for example pitches, hips and flat roofs, and roofs with dormers.
49. The proposed block of flats provides an acceptable scale of development, which would be of a lower height than recently approved schemes, which would have an acceptable appearance. Whilst it is acknowledged that the proposal would be taller than any other nearby buildings, the significant landscaping along boundaries and within sites prevents the building from dominating the street scene.
50. The proposal makes an efficient use of urban land that will deliver much needed two, three and 4-bedroom homes that fit well with the character and appearance of the locality and the surrounding sylvan character, which would be within convenient access to local facilities and services.
51. It is considered that the development would generally reflect and enhance the street scene with regards to layout and siting, including building line and site coverage; height and scale and visual impact, and is in accordance with Policy PP27.

Impact on Residential Amenity

52. Policy PP27 outlines that development should not result in a harmful impact upon amenity for local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy and whether the development is overbearing or oppressive.
53. The nearest neighbours are to the north at Chetwynd Court and the bungalows to the southwest at Imbre Court.

Chetwynd Court, 170 Canford Cliffs Road

54. The application proposal sits slightly behind the west (rear) elevation of the extant approval by 0.5m, whilst the north (side) elevation sits approximately 1.3m further north of the extant permission.
55. The proposed amended plans mark-up windows on the side (north elevation) to be obscure glazed to prevent any overlooking to side windows serving the flats on the south elevation of Chetwynd Court. The amended plans also show rear balconies with 1.8m high obscured glazed side screens to prevent overlooking to Chetwynd Court, including the rear balconies and roof terrace, to the flats closest to the application building. Therefore, the privacy and amenity of the flats with windows on the south elevation will be preserved. The full height windows on the side (south) elevation of Chetwynd are sited in the back corner of the building and are

secondary windows to a 'sun-room' with the main outlook to the rear and served by a balcony. These windows to the sun-rooms on the south elevation are obscure glazed. In any case, the proposed amendments to the plans include obscure glazing to the north facing windows, along with privacy screens, as shown on Drawings 9491 / 703 Rev D and 9491 / 704 Rev E.

56. Given the small variation in the siting of the building and the introduction of obscured glazing and privacy screens, it is considered that the impact on the amenities of the occupants of no. 170 Canford Cliffs, would not be materially different to the extant approval.

Bungalows at Imbrecourt

57. With regards to Imbrecourt, there will be a gap of approximately 24.5m between the nearest bungalow and the proposed ground to third floor floors. The fourth and fifth floors are also set back away from Imbrecourt by a further 4.8m to the (29.3m in all), the same separation distance as the extant permission but a storey lower. Furthermore, there is a distinctive tree line which creates a buffer zone between the bungalows and the proposed development. This is deemed acceptable for the development.
52. Given the extant permission, the privacy measures incorporated into the development and the significant number of trees between buildings, it is considered that there will be no loss of privacy or overlooking or sense of closure between the proposal and neighbouring buildings. As such, the proposal is in accordance with Policy PP27.

Internal and External Space Standards

53. The Government's Nationally Described Space Standards (NDSS) "*sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy* and is a useful benchmark in respect of the size of accommodation.
54. Please also note that the NDSS has nine Technical Requirements. The most relevant of which to this application are the following:
- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
 - a dwelling with two or more bedspaces has at least one double (or twin) bedroom.
 - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15sqm wide.
 - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm

Table 1: Minimum gross internal floor areas and storage (sqm) (Table derived from the Technical housing standards – nationally described space standard)

Number of Bedrooms	Number of bed spaces	1-storey dwelling	Built-in storage
2	3P	61	2.0
	4P	70	
3	4P	74	2.5
	5P	86	
	6P	95	
4	5P	90	3.0
	6P	99	
	7P	108	
	8P	117	

55. Policy PP27 states that “Development will be permitted provided that, where relevant, it: (d) provides satisfactory external and internal amenity space for both new and any existing occupiers”.
56. The Nationally Described Space Standards state that for a 2-bedroom 1-storey property suitable for four people, there should be a minimum of 70 sqm. For a single-storey three-bedroom property suitable for four people, there should be a minimum floor area of 74sqm. This increases to 86 sqm for five people and to 95 sqm for six people. For a four-bedroom single-storey dwelling suitable for eight people, a minimum floor area of 117 sqm is required.
57. Double bedrooms should have a minimum floor area of 11.5sqm and single bedrooms should have a minimum floor area of 7.5sqm. Also, a dwelling with two or more bedspaces should have, as minimum, one double (or twin) bedroom.
58. The proposal is split between two-bedroom flats, three-bedroom flats and four-bedroom flats, sixteen of which are two-bedroom flats with double bedrooms suitable for four people. bedrooms and two single bedrooms and would be suitable for six people. Twenty-six flats are three-bedroom, with four flats suitable for four people, with 1 double room and 2 single rooms); fifteen flats are suitable for five people, with two double bedrooms and 1 single bedroom, whilst seven flats are suitable for six people, with all bedrooms double occupancy.
59. Two flats provide four bedrooms, all of which are double occupancy suitable for eight people.

Table 2, below, summarises the size of dwellings and bedrooms.

Table 2: Dwelling and bedroom sizes and proposed number of people

Unit	No. of Bedrooms	Bedroom Size (sqm)	Minimum Floor Area Required (sqm)	Floor Area Provided (sqm)	Compliance
Basement: Not Applicable					
Ground Floor					
1	3 (suitable for 4 people)	7.8. 10.35. 13.5	74	105	yes
2	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
3	2 suitable for 4 people)	12.35 and 17.85	70	114	yes
4	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
5	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
6	2 (suitable for 4 people)	12.35 and 17.85	70	114	yes
7	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes

8	3 (suitable for 6 people)	12.60, 12.95 and 15.10	95	135	yes
First Floor					
9	3 (suitable for 4 people)	7.8. 10.35. 13.5	74	105	yes
10	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
11	2 suitable for 4 people)	12.35 and 17.85	70	114	yes
12	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
13	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
14	3 (suitable for 5 people)	7.8, 12.35 and 17.85	86	114	yes
15	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
16	3 (suitable for 6 people)	12.60, 12.95 and 15.10	95	135	yes
Second Floor					
17	3 (suitable for 4 people)	7.8. 10.35. 13.5	74	105	yes
18	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
19	2 suitable for 4 people)	12.35 and 17.85	70	114	yes
20	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
21	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
22	3 (suitable for 5 people)	7.8, 12.35 and 17.85	86	114	yes
23	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
24	3 (suitable for 6 people)	12.60, 12.95 and 15.10	95	135	yes
Third Floor					

25	3 (suitable for 4 people)	7.8, 10.35, 13.5	74	105	yes
26	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
27	2 suitable for 4 people)	12.35 and 17.85	70	114	yes
28	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
29	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
30	3 (suitable for 5 people)	7.8, 12.35 and 17.85	86	114	yes
31	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
32	3 (suitable for 6 people)	12.60, 12.95 and 15.10	95	135	yes
Fourth Floor					
33	3 (suitable for 6 people)	12.60,12.95 and 13.9	95	105	yes
34	2 (suitable for 4 people)	12.35 and 17.85	70	114	yes
35	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	114	yes
36	2 (suitable for 4 people)	12.60 and 12.95	70	93	yes
37	3 (suitable for 5 people)	7.8, 11.6, 17.85	86	114	yes
38	3 (suitable for 5 people)	7.8, 11.6, 17.85	86	114	yes
39	3 (suitable for 6 people)	12.60,12.95 and 13.9	95	135	yes
Fifth Floor					
40	3 (suitable for 6 people)	12.60,12.95 and 13.9	95	105	yes
41	2 (suitable for 4 people)	12.35 and 17.85	70	105	yes

42	3 (suitable for 5 people)	7.8, 11.6 and 17.85	86	105	yes
43	4 (suitable for 8 people)	16.3, 16.3, 16.5 and 16.5	117	203	yes
44	4 (suitable for 8 people)	16.3, 16.3, 16.5 and 16.5	117	175	yes

External Space

60. All flats will have access to a balcony and there is a garden area to the rear, although on steep land. Within 180m to 800m the site is within easy reach of Canford Cliffs Play Park, the Beach and Pinecliff Gardens by walking or cycling.
61. All the units meet the NDSS standards and provide terraces/balconies as well as communal external space, with other areas of public open space/recreation accessible by walking and cycling.
62. As such the proposed units would provide good quality internal and external amenity for the future occupants as well as provide a good mix of housing sizes and is therefore in accordance Policies PP27 and the NDSS.

Impact on Parking and Highway Safety

63. Policy PP35 of the Poole Local Plan aims to ensure that new developments provide safe access to the highway and is well connected to sustainable modes of transport and promotes the use of alternative and sustainable forms of transport, such as cycling.
64. Objections have been received with regards to the access being close to an existing roundabout. However, as with the extant permission, reference APP/21/01719/P, the proposals would continue to use the existing vehicular access from Canford Cliffs Road. The access would have sufficient width to allow vehicles to pass at the site entrance. Furthermore, the remainder of the access into the basement would be widened, which would also require the existing dropped kerb to be widened at the applicant's expense. The Highways Authority have not raised any concerns on this matter.
65. The site is located within car parking Zone D, which is characterised as less accessible area reliant on car ownership, where there is a lack of street car parking. As such, new development without sufficient on-site parking can often result in parking displacement that would exacerbate parking stress in the area, and site cramming within the site access lane and service areas, which would cause inappropriate and dangerous manoeuvres and adversely impact on highway safety in the vicinity of the site.
66. Initial car parking proposal had a significant shortfall regarding on-site car parking. However, after several rounds of negotiating suitable provision of on-site car parking is now provided, with the Proposed Basement and Ground Floor Plan, Drawing No. 9491 / 702 Rev F, showing provision of 66 basement car parking spaces, along with 124 secured cycle spaces and four visitor cycle spaces, six spaces over the required amount.
67. The Highways Authority have removed their initial objection stating *"the parking shortfall would now be reduced to five spaces, which is a similar shortfall to the approved scheme"*

(21/01720/P). On this basis I would not recommend refusal for a similar shortfall [as the extant permission], and the scheme can now be supported in highway terms”.

68. The Highways Officer's concerns have been addressed. As such it is considered that the proposal is acceptable and is compliant with Policy PP35 and BCP's Parking SPD, subject to conditions.

Affordable Housing

69. Policy PP11 of the Poole Local Plan states that to meet housing needs the Council will seek to maximise the amount of affordable housing from all housing schemes of 11 or more homes or over 1,000 square metres in floor space. In this instance, the proposed development is for 15 dwellings. Therefore, the proposed development meets the threshold to trigger the requirement for the provision of affordable housing. The affordable housing provision to be sought in relation to this proposal is 40% of the number of dwellings i.e. 6 dwellings.
70. However, Policy PP40 (3) requires applicants to submit a financial viability assessment (FVA) where they consider that providing affordable housing would make the scheme unviable and this should be submitted with or before the planning application. After which, the assessment will then be independently verified.
71. This applicant's FVA has been evaluated by an independent evaluator on behalf of the DVS. The Evaluator has concluded that the scheme would not be fully policy compliant with regards to providing 40% affordable housing or have any financial surplus after other s106 contributions and CIL contributions have been considered. The proposal is therefore in accordance with Policies PP11: Affordable Housing and PP40: Viability.

Biodiversity Net Gain

72. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "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."
73. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy CS35 – Nature and Geological Conservation Interests, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
74. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), it is now a statutory requirement that minor applications received since 2nd April 2024 provide an uplift in biodiversity of 10%, unless it can be demonstrated that an exemption applies.
75. The biodiversity gain hierarchy, as set out within articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a list of priority actions that must be followed in relation to biodiversity at the design stage of a proposed development.
- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
76. Whilst the existing woodland makes up a particularly large proportion of the site, it is in poor condition. Retention of this area is paramount with a particularly small portion lost to make room for the rear of the new development and to create amenity space for the users of the site.
 77. The trees to the front of the site are to be retained where possible, with only a small group of strawberry trees to be removed. The existing low distinctiveness habitats are in a poor condition and there is no provision to retain existing low distinctiveness habitats, which will be offset with the introduction of new habitats of a similar distinctiveness.
 78. The new habitats proposed for this site are composed of modified grassland, introduced shrub, native hedgerow and eight new trees, all of which will contribute to offsetting lost vegetation.
 79. Due to the size of some of the existing trees that are to be removed, there will be a shortfall of 1.42 (-13.64%) A1 Habitat Units. This shortfall and the loss of existing woodland trees and other low-distinctiveness habitats have resulted in the need to purchase habitat units from a local habitat provider to ensure a 10% BNG.
 80. The BNG Officer has been consulted and states that *“The baseline habitat plan and metric are considered to be acceptable”*.
 81. In light of the above, Planning Officers are satisfied that the statutory biodiversity net gain condition is capable of being discharged and therefore the proposal is in accordance with Policy PP33 and Schedule 7A, 37A and 37D of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Ecology

82. Paragraph 193 of the NPPF states, in part, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. The NPPF further states that *“Planning policies and decisions should contribute to and enhance the natural and local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”* (187).
83. Additionally, in determining this application the BCP Council has to bear in mind that under Section 40 Natural Environment and Rural Communities Act 2006 (NERC) “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”.
84. Policy PP33 (part 1) states that *“Proposals for development that affects biodiversity, and any sites containing species and habitats of local importance must:*
 - a) *demonstrate 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.*

79. The applicant has submitted an PRA Nesting Birds and Bat Activity Report (PRA), undertaken by ABR Ecology Ltd, dated the 16th of July 2025. The aim of the PRA is to determine whether there is actual and potential presence of bats and if so whether the proposed works will impact roosting bats and to establish if there is a requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.
80. The PRA concludes that there is no evidence of nesting birds within or around the buildings. However, roosting bats were identified to support a maternity roost for common pipistrelle bats. Consequently, the demolition of the existing block of flats will result in the permanent loss of these bat roosts. As such European Protected Species (EPS) mitigation licence from Natural England is required.
79. The Biodiversity Officer has been consulted and has reviewed the updated PRA, and is satisfied with the findings, subject to a condition ensuring that the recommendations, as given in section 4 and appendix G, of the PRA are implemented in full, along with a condition ensuring vegetation clearance on-site shall only be undertaken outside the bird breeding season between the 1st of March and the 31st of August.
80. Given the contents of the PRA and the Biodiversity Officer's comments, the Case Officer considers that with a suitably worded condition to ensure the development fully adheres to the PRA, the development will comply with Policy PP33 and the relevant provisions set out in the NPPF.

Tree Protection

81. Policy PP27 states that *"A good standard of design is required in all new developments, including extensions and external alterations to existing buildings."*
82. Policy PP27 states that (1) *General Development will be permitted provided that, where relevant, it:*
(b) *responds 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. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss."*
83. The Tree Officer has been consulted several times during the application process. Requested information in relation to landscape, arboriculture and engineering has now been submitted in response to previous comments. As such the Tree Officer is satisfied with the information submitted and no longer has any objections, stating, in summary, that the submitted engineering is now accompanied with detailed methodology and plans and demonstrate how the soil retention system can be achieved without unduly impacting trees. Furthermore, 26 trees are proposed to be planted across the site so as to mitigate the 11 trees to be lost. As such, the Tree Officer concludes that *"the trees proposed for removal will have a limited impact on the character and local climate of the area, and sufficient mitigation planting has been proposed"*.
84. In light of the additional supporting documentation and the Tree Officer's positive comments, it is considered the proposal is in accordance with the requirements of Policy PP27 1(b), subject to conditions in relation to the development adhering to the Arboricultural Method Statement and Tree Protection Plan; works only to commence after a site meeting involving a representative of the local planning authority and an Arboricultural Consultant; and that works shall be carried out under arboricultural supervision.

Waste and Recycling

92. For a development of 44 flats, provision should be made for 10 x 1100L recycling bins and 7 x 1100L refuse bins (collected fortnightly on alternate weeks). The development should also include provision for 6 x 140L food waste bins (to be collected weekly).
93. The Waste Collection Authority (WCA) initially objected as the waste storage area was too small. Amended plans, as shown on the Proposed Site Plan, Drawing 9491 / 701 Rev N, show the bin area is now of a suitable size and location. The WCA have since removed their objection. Planning Officers are therefore satisfied that the bin store and waste bins are now in accordance with the Council's Standards for Waste Container Storage and Access Planning Guidance Note.

Drainage

94. The site is located within Flood Zone 1, an area of least flood risk from rivers or from the sea. With regards to surface water flooding is, the Government's website, Check Your Long-term Flood Risk Maps [Surface water: understand your flood risk - Check your long term flood risk - GOV.UK](#) shows the site Very low staying at Very low between 2040 to 2060.
95. Policy PP38 relates to managing flood risk, whether from coastal or river sources as well as surface water flooding. Part3 of the policy states that advice on Sustainable Drainage Systems for small scale developments will be provided by a Sustainable Urban Drainage Systems Supplementary Planning Document SPD). The SPD sets out the various forms of SuDS to minimise the quantity of water that has to be disposed of from any development and hence helps to reduce flood risk.
96. The applicant has submitted the following documents:
- Soakaway size calculations dated 05/08/2025
 - Proposed contributing area plan C3824/201 revision P, dated 05/08/2025
 - Proposed size and location of the soakaway plan C3824/101 revision P, dated 05/08/2025
97. The LLFA / Drainage Officer has been consulted and has no objection to the proposal stating that the proposed site is not at flood risk and may be adequately drained, albeit with some amendments to the currently proposed drainage strategy, subject to conditions relating to the submission of detailed proposals for the management of surface water (including provision of final and substantiated drainage designs) and the submission of a Surface Water Management Scheme, both of which will need to be approved by the LPA in consultation with the LLFA / Drainage Officer.
98. In light of the LLFA / Drainage Officer's comments and the proposed conditions, the Case Officer considers there is likely to be a drainage solution to avoid any increase in flooding and ensure the site is appropriately drained in accordance with Policy PP38.

Sustainability & Climate Change

99. The impact of climate change is ever present. The Intergovernmental Panel on Climate Change (IPCC), report that since 1860, average global temperatures have risen by 1.3 degrees C and are expected to increase to 4 degrees C by 2100, compared to pre-industrial levels of global warming. This represents a significant risk to society and how we live our lives and a threat to the planet. This threat has prompted national and local government to declare a national climate change emergency. In 2019, BCP Council made its emergency declaration to

both climate change and ecology with its aim “to keep climate warming below 1.5 degrees C to avoid further environmental damage, population displacement, biodiversity loss and risk to life”.

100. Consequently, national government and local government has put planning at the forefront of tackling change with regards to new developments. Paragraph 161 of the NPPF articulates the need for the planning system to support the transition to a net zero by 2050 and a low carbon future so as to “*radically reduce] greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure*”.
101. Policy PP37, Building sustainable homes and businesses, also aims to reduce the impact of climate change by setting out measures to mitigate the impact as well as how new development can adapt to climate change. The policy states, in part 2:
- a. *“where appropriate, new development should incorporate a proportion of future energy use from renewable energy sources with:*
 - b. *(ii) a minimum of 20% for proposals of 11 or more homes or over 1,000 sq. m commercial floor space*
102. Section 8 of the Design & Access Statement provides a brief Energy Assessment which sets out how the proposed development will be energy efficient and states that any details the details for renewable energy can be secured by a condition.
103. Whilst no details pertaining to reducing the impact of climate change via the incorporation of a renewable energy source, a condition can be imposed to ensure the development provides on-site renewable energy to offset a minimum of 20% of the development’s energy. With such a condition in place, the Case Officer considers the proposal will be in compliance with Policy PP37.

Heathland Mitigation

104. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.
105. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £9,720 (£360 x 27 [the number of net dwellings]). BCP Council also charge an administration charge of 5% (£476).
106. The applicant has agreed to enter into a legal agreement to mitigate the recreational impact on the Heathlands that would result as a consequence of the development. The proposal is therefore compliant with Policy PP32.

Poole Harbour Mitigation

107. The application site is within the Poole Harbour Recreational Zone and is therefore subject to Policy PP32, which aims “*to mitigate the adverse effects of recreation related pressures within Poole Harbour in accordance with the adopted SPD*”. The SPD states that “*Poole Harbour was classified as a Special Protection Area (SPA) in 1999 due to the important bird species that inhabit the area. The special site was designated under the EU Birds Directive to protect rare, vulnerable and migratory birds. In particular for the internationally important populations of regularly occurring species and migratory species*”.
108. Development proposals for any net increase in housing require a capital contribution. In this instance the mitigation contribution is £3,483 (£129 x 27) plus an admin fee of 5% (£174.15).
109. The applicant has agreed to enter into a legal agreement to mitigate the recreational impact on the Poole Harbour Recreational Zone that would result as a consequence of the development. The proposal is therefore compliant with Policy PP32.

Community Infrastructure Levy

110. Objections were received with regards to the impact the development would have on local services, such as health, education, doctors etc. The Community Infrastructure Levy (CIL) is a levy that local authorities can charge on development in their area. BCP collect CIL monies and put them to needed infrastructure in the area in order to support housing growth.
111. The development proposal is liable to a CIL charge. Consequently, if approved, a CIL Liability Notice will be sent to the applicant following the granting of permission which will provide information on the applicant's obligations. The application site is within charging zone A, the rate of which is £282.80 per sqm.

Summary & Planning Balance

112. The principle of infill development within this area is established.
- The proposed development, as revised, has an acceptable impact on the character and appearance of the area;
 - The impact on neighbouring residential amenity is acceptable;
 - The level of car parking provision is acceptable;
 - The proposal is compliant with BNG via the purchase of 1.42 units off-site;
 - The proposal will provide additional biodiversity enhancements outside the remit of BNG;
 - The proposal will provide a net gain of 27 residential units to help boost the Council's housing supply;
 - The proposed drainage will provide a suitable drainage solution to alleviate an increase in surface flooding;
 - The impact on heathlands and Poole Harbour will be suitably mitigated.
113. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to a s106 agreement, CIL contributions and compliance with the attached conditions, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

- 92. GRANT permission for the reasons as set out in this report subject to**

- (a) the following conditions; and
- (b) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning Operations to agree specific wording provided such wording in the opinion of the Head of Planning Operations does not result in a reduction in the terms identified:

Section 106 terms

- Heathland Mitigation (SAMM): £9,720 plus an administration cost.
- Poole Harbour Recreational Zone: £3,483 plus an administration cost.
- BNG Monitoring Fees: £5,048.

1. Detailed Permission

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

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

2. Decision Notice

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

9491-700 A Site Location and Block Plan
9491-702 M Proposed Basement and Ground Floor Plan
9491-703 D Proposed First, Second, and Third Floor Plan
9491-704 E Proposed Fourth, Fifth Floor Plan and Roof Plan
9491-706 G Proposed Rear and Side Elevations
9491-705 G Proposed Front and Side Elevations
502-5 Planting Moodboard
101 Proposed Soakaway Size
201 Proposed Contributing Area
2025.383.01 A Engineers Drawing
2025.383.02 B Engineers Drawing
2025.383.93 A Engineers Drawing Temporary Support
2025.383.04 Engineers Drawing Sections
2025.383.03 Rev C Engineers Drawing
6231 IN Inspection Hole Locations
6231-25-TTP Rev G Tree Protection Plan
502 - 1 Rev 10 Landscape Plan
9491-701 Rev S Proposed Site Plan
502 - 7 R1 Tree Pit Detail
502 - 8 - R1 Tree Section

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

3. LEMP (significant)

No part of the development hereby permitted shall be commenced, including any demolition and site clearance for the purposes of the development, unless a Landscape and Ecology Management Plan (LEMP) has first been submitted to and approved in writing by the local planning authority. The LEMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development and the approved HMMP required in accordance with the

conditions forming part of this permission (the agreed HMMP) together with all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission [and the recommendations contained in Section 4 and Appendix G of the Preliminary Roost Assessment, Nesting Birds & Bat Activity Survey Report, undertaken by ABR Ecology, dated the 9th of January 2025. The LEMP shall in particular include:

1. details of all ecological matters (including species enhancements) and landscaping associated with the development not otherwise identified in the agreed HMMP including identification of what is to be retained as well as all proposed creation and enhancement;
2. details of all proposed works relating to such ecological matters and landscaping together with any relating to on-site habitat not otherwise identified in the agreed HMMP [including any proposed hard landscaping and all boundary treatments];
3. a timetable for the provision of all such ecological matters, landscaping and works; and
4. details and arrangements as to future on-going retention, management and maintenance of all such ecological matters, landscaping and works [including provision for the replacement of any plant or tree found damaged, removed, dead or dying].

The approved LEMP shall at all times be accorded with and the identified ecological matters, landscaping and works at all times retained, managed and maintained in accordance with the approved LEMP.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

4. HMMP

- a) No part of the development hereby permitted shall be commenced, including any demolition / and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan (HMMP) has first been submitted to and approved in writing by the local planning authority.
- b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and all landscaping/tree and biodiversity related plans and documents required to be approved in the other conditions forming part of this permission and the information contained in 30-Year Landscape Management Plan, undertaken by The Landscape Service, reference 502-4-Rev 7, dated the 13th of October 2025 and the Landscape Plan 502-1- Rev 10, dated the 15th of October 2025.
- c) The HMMP shall in particular include:
 - a) a background section; including:
 - i. a high level summary of all relevant matters identified in the HMMP;
 - ii. details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
 - iii. the metric used for the purposes of the HMMP; and
 - b) a section setting out all planned habitat activities, including:
 - i. overarching aims and objectives;
 - ii. design principles informed by all relevant baseline information;
 - iii. full details of the Habitat Provision;
 - iv. a Condition Target for each habitat forming part of the Habitat Provision

- together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
 - v. details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
 - vi. details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and
- d) A monitoring schedule section including:
 - a) a monitoring strategy;
 - b) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and
 - c) details of how Adaptive Management will be incorporated into meeting every Condition Target; and
- e) Plans and details reasonably necessary for each section.
- f) No [part of the development shall be occupied or otherwise brought into use] unless the local planning authority has approved in writing the Completion of Initial Habitat Report.
- g) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.
- h) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:
 - i. a progress summary;
 - ii. details of the person(s) responsible for compiling the information in the monitoring report;
 - iii. details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;
 - iv. progress toward every Condition Target including any identified barrier(s) to such progress;
 - v. any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;
 - vi. a register of activity; and
 - vii. any identified need to vary the approved HMMP together with relevant explanation.

Definitions within HMMP

"Adaptive Management" means procedure(s) whether originally identified in the approved HMMP, a Monitoring Report or otherwise including a timetable for delivery to ensure that the Condition Target(s) are achieved and thereafter maintained [including any procedure(s) that the local planning authority may at any time specify in writing for such a purpose [in the event of any procedure not proving successful]];

"Condition Target" mean the minimum acceptable targeted level of habitat condition in relation to each habitat type situated on the application site including a time by when that habitat condition will be reached where it is not already being met;

"Completion of Initial Habitats" means the date on which the local planning authority issue an approval of the Completion of Development Report;

"Completion of Initial Habitats Report" means a written report submitted to the local planning authority for the purposes of this condition identifying the date on which the development hereby permitted has been completed together with evidence of such completion and also of compliance with all targets applicable on or before that date identified in the approved HMMP; "Habitat Provision" means all habitat situated on the application site to which this permission relates to be retained, created and enhanced

"Monitoring Report" means a report containing monitoring and survey information to be submitted to the local planning authority in relation to the Habitat Provision including person(s) responsible for undertaking all such monitoring and surveys and submission of the report to the local planning authority.

Reason: to ensure there is adequate protection for the existing habitats and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

5. Pre-commencement Meeting (trees)

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

(a) A site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved Arboricultural Method Statement dated 25 September 2025 and the approved tree Protection Plan 6231/25/TPP, Rev: G, dated 25 September 2025 ("the Approved Tree Details"); and

(b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and

(c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

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

6. Management of Surface Water

No development (including demolition) shall take place until detailed proposals for the management of surface water (including provision of final and substantiated drainage

designs), which strictly accord with the approved drainage strategy (C3824/101 revision Pdated 05/08/2025 with amendments as per LLFA consultation response of 16/09/2025), has been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

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

7. Implementation of Arboricultural Method Statement

No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan (6231/25/TPP, Rev: G) from Mark Hindsley Arboricultural Consultants LTD, dated 25 September 2025.

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

8. Arboricultural Supervision

The development hereby permitted shall only be carried out in accordance with the supervision schedule contained in the approved arboricultural method statement dated 25th September 2025. A written site note that details the name and contact details of the person undertaking the site supervision visit and includes the outcomes of each such visit and any identified remedial works including a timetable for their implementation shall be produced following each such visit and arrangements made to ensure that a copy is received by the local planning authority no later than 48 hours after the supervision visit has been undertaken. In the event of the local planning authority giving notice to the person who undertook a site supervision visit or to any person on the application site (whichever is the sooner) as to any issue relating to any written site note that has been produced then all work on the application site shall immediately cease upon receipt of such a notice (unless an alternative time is specified in the notice) and no further work shall be recommenced without the prior agreement of the local planning authority (or as otherwise may be specified by the local planning authority).

Reason: To ensure that the trees retained on site will not be damaged during the construction works and to ensure that work is carried out as approved and in accordance with current best practice.

9. Species Enhancements

Details of biodiversity enhancements and mitigation as given in section 4 and appendix G in 'PRA, Nesting Birds & Bat Activity Survey Report 172 Canford Cliffs Road' by ABR Ecology Ltd must be implemented in full.

Reason: compliance with National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity" and Poole Plan Policy PP33 "enhance biodiversity".

10. Biodiversity (vegetation clearance)

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.

Reason: Prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981 (as amended).

11. Maintenance & Management of Surface Water Scheme

Prior to occupation, maintenance and management of the Surface Water Management scheme required via condition (1) must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

12. Contamination

In the event that any contamination which has not previously been reported to the local planning authority as part of the planning application to which this permission relates is found during the implementation of the development hereby permitted then this shall be reported without any unreasonable delay (and in any event within [2] working days) to the local planning authority and furthermore no work on any part of the application site shall be carried out at any time after the contamination has been found save as provided for in this condition (or as as otherwise agreed in writing by the local planning authority) unless a risk assessment has been carried out, submitted to and approved in writing by the local planning authority and either:

(a) The local planning authority has confirmed in writing that work can recommence without any further action; or

(b)(i) Detailed remediation scheme(s) in relating to that identified contamination which include:

(A) An appraisal of remediation options;

(B) Identification of the preferred option(s);

(C) The proposed remediation objectives and remediation criteria;

(D) A description and programme of the works to be undertaken; and

(E) A verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria; have been submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved scheme(s);

(ii) Verification report(s) which identify the results of the verification plan and confirms whether all the contamination objectives and remediation criteria set out in the relevant approved remediation scheme(s) have been met have been submitted to and approved in writing by the local planning authority; and

(iii) There has been submitted to and approved in writing by the local planning authority a verification report which confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

All schemes, reports and other documents 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 safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

13. Renewable Energy

Prior to first occupation of the building(s) hereby permitted, details of measures to provide 20% of the predicted future energy use of each dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use, and maintained thereafter.

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 of the Poole Local Plan (November 2018).

14. Traffic Signal Scheme

Prior to the completion of the Damp Proof Course details of a traffic signal scheme for the access drive and car park entrances shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to the first occupation of the apartments hereby approved, and thereafter retained and maintained in perpetuity.

Reason: In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan.

15. Travel Plan

A Travel Plan shall be agreed prior to first occupation of the development. The Travel Plan shall include measures to encourage sustainable travel use amongst residents of the development and timeline for introduction of those measures. The Travel Pack shall include the following measures, but not be limited to these measures:

Residential Travel Information Pack

A Travel Information Pack will be provided to each residential unit upon first occupation of that unit and shall contain the following information:

- An explanation of the purpose and benefits of the Travel Plan and the benefits of sustainable travel;
- Maps of walking and cycling routes to key destinations;
- Timetables, route maps and ticketing information for public transport relevant to the site location;

Public Transport and Beryl scheme (including Bikes, e-Bikes and e-Scooters)

In addition to the Travel Information Pack the following measures will be undertaken with regard to the promotion of public transport and Beryl Bike, e-Bike and e-Scooter initiatives, and on first occupation each household to be provided with:

- Provision of a free three month public transport travel permit for each residential unit (valid for a minimum period of 90 days)
- Provision of Beryl scheme vouchers, including Bikes, e-Bikes and e-Scooters (valid for a minimum period of 90 days)

Reason: In order to mitigate the impact of the development upon the local highway network and surrounding neighbourhood by promoting more sustainable modes of transport.

16. Basement Car Parking

Unless otherwise agreed in writing by the Local Planning Authority to any variation, the undercroft and basement car parking areas hereby approved shall be designed and constructed having regard to the Institution of Structural Engineers Publication 'Design Recommendations for Multi-storey and Underground Car Parks' (2011) or any future update.

Reason: In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan (2018), the Parking Standards SPD (Jan 2021), and the Institution of Structural Engineers Publication 'Design Recommendations for Multi-storey and Underground Car Parks' (2011).

17. Samples of Materials

Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

18. Access, Turning, Parking, Unloading/Loading

No part of the development hereby permitted shall be occupied unless the access, turning, parking and loading/unloading areas shown on approved plans 9491/701 Rev S and 9491/702 Rev M have first been fully constructed and laid out in accordance with the specifications to be submitted to and approved in writing by the LPA. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available.

Reason: In the interests of highway safety.

19. Bicycle Parking

No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on approved plan 9491/701 Rev S and 9491/702 Rev M have first been fully constructed and laid out in the approved plans. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

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

20. Visibility Splays

No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved drawing 9491/701 Rev S and 9491/702 Rev M have first been cleared [and excavated] to a level not exceeding 0.6 metres above the relative level of the

adjacent highway. The visibility splay areas shall at all times thereafter be retained at that level, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

21. External Lighting

Details of a scheme of lighting along the shared access drive and parking area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented prior to the first occupation of the first dwelling hereby approved and thereafter retained and maintained to ensure the lighting remains in working order.

Reason: In the interests of safety of users of the shared surface and the amenity of neighbours in accordance with the Policies PP27 and PP35 of the Poole Local Plan adopted 2018.

Informative Notes

1. Working With Applicants

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.

2. First 4.5m Access Crossing

The applicant is informed that the “first” part of the 4.5 metres of the access crossing in any case falls within the highway and is subject to the direct jurisdiction of the local highway authority. The remaining proportion of the 4.5 metres is also required to be surfaced to ensure free and easy access to and from the highway and to ensure stones, mud, gravel and the like do not result in a hazard on or near the highway.

3. Drainage Details

Detailed drainage proposals may typically include:

- Detailed drainage network layout
- Manhole schedule
- Construction details for drainage elements
- Construction details for SUDS elements
- Hydraulic modelling calculations
- Exceedance flow routes (including proposed ground levels)

Drainage maintenance and management information may typically include:

- Drainage ownership/responsibility layout
- Maintenance schedules
- Maintenance agreements
- Adoption agreements
- Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
- Operations and maintenance manuals

4. Highway and Surface Water/Loose Material

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

5. Legal Agreement

This grant of permission is to be read in conjunction with the Legal Agreement dated **INSERT REQUIRED** entered into between BCP Council and **INSERT REQUIRED**.

6. CIL Liable

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.

7. Bats Maybe Present

The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>.

8. European Protected Species Mitigation Licence

A bat European Protected Species (EPS) mitigation licence from Natural England will be required to have been issued prior to any works commencing. An EPS licence is required to ensure the works are lawful. It is the responsibility of the applicant to arrange for application of the EPS licence.

9. Biodiversity Net Gain (Approval Required)

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Background Documents:

Documents relevant to this application and Officer Report have been uploaded to the Council's website and is publicly accessible, and includes all formal consultation responses and representations submitted in respect of the application.

Case Officer Report Completed

Officer: DHE

Date: 16/10/2025

Agreed by: Katie Herrington

Date: 27/10/2025

Comment: