

Planning Committee



Application Address	Silverways Silver Way Christchurch BH23 4LJ
Proposal	Extension to existing nursing home
Application Number	8/25/0059/FUL
Applicant	Christchurch Housing Society
Agent	CLPlanning Chapman Lily Planning Ltd
Ward and Ward Member(s)	Highcliffe & Walkford Councillor Andy Martin Councillor David Martin
Report status	Public
Meeting date	18 December 2025
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Received 20+ objections from to the scheme from residences within one mile of the site, contrary to the Officer's recommendation
Case Officer	Charlotte Haines
Is the Proposal EIA Development?	No

Description of Proposal

1. The proposal involves the erection of a 2-storey extension to the existing nursing home to create a linked, 10-bedroom care home wing. A single-storey link is also proposed which will connect the new extension to the existing nursing home. The development extends from the southern elevation of the existing care home.
2. The extension will be constructed of red brick walls and red/brown colour tiled to match the existing nursing home. The proposal includes a limited number of second storey windows on the south elevation.

3. A new footpath is proposed to replace the existing and a new covered cycle store for 10 bikes is also proposed for staff to be placed on existing hard standing on the western side of the site.
4. This is a second submission following a previous application which the council failed to determine within the relevant time period. A non-determination appeal was subsequently lodged and was dismissed on the grounds that the proposal would cause harm to the living conditions of neighbouring occupiers in respect of overlooking of a neighbouring residential dwelling.
5. The current proposal has been designed to address these reasons for the dismissal of the appeal.

Description of Site and Surroundings

6. The application site comprises an established nursing home premises located at the north extent of Silver Way, within an area which is primarily residential in use. The site is surrounded by residential development on all sides.
7. The premises occupy a landscaped setting where there are a number of mature trees and is a brick-built structure, two storeys in height and presenting a multi winged layout which span across the site. The building is largely red facing brick work with roof tiles in red / brown.
8. Parking provision is located on the east side of the nursing home and is accessed by way of a private drive from Silver Way.

Relevant Planning History

8/21/0905/FUL (appeal – ref APP/V1260/W/ 22/3306163)	Silverways Silver Way Christchurch BH23 4LJ	2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing.	Appeal Dismissed	07/07/23
8/21/0905/FUL	Silverways Silver Way Christchurch BH23 4LJ	2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing.	Non- determination appeal submitted	14/03/23
8/17/2023/FUL	Silverways, Silver Way, Christchurch, Dorset, BH23 4LJ	Construction of two storey garden room extension providing additional sitting room space, addition of bays to enable creation of en-suite shower rooms to existing bedrooms, associated landscape and hard landscape,	Granted	20/10/17

		addition of 4 car parking spaces		
8/14/0202	Silverways Nursing Home Silver Way	Erection of 2 storey (14 bed) extension to south elevation, 2 storey bay and infill extensions to existing wings, new garden room and roof terrace with associated parking and landscaping	Granted	25/09/14
8/96/0533/F	Silver Way, Silverways Nursing Home, Highcliffe	Formation of additional car parking spaces	Granted	02/01/97
8/96/0132/F	Silver Way, Silverways Nursing Home, Highcliffe	Single storey extension	Granted	09/05/96
8/94/0212/F	Silver Way, Silverways Nursing Home, Highcliffe	Single storey extension to form kitchen/laundry, together with formation of glazed entrance porch	Granted	21/07/94
8/83/0296/F	Silver Way, no 9, Highcliffe	Erection of private garage & formation of vehicular access	Granted	27/06/83

Constraints

9. The following constraints apply to the site

- Highways Inspected Network - 0.05m
- Heathland 5km Consultation Area - 0.00m
- Wessex Water Sewer Flooding - 0.00m

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. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
12. 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.

13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
14. 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.
15. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

16. Natural England: No objection subject to mitigation being secured.
17. Wessex Water: None received
18. Highcliffe & Walkford Parish Council: Object for the following reasons: -
 - Over intensification of the site.
 - No additional parking planned for additional staff members required/visitors. received
19. BCP Highways: No objection subject to conditions.
20. BCP Biodiversity: No objection to application in principle, additional details now provided. A HMMP condition and S106 monitoring fees will be required.
21. BCP Trees & Landscaping: No objection subject to conditions.

Representations

22. Site notices were erected in the vicinity of the site on 20/02/2025 with an expiry date for public comment of 27/03/2025. 20 objections have been received in which the following summarised concerns were raised:
 - Proposed on-site parking is insufficient and would add to the already congested parking within surrounding roads particularly during the summer months.
 - Proposed extension of 10 rooms would generate an increase in staff from 48 to 55 full time employees and from 51 to 63 part time employees and a full time equivalent from 60 to 70 posts.
 - Bicycle parking provision would not make any significant alteration to vehicle usage given the location and hours of operation.
 - Parking layout fails to account for the large waste and clinical waste containers which remove 2 of the parking spaces on the plan.
 - A further 2 staff parking spaces are in an area where there is a brick construction with roof that is used for storage.
 - Overlooking resulting in loss of privacy.

- Loss of sunlight.
- Loss of trees.
- The grounds are not large enough to accommodate the extra visitor and staff parking that is needed.
- The proposed patio will be intrusive when residents and/or staff are enjoying the outside area and should be relocated.
- Proposed extension would lead to a significant increase in staff numbers which will lead to staff parking on adjacent roads that already severely congested.
- Proposed hatched area is barely adequate to accommodate vehicles for the increase in staff numbers.
- Parking on site is already congested as staff parking in any undesignated open areas on site and the designated turning area used by lorries for deliveries.
- Existing parking arrangement is inadequate and proposed parking is even more inadequate.
- Hatched area to be “managed by home on a shift basis” would result in chaos.

23. 2 further comments have been received raising the following summarised points:

- Whilst don't object to the proposal in principle, am concerned about the lack of on-site provision for staff and visitor car parking.
- Additional beds will inevitably require more spaces than currently provided.
- Provision of cycle sheds is merely a virtue signalled provision.
- Very few staff will live locally and with inadequate public transport, the vast majority will need to use their own cars to get to work.
- Increased visitor numbers will exacerbate the difficult parking on local streets especially during the holiday season.
- Don't object to application itself as appreciate that more care home places are needed to cope with demand; however, parking is an issue.
- Suggest a resident parking permit system to overcome the issue of inadequate parking in surrounding roads for residents.

Key Issue(s)

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

- Principle of development
- Design, form and scale and impact on visual amenities of the area
- Impact upon residential amenities
- Parking and Access
- Trees and Landscaping
- Biodiversity, Heathland and New Forst Mitigation and Nutrient Neutrality

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

Policy Context

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014), Highcliffe and Walkford Neighbourhood Plan (2023) and saved policies of the Christchurch Local Plan (2001).

Christchurch and East Dorset Local Plan 2014

KS1 Presumption in favour of sustainable development
 KS2 Settlement Hierarchy
 KS11 Transport and Development
 KS12 Parking Provision
 LN6 Housing and Accommodation for Vulnerable People
 LN7 Community Facilities and Services
 HE2 Design of new development
 HE3 Landscape Quality
 ME1 Safeguarding biodiversity and geodiversity
 ME2 Protection of Heathlands
 ME3 Sustainable development standards for new development
 PC6 Tourism

Christchurch Local Plan 2001

ENV 21 Landscaping in New Development
 H12 Residential Infill

Highcliffe and Walkford Neighbourhood Plan 2023

HWNP8. Parking Standards
 HWNP9. Locally Important Community Facilities
 HWNP11. Retaining and Reinforcing Local Character

27. National Planning Policy Framework (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

.....

For decision-taking this means:

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

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

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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

Planning Assessment

Principle of development

28. There is a presumption in favour of sustainable development within the NPPF. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless

policies in the Framework provide a clear reason for refusing the development proposals. The Core Strategy policies relevant to this application are considered to be up-to-date.

29. Policy LN6 (accommodation for the vulnerable people) states that new social, care, or health- related development proposals, or major extensions to existing developments within the C2 use classification, will not be subject to Policy LN3. However, they must demonstrate that any impacts or risks to the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services have been considered and mitigated.
30. The planning statement submitted with the application advises that the proposal consolidates the Christchurch Housing Societies care facilities and as such, will not result in additional pressure to the NHS and health facilities in accordance with policy LN6 and is subsequently supported.
31. Policy LN7 states that facilities and services will be provided to support existing and future population growth and changes in age profiles. The policy clarifies that priority will be given to any proposals to allow the multi-use of existing facilities, followed by the expansion of existing, well-located facilities to allow for the co-location of facilities and services.
32. The site is located within Highcliffe and is well located close to the designated 'district centre'. The development would provide additional care home bed spaces within an existing urban area and would also provide additional employment opportunities. As such, the proposal is considered to accord with Policy KS2.
33. Chapter 6 of the Highcliffe and Walkford Neighbourhood Plan has regard to community facilities, identifying Silverways as a locally based Care Home healthcare facility and is recognised as a locally important community facility.
34. Policy HWNP9 of the Neighbourhood Plan states that 'the community facilities and associated land should be retained and allowed to modernise and adapt to continue to meet the community's needs for social wellbeing/healthcare/ education/ culture, sports and leisure'. The proposal to extend this existing facility would comply with this Neighbourhood Plan Policy.
35. The proposal is considered to comply with Policies LN6 and LN7 of the Core Strategy and Policy HWNP9 of the Neighbourhood Plan. The proposed extension is therefore considered to be acceptable in principle subject to no adverse impact on the street scene and character of the area, amenity of neighbouring occupiers and highway safety. These issues are addressed in the following sections of this report.

Design, form and scale and impact on visual amenities of the locality

36. The proposal would appear as an extended wing that would sit parallel with the existing eastern wing of the care home. The proposed extension is similar in architectural style to the care home and would be constructed of matching materials. The proposed extension would be slightly set down in height and would appear as a subservient addition to the existing building.
37. This application follows an earlier scheme for a two-storey extension of a similar scale which was dismissed on appeal. In dismissing the appeal, the inspector raised no concern in relation to the effect of the proposal on the character and appearance of the area. The design of the previously dismissed extension comprised of a two-storey block design with flat roofs and incorporated a flat roof link extension.

38. In comparison, the proposed extension subject of this application would have a pitched roof which would appear similar to the existing building. A flat roof link extension is also retained which serves to reduce the perceived mass of the overall enlarged building. It would allow the extension to appear as a distinct addition to the building. The footprint of the proposed extension would be relatively modest ensuring sufficient space around the building and within the site is retained.
39. It is therefore considered that the proposed extension would be compatible to the character and form of the existing care home building and would not adversely affect the visual amenities of the area. The proposal would ensure the spacious and verdant character of the site is retained. The proposal therefore complies with Policy HE2 of the Core Strategy, Policy HWNP11 of the Neighbourhood Plan and Saved Policy H12 of the Christchurch Local Plan.

Impact upon residential living conditions

40. Policy HE2 states that; 'development will be permitted if it compatible with or improves its surroundings in; its relationship to nearby properties including minimising disturbance to amenity'. Saved policy ENV3 refers to development which creates noise, discharges or emissions not harming the amenities of occupants of nearby land.
41. Saved Policy H12 advises that proposals for private or institutional residential development or extensions to existing residential premises will be permitted provided that they meet a number of criteria including that residential amenities of existing and future occupiers of dwellings are not adversely affected by noise or disturbance or by the loss of light or privacy.
42. The site is a large multi-winged two storey nursing home set within gardens to all sides and surrounded by residential properties. A public footpath runs to the southern boundary connecting Silver Way to Pine Crescent. More recent residential infill development at nos.28A and 29A Pine Crescent are located in close proximity to the western boundary of the site.
43. This application follows a previous scheme for a two-storey extension to provide a 10-bedroom wing to the care home. This extension was of a two-storey flat roofed built form that extended from the south of the existing building which broadly aligned with the southern and western boundaries. In considering the proposed design, the inspector noted that a number of windows would feature in the proposed west elevation at both ground and first floor levels. The inspector considered that these windows would not overlook Nos. 29 and 30 Pine Crescent due to the length of their gardens and relatively long distance between the proposed extension and the rear elevations of these properties. However, the proposed extension would have first floor windows that would overlook part of the garden areas of these properties, and more significantly 29A Pine Crescent which due to its back land position was in closer proximity to the proposed extension.
44. The Inspector concluded that the proposed extension would result in an increased degree of actual and perceived overlooking and an unreasonable loss of privacy which could not be overcome through a condition to obscure glaze the windows as they also served a bedroom which would have resulted in loss of outlook for future occupiers of this room. Therefore, the main reason for dismissing the appeal was due to the harmful effect that the proposed extension would have on the living conditions of the occupiers of neighbouring properties with particular regard to overlooking.

45. Similar to the previous application, there have been multiple objections to the proposal from neighbouring properties within Pine Crescent which raise concerns in respect of overlooking and loss of privacy. However, as noted in the proposal description above, this proposal seeks to address the reasons for the dismissal of the appeal.
46. The proposed two storey extension has been re-oriented so that it does not directly face the existing dwellings and their amenity space and is also set further away from the boundary. The submitted site plan provides a dashed overlay of the previous extension that was dismissed on appeal to allow for comparison with the proposed extension subject of this application. The single storey link extension has been increased in size compared to the previous scheme and it is this part which is closest to the neighbouring property at 29A Pine Crescent.
47. Furthermore, the number of upper floor windows on the south elevation has been reduced with two of the three windows now proposed serving en-suite bathrooms. These windows would face towards the rear gardens of Nos. 30 and 31. However, there would be a distance of 16 metres between these windows and the site boundary with the rear gardens of these properties. The rear gardens of these properties have a depth of approximately 20 metres and as a result there is a separation distance well in excess of 30 metres between the proposed extension and the rear elevations of these properties. Any views from the first-floor bedroom window due to its position would be at a significantly oblique angle that would prevent any harmful overlooking towards 29A Pine Crescent.
48. In addition, a further small window serving an en-suite bathroom is positioned on the west elevation of the proposed two storey extension facing towards 29A Pine Crescent. However, as this serves an en-suite this window can be obscure glazed. There is also a window serving a bedroom on the east elevation which would have views over the grounds and towards the access with Silver Way. Any views from the first-floor bedroom window due to its position would be at a significantly oblique angle that would prevent any overlooking towards 6 Silver Way. There may be some views towards the side elevation of this property however it was observed on site that there are no window openings on this elevation.
49. The reduction in the number of upper floor windows along with the re-orientation so it does not directly face towards the nearest neighbouring residential property at 29A Pine Crescent as well as its increased distance from the boundaries would ensure that there is no increase in perceived overlooking.
50. It is therefore considered that the proposed extension would not result in an increased degree of actual and perceived overlooking and as a result there would be no significant loss of privacy to the occupiers of neighbouring residential properties. The proposal would therefore comply with Policy HE2 of the Core Strategy and Saved Policy H12 of the Local Plan.

Trees and Landscaping

51. The proposal retains the existing landscape and adds to it but planning for shrubs, trees and greenery along the boundary line for screening. The footprint of the extension respects the retained trees, and new planting will reinforce the existing screening. The submitted Tree Reports and Tree Protection Plan have demonstrated the measures that will be taken to ensure the protection of existing trees within the site and its boundaries.

52. Whilst there are Silver Birch, Norway Maple and Douglas Fir Trees located close to the proposed extension, they are sufficiently set away from the footprint of the extension to ensure their retention. The main openings serving bedrooms and a ground floor lounge do not face directly onto these trees. In any case, the trees provide an attractive and interesting outlook for residents of the care home in a similar manner to the existing trees within the grounds of the site that surround the care home. In this regard, the existing Silver Birch Tree is positioned close to the existing southern wing of the care home where there are windows serving bedrooms.
53. It is also noted that a similarly sized 2 storey extension albeit of a different footprint and position was subject of a non-determination appeal. The proposed extension was in the same part of the site as the current proposal and had a similar relationship with the above trees. In dismissing the appeal, the inspector noted that the Council's Tree and Landscape Officer consulted on the planning application subject of the appeal did not object as they considered that adequate provision had been made for the protection of important trees.
54. The tree officer in considering the submitted landscaping plan considered that a native species of hedging be used instead of a Cherry Laurel hedge that was originally proposed. An amended landscape plan was submitted proposing a Wild Privet hedge which is a native species. In addition, 3 new trees are proposed to be planted.
55. The tree officer in considering the proposal along with the amended landscape plan has considered that on balance the proposal would have an acceptable impact on trees, subject to conditions that ensure adherence to the tree reports and tree protection plan as well as the provision of the soft landscaping. A condition requiring a pre-commencement meeting is also recommended so that these measures can be verified and agreed on site.
56. The proposed extension would therefore have an acceptable relationship with mature trees, would ensure their protection and thus ensuring the overall tree cover of the area is retained and enhanced. As such the development complies with Policies HE2 and HE3 of the Core Strategy and Policy HWNP11 of the Neighbourhood Plan.

Parking and Access

57. The application site is located within a primarily residential area with surrounding streets offering elements of restricted and unrestricted on-street parking. The appeal site is in a location which is accessible by a number of differing public transport modes.
58. The submitted site plans show the existing parking layout for 35 cars with potential for an additional 8 car parking spaces which are shown in tandem arrangement as overflow parking when needed. It is also noted that 2 of the spaces shown are within a building that lies outside of the application site albeit within land that is within the ownership and control of the applicant (as demarcated by the blue line).
59. Under the Parking Standards SPD, the site is located within Zone D, and a C2 Care Home use within this Zone generates a car parking demand of 0.2 spaces per bed and 0.2 spaces per full time equivalent (FTE) staff. The proposed extension would provide an additional 10 beds and 10 FTE staff with the enlarged care home comprising of a total of 71 beds and 70 FTE staff. This equates to a total car parking demand of 29 spaces. The submitted plans originally proposed 35 formal spaces within this site with scope for an additional 8 staff overflow spaces to be made available should demand dictate. Therefore, sufficient parking provision is made available on site albeit with some spaces comprising of a tandem arrangement which is managed appropriately for staff with varying shift patterns. The Local Highway Authority consider this to be an acceptable parking provision on site.

60. However, it was considered that the overflow 'grasscrete' parking spaces specifically numbers 33 and 34 would obstruct a perimeter path and as such this arrangement is unacceptable as it inhibits safe access for residents, visitors and staff. These parking spaces were also significantly substandard in size and could therefore cause greater obstruction in reality than shown on the submitted plans. It was observed on site that these spaces did not currently exist and the main access path to the building is free from obstruction. Amended plans were therefore submitted which removed these parking spaces. Given the on-site parking requirement for the care home is 29 spaces, the reduction in parking spaces within the site to a total of 33 would be acceptable.
61. In addition, the Parking SPD requires the provision of 0.05 cycle spaces per bed and 0.4 spaces per full time equivalent (FTE) staff. This proposal will result in an increase of 10 beds and 10 FTE staff members across all shifts thus equating to a parking demand net gain of 5 spaces in total. Consequently, the provision of new secure, covered parking for 10 cycles and external Sheffield type stands for 16 cycles would exceed this requirement.
62. The Local Highway Authority support this additional cycle parking provision and confirm that the layout and design of the majority of the proposed cycle parking complies with the Parking SPD and is therefore acceptable. However, the 14 spaces to be built in place of an existing shed that is adjacent to the northern elevation of the building is not shown in full on the submitted site plan and as such a condition is recommending requiring the submission of details of this cycle parking in order to ensure that this cycle spaces are compliant with the Parking SPD.
63. A number of concerns have been raised by residents of properties on roads immediately surrounding site about the impact of the additional staff parking on the surrounding roads. In their representations, it was noted that there is already overspill on street parking within these roads.
64. The parking layout shown on the submitted plans is almost identical to that shown on the previous scheme that was dismissed on appeal. This is because it broadly reflects the existing parking arrangements for the site. The concerns of residents regarding the increased parking demand and the potential for this to overspill onto surrounding roads was also raised in representations submitted in respect of the application and subsequent appeal for the proposal.
65. In considering the matter in their appeal decision, the inspector noted at the time of their site visit that there were sufficient available parking spaces within the appeal site, with no obvious overspill parking taking place on the surrounding highway network. This was also observed by the planning officer when making a site visit. However, the inspector accepted that this observation over the parking was a moment in time and had no doubt having regard to the neighbours' representations that at certain times overspill parking does take place within the surrounding area. However, they acknowledged that the proposal would be unlikely to generate a significant increase in vehicle trips and that sufficient parking would be retained to meeting the Parking Standards.
66. In the same manner as the current application, additional cycle parking was also proposed which the inspector also had regard as this would provide an alternative and sustainable mode of transport to and from the site.
67. Whilst the concerns of local residents in respect of overspill parking are acknowledged and it is accepted that on occasion overspill parking may occur which can be an inconvenience to residents, it is considered that the proposal would contain acceptable levels of on-site vehicular parking and would not result in harm to highway safety.

68. The Highway Authority have assessed the proposal and consider there to be sufficient on-site parking which meets with the Parking Standards SPD and as such the proposal would comply with Policy H12 of the Core Strategy and Policy HWNP8 of the Highcliffe and Walkford Neighbourhood Plan which requires the provision of parking in line with the Parking Standards SPD.

Heathland Mitigation

69. The site is within 5km of the Dorset Heathlands Special Protection Area and Special Area of Conservation. The Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning document (April 2020) (SPD) advises that the Dorset Heathlands is designated for protected and priority habitats and species including Dartford warblers, nightjars, woodlark, hen harrier, merlin, sand lizards and smooth snakes as well as other typical species of lowland heathland, wetlands and dunes. Evidence shows that the designation is under significant pressure from an increasing number of people living nearby. As the population grows, urbanising impacts from human pressures and damage caused by domestic pets have the potential to cause ongoing adverse effects on the protected habitats and species.
70. The SPD sets out a strategy for the avoidance and mitigation of impacts of new residential development. Appendix B sets out advice for different uses which are not specifically mentioned in the SPD with the guidance indicating that nursing homes would not have a likely significant effect, alone or in combination with other projects.
71. The SPD confirms that certain types of specialist purpose-built nursing homes where residents are no longer active will not have a significant effect on the Heathlands and do not need to provide mitigation. Residents of these developments would not be expected to leave the property to access heathland, either alone or with the support of a family member/carer.
72. Therefore, it can be concluded that the proposed additional residents of this nursing home will not be active in the sense of being able to visit the heathland. Therefore, given the proposed residents falling within Class C2- nursing home use, no mitigation is required to pass the appropriate assessment required by the Habitat Regulations.
73. The proposal seeks to extend a facility providing community care provision, and the agent has confirmed that the 10 bedrooms within the extension would be for 24 hours close care. A condition is recommended to ensure that this provision remains within this use. In this case the specialised C2 care home use does not require a financial contribution for mitigation, in line with Appendix B of the Dorset Heathlands Planning Framework (2020).
74. On this basis, the proposed extension would introduce accommodation that would not have a likely significant effect, alone or in combination with other projects on the Dorset Heathlands in the absence of mitigation.

New Forest Mitigation

75. The site lies within the 13.8km 'zone of influence' of the New Forest SAC, New Forest SPA and New Forest Ramsar sites, which are protected under European legislation for their wildlife importance.
76. It has been demonstrated in the recent report by Footprint Ecology to the New Forest Steering Group (New Forest Strategic Access Management & Monitoring (SAMM) Strategy October 2024) and in agreement with Natural England that additional recreational pressure from additional dwellings have the potential to harm the integrity of these designated sites.

77. Natural England confirmed in the previous non determination appeal for the proposal that the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning document (April 2020) (SPD) is appropriate for the New Forest in relation to the impact of different uses. Therefore, the considerations above in respect of the proposal in relation to Dorset Heathlands is applicable to the New Forest Impacts.
78. The Heathlands SPD sets out a strategy for the avoidance and mitigation of impacts of new residential development. Appendix B sets out advice for different uses which are not specifically mentioned in the SPD with the guidance indicating that nursing homes would not have a likely significant effect, alone or in combination with other projects.
79. The proposed extension would provide 10 additional bedrooms to the facility which would be for residents that require 24 hour close care. Residents would therefore not be expected to leave the property to access the New Forest, either alone or with the support of a family member/care.
80. In this case the specialised C2 care home use does not require a financial contribution for mitigation of the New Forest Impacts.
81. On this basis, the proposed extension would introduce accommodation that would not have a likely significant effect, alone or in combination with other projects on the Dorset Heathlands in the absence of mitigation.

Biodiversity

82. 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."
83. 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. Policy ME1 sets out policy requirements for the protection and where possible, a net gain in biodiversity.
84. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021, and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions 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.
85. A Biodiversity Metric and assessment report has been submitted with the application. The metric indicates the loss of 1 x small tree in good condition and 1 x small tree in moderate condition but the retention of all other existing habitats.
86. The metric indicates the following new habitats to be created:
- 7 x new trees with a target condition of moderate
 - 0.0046ha of introduced shrub
87. The metric also includes the following hedgerow habitat post development:
- 0.0385ha of native hedgerow enhancing a non-native hedge, with a target condition of poor

88. The above habitats still result in an overall net loss of -1.92% for area habitats. There is a deficit of 0.26 area units which would need to be made up through the purchase of offsite units. The applicant has not produced significant justification in relation to the biodiversity hierarchy, but it is considered that with the constraints of the site (buildings, parking areas and existing trees and planting) there is little space for additional habitat on site. The applicant has worked with the Council to provide a good quality landscaping plan including native species of hedge.
89. The metric therefore demonstrates that 10% BNG cannot be achieved on site. As no further gain that can be counted towards the 10% can be provided within the curtilage of the development as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.
90. The re-provision of trees of moderate condition would require monitoring fees to be secured through the S106 agreement. The monitoring fee has been calculated to be £2,542.00 for the statutory 30 year period. This fee is to cover the costs to the Council for carrying out its statutory duty of ensuring that the on site habitat works proposed for the purpose of achieving biodiversity net gain are implemented in accordance with the Habitat Management and Monitoring Plan (HMMP) (subject to agreement of those works) and the ongoing maintenance of those habitats, and the review of the required reports which will be submitted by the applicant on completion of the habitat and at each of the agreed intervals.

Nutrient Neutrality

91. The application site is within the catchment of the Christchurch Wastewater Recycling Facility which discharges enriched water into the River Avon which is designated as a Special Area of Conservation under the Habitat Regulations 2017 and listed as a Ramsar site.
92. The River Avon is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended). The designated sites are in unfavourable condition due to high levels of nutrients. The river is phosphorus limited which means that any addition either directly or indirectly should be deemed to have an adverse impact on its integrity.
93. An appropriate assessment must be undertaken to assess the effects of the proposal, in combination with other developments on this SAC. Natural England advise that all new developments which would involve an overnight stay, like this one, within the catchment should achieve 'nutrient/phosphate neutrality'. If they do not, then additional phosphate loads could enter the water environment causing significant adverse effects on the River Avon SAC.
94. The Council is the competent body for AA and ultimately responsible for producing the HRA in this instance.
95. The applicant has submitted a nutrient calculator for the development. Subject to the imposition of a Grampian condition requiring the purchase of credits to offset the phosphorous load calculated, the proposal is considered to be acceptable in this respect and is considered to be in accordance with Policy ME1 of the Christchurch and East Dorset Local Plan.

Planning Balance / Conclusion

96. Overall, it is considered that the proposal would provide a type of accommodation for which there is a local need. The proposed extension would be of acceptable scale and design and integrate with the existing buildings on site in a suitable manner. The proposal would not be harmful to the character and appearance of the area, would have an acceptable impact on trees, would provide an adequate level of parking provision and BNG has been suitably addressed. The last application in 2021 was dismissed on appeal in relation to overlooking of neighbouring properties. This application has addressed the issues raised by the Inspector by re-orientating the extension away from directly facing the closest residential property at 29a Pine Crescent and significantly reducing the number of first floor windows facing neighbouring properties.
97. It is therefore considered that the proposal is in accordance with the provisions of the Development Plan when considered as a whole. It is considered that the identified material considerations including the benefits of the scheme also clearly support a view in favour of granting the proposal.

Recommendation

98. Conditional Permission

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

- satisfactory completion of a Legal Agreement necessary to secure the BNG monitoring fees; and
- the following planning conditions (below)

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

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

Section 106 terms

Financial contribution of £2,542 towards Biodiversity Net Gain monitoring fees.

Conditions

1. Standard time limit

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. Development to be carried out in accordance with plans as listed

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

5216.01 O Proposed Site Plan
 5216.02 G Proposed Ground Floor Plan
 5216.03 G Proposed First Floor Plan
 5216.04 D Proposed Roof Plan
 5216.05 D Proposed Elevations Sheet 1
 5216.06 C Proposed Elevations Sheet 2
 5216.07 B Location and Block Plan
 5216.08 Cycle Store Details
 5216.10 A Existing GF Plan
 5216.11 Existing Upper Floor Plans
 5216.12 Existing Elevations
 674/TPP/1 Tree Protection Plan 674 Tpp 1
 602-1-R2 2 Landscape Plan (Amended)
 602-2-R3 3 Biodiversity Habitats Plan (Amended)

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

3. Construction Management Plan

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

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

4. HMMP condition

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 and biodiversity related plans and documents required to be approved in the other conditions forming part of this permission.

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. Significant LEMP condition

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. 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development or its first occupation, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species. The landscaping shall thereafter be retained.

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.

6. Phosphates mitigation

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

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

7. Drainage

No part of the development hereby permitted shall be commenced unless a drainage scheme for the disposal of surface water by way of a sustainable drainage system has first been submitted to and approved in writing by the local planning authority.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure that proper provision is made for a drainage scheme and this is a pre-commencement condition to ensure that all necessary works are provided at an appropriate time.

8. Material samples

No part of the development hereby permitted shall be constructed that is visible above damp proof course level unless details of all external facing and roofing materials have first been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality.

9. Development to be carried out in accordance with the approved AMS

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 Impact, Method Statement and Tree Protection from Richard Nicholson dated 1st November 2024.

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

10. Pre commencement arboricultural meeting

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

- (a) A site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved Arboricultural Impact Appraisal 674/AIA/1 and Method Statement and 674/AMS/1, dated 1st November 2024 and the approved tree Protection Plan Napc/674/TPP/1, dated 30/10/24 ("the Approved Tree Details"); and
- (b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and (c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the Local Planning Authority.

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

11. Vehicle Access/Parking/Turning

Notwithstanding details shown on the submitted plans, within 3 months of the commencement of the development, details of the final arrangement of the access, parking and turning areas, shall be submitted to the Local Planning Authority for approval in writing. These areas shall be constructed and arranged in accordance with the approved details and permanently retained and kept available for their intended purpose at all times.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

12. Cycle Parking

Notwithstanding details shown on the submitted plans, within 3 months of the commencement of the development, details of the final arrangement of secure cycle parking, shall be submitted to and approved in writing by the Local Planning Authority. The provision of the cycle parking shall be carried out in accordance with the agreed details and completed prior to occupation of the development hereby approved. The cycle parking shall thereafter be retained, maintained and kept available for the occupants and visitors of the development at all times.

Reason: To ensure the proper construction of cycle parking facilities and to encourage the use of sustainable transport modes.

13. Obscure glazed windows

No part of the development hereby permitted shall be occupied unless the first floor bathroom window(s) to rooms 1.1, 1.5 and 1.6 on the west and south elevation as shown on approved the plans have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Reason: To preserve the amenity and privacy of the adjoining property.

14. Use as care home only

The additional bedrooms which are part of the development hereby permitted shall only be used for 24 hour close care and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure no impact on the protected Heathland and New Forest international sites with no mitigation in place.

Informatives

1. Biodiversity Net Gain

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.

2. No Storage of Materials on Footway/Highway

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

3. Streetworks

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

Background Documents:

8/25/0059/FUL

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

Notes.

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

Reference to published works is not included.