

Planning Committee



Application Address	48 Hillbourne Road, Poole, BH17 7JB
Proposal	Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking
Application Number	P/26/02224/FUL
Applicant	Birchmile Ltd
Agent	Chris Shipperley Chapel Studios 14 Purewell, Christchurch, BH23 1EP
Ward and Ward Member(s)	Creekmoor - Cllr Judy Butt, Cllr Paul Slade Broadstone - Cllr Peter Sidaway, Cllr Vikki Slade
Report status	Public
Meeting date	10 September 2026
Summary of Recommendation	Grant
Reason for Referral to Planning Committee	Ward Cllr (Peter Sidaway) Overdevelopment of the site. Not enough amenity space. • The left hand bungalow is very close to the boundary and kitchen window of the property behind at 131 York Road. • The current plot had a small bungalow on it and now the proposal is for three bungalows, Each would have very little amenity space compared to the other properties in the immediate area. detached houses. • Overlooking the neighbouring property • This property is the first across the boundary in Creekmoor. If this property was in Broadstone, it would not meet Broadstone Design Guide or Neighbourhood Plan policies
Case Officer	Dominika Robbins

Is the Proposal EIA Development?	No
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Description of Proposal

1. Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking.

Description of Site and Surroundings

2. The application site is a large corner plot occupied by a detached bungalow. It is located at the junction between York Road and Hillbourne Road. The existing dwelling is centrally located within the plot with the access driveway taken from Hillbourne Road. The existing building is set far back into the plot. There is mature vegetation around the perimeter of the site including a large tree towards the south-west of the site. The remainder of the garden is laid to lawn with some ornamental shrub planting.
3. There is an existing vehicular access from Hillbourne Road, and York Road. Pedestrian access is gained from Hillbourne Road.

Relevant Planning History

4. **2024** - Demolition of existing dwelling and erection of four no. detached bungalows, formation of access and parking – **refused** (APP/24/00829/P)

Refusal reasons:

- The proposed sub-division of the site in the manner proposed would create four resultant plots that would be considerably smaller and narrower than the other plots in the immediate vicinity of the site and which would be at odds with and disrupt the established prevailing pattern and grain of development and would appear cramped and contrived. As a result, the proposed development would fail to reflect the well-defined spatial relationship that exists between dwellings, as well as disrupting the sensitive balance between the built form and landscaping, that are characteristic features of this part of the street scene. As such, the proposals would conflict with the provisions of Policy PP27 of the Poole Local Plan 2018, which requires a good standard of design in all new developments, that reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, Policy PP28 which sets out that plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development which would preserve or enhance the area's residential character, and the aims of the National Planning Policy Framework (the Framework) which promote good design.
- The submitted arboricultural information does not take the constraints of a large mature Oak tree fully into consideration and has not demonstrated that the development can be built and used without detriment to an important street tree. The information is contrary to section 4.6.2 of BS:5827:2012 Trees in Relation to Design, Demolition and Construction. The works are likely to cause damage to the Oak tree, which is contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2018).

- Lack of SAMMs payment

This application was also dismissed at appeal (APP/V1260/W/25/3361229) as it would result in substantial harm to the character and appearance of the area, raising conflict with the development plan. The Inspector said: *“The dwellings would be modest in size and would be set close to the highway. Due to their proximity these would be a dominant form of development. This would harm the streetscene in contrast with the recessed appearance of local built form, largely set behind mature planting. This effect would also reduce the sense of spaciousness in the area. Furthermore, the prominence of the proposal could not be materially softened by plant screening due to the limited depth of front gardens. Therefore, whilst the plot widths and proposed materials would be comparable to local examples, the scheme would be an obtrusive form of development, having an adverse effect on the character of the site and its surroundings. Furthermore, the parking spaces associated with plot 3 would be located on York Road, alongside an oak tree. The parking provision for this plot would be remote from the dwelling and would not be provided in a convenient or practical location. Accordingly, future occupiers would have to carry items a long distance to and from their vehicles around the corner of the site. The position of this parking would also prevent owners’ natural surveillance of their vehicles, raising crime and safety concerns, and representing an element of poor design that further weighs against the scheme.”*

Constraints

5. Poole Harbour Nutrient Catchment Zone
6. TPO REF: 24/00005
7. The site is within 5km (but not within 400m) of Heathland SSSI

Public Sector Equalities Duty

8. 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

9. 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.

10. 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”.
11. 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.
12. 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

13. BCP Highway Services – no objection subject to appropriate conditions.
14. BCP Waste & Recycling – no objection.
15. BCP Arboricultural Team – no objection subject to appropriate conditions.
16. BCP Environmental Health Team – no objection.

Representations

17. Site notices were posted outside the site on 21 May 2026 with an expiry date for consultation of 12 June 2026 and additional site notices were displayed on 21 July with an expiry date for consultation of 11 August 2026 due to submission of the amended plans including insertion of additional gable windows to unit 1 and 2.

2 letters of representations have been received from the same address raising objection to the proposal. The issues raised comprise the following:

- Properties no.1 and 2 would breach building line at Hillbourne Road,
- Property no.1 would be built too close to the boundary with No.131 York Road that would cause subsidence to our driveway and bungalow and lack of natural light into a kitchen window,
- Pilling and excavation proposed next to the property at no. 131 York Road having impact on ground stability,
- vibrations, intrusive noise plus airborne dust and particulates emitted during construction,
- Property no.1 would encroach into the protective area around the oak tree.

Officer's comments: Comments regarding pilling and excavation proposed next to the property at no. 131 York Road having impact on ground stability is a civil matter covered by the Party Wall Act 1996.

Key Issue(s)

18. The key issues involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development

- Impact on the character and appearance of the area
- Impact on the residential amenity
- Impact on parking and highway safety
- Impact on trees
- Flood risk issues and drainage
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

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

Policy Context

20. 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. In reaching this decision the policies in the Development Plan for the area were taken into account. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

These include specifically the following policies:

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and plot severance
- PP31 Poole's coast and countryside
- PP32 Poole's important sites
- PP33 Biodiversity and geodiversity
- PP34 Transport strategy
- PP35 A safe, connected and accessible transport network
- PP37 Building sustainable homes and businesses
- PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)

The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)

National Planning Policy Framework (August 2026)

- DM1 – 10 Decision Making Policies
- D1-6 Achieving sustainable development

- H01 – 13 Delivering a sufficient supply of homes
- L1-3 Making effective use of land

Planning Assessment

Presumption in favour of sustainable development

21. Policy S3: Presumption in favour of sustainable development (1) of the Framework states that Decision on development proposals should apply a presumption in favour of sustainable development. For proposals within settlements, Policy S4 of the Framework should be applied.
22. Policy S4: Principle of development within settlements (1) states that Development proposals within settlements should be approved unless the benefits of doing so would be *substantially outweighed* by any adverse effects, when assessed against the national decision-making policies in this Framework.
23. Policy H07(1) of the Framework, Meeting the need for homes, states that in applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.
24. As of 1 April 2025, BCP Council can demonstrate a 2.55 year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.
25. For this planning application, the benefits provided from the supply of an additional residential unit is considered to carry significant weight in the planning balance.

Principle of development

26. 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 reflect the presumption in favour of sustainable development contained in the NPPF.
27. 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. 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, these being the town centre, district and local centres and locations close to the sustainable transport corridors. A sustainable transport corridor is defined as 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.

28. 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.
29. The application site is located within the sustainable transport corridor, as described by Policy PP2 of the Poole Local Plan. Therefore, the principle of residential development on site is acceptable, subject to its compliance with the adopted policies. This is discussed below.

Impact on the character and appearance of the area

30. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development, including usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
31. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
32. Framework Policy DP3(1), *Key principles for well-designed places*, states that Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 (Making effective use of land) and L3 (Achieving appropriate densities).
33. The surrounding character of the area is residential, comprising detached bungalows houses and semi-detached houses of varying architectural form, merit and materials. The majority of the houses on the street are set well back or behind dense landscaping. Building ranges from chalet bungalows to two storey houses. There are clear visual breaks between the facing side elevations of neighbouring properties in all cases in the row. There is a consistency and uniformity in building line to houses fronting onto Hillbourne Road.
34. The site currently has a substantial garden which is under used and is an anomaly in the pattern of development within the local area. The proposal is to demolish side and rear extensions of the existing house and to split the application site to three smaller plots to accommodate 2 new detached houses with parking and outdoor garden space.
35. The previous application for 4 new dwellings (APP/24/00829/P) was refused by the LPA and one of the reasons of that refusal was size and width of the new plots being not in keeping with prevailing pattern and grain of development and would appear cramped and contrived. At the appeal stage ((APP/V1260/W/25/3361229), however, although the Inspector stated that the dwellings would be set close to the highway and due to that they would constitute a dominant

form of development that would harm the streetscene, they considered that the plot widths and proposed materials would be comparable to local examples.

36. Taking into consideration that the current scheme proposes the application site being split into three new plots not four as previously refused and dismissed, it would be considered that their sizes would be in keeping with various sizes of plots in the area.
37. The existing dwelling – chalet bungalow – would be retained but side and rear extensions would be demolished. The 2 new proposed houses would be 2 storeys chalet houses. The remaining property and Unit 2 (that would be sited to the east of the application site) would be accessed from Hillbourne Road and Unit 1 (to the west of the application site) – from York Road.
38. Comparing with the previously refused and dismissed scheme, the proposed houses would be set back from Hillbourne Road, and although Unit 1 and 2 would slightly encroach the established building line at this road, on balance, it would not be considered to be dominant or cause material harm to the street scene.
39. To the south of all the properties facing Hillbourne Road and to the west of Unit 1 facing York Road, there are proposed garden areas enclosed by 1m hedge that would retain sense of spaciousness. There are also proposed 2 hardstanding parking spaces for each of the property.
40. With regards to the scale and design of the remaining property and 2 new houses, they all would be of similar scale and height, would have pitched roofs with front dormers and finishing materials would be in keeping with those present in the street scenes of Hillbourne Road and York Road.
41. Therefore, the proposal would preserve the pattern of development in the area that is in accordance with the provisions of the Policy PP27 of the Poole Local Plan.

Impact on the residential and neighbouring amenity

42. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
43. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
44. The remaining dwelling due to side and rear extension proposed to be demolished and no new extensions or alterations to be erected, would not introduce any new shading, overbearing impact and would not cause loss of outlook for the occupants of the neighbouring properties.
45. Unit 2 would be sited approx. 1m from the boundary with No. 46 Hillbourne Road, however, any shading casting towards this property in the afternoon hours and impact related to mass of this proposed unit would impact the garage located at this neighbouring site erected on next to the boundary with the application site. Therefore, amenities of No.46 Hillbourne Road would be preserved.
46. Unit 2 would cause some shading towards No.2 York Close throughout a day. However, this unit would be erected approx. 5m away from the boundary with this neighbouring property and taking

into consideration its height of 7m with a pitched roof, it would cause no material harm for this neighbour in terms of shading, loss of sunlight/daylight, loss of outlook or overbearing impact.

47. Unit 1 would be erected only 1m from the property at no. 131 York Road and would be 7m in height. There are 2 windows on this property's southern elevation – one serving the kitchen and another one serving the living room. The living room window is inserted close to the front elevation of this neighbouring property and therefore, would only be affected by some shading casted by Unit 1 in the morning hours. The kitchen window would experience more of that shading throughout a day, however, distance between Unit 1 and this window would be approx. 4m and taking into consideration, the gable of Unit 1 would face No.131, there would still be some possibility of light coming into this room.
48. Similar issue would need to be acknowledged regarding loss of outlook and overbearing impact of Unit 1 on No.131 when seen from the kitchen window of this neighbouring property. High gable would be visible from this window and outlook from that kitchen would be limited, however, distance of 4m between these two properties and gable end roof would help to retain some outlook and would minimise overbearing impact on No.131 York Road.
49. Considering relationship between 2 new and 1 remaining property at the application site, they would be sited in a manner and would be distanced from each other sufficiently to cause no harmful shading, loss of sunlight/daylight, loss of outlook or overbearing impact on each other.
50. In terms of neighbouring privacy, there will be no new windows proposed within the existing dwelling that could potentially cause any new harmful views towards the neighbouring properties.
51. The windows proposed to the front of Unit 2 would face the public realm of Hillbourne Road and distance between them and the neighbouring properties located on the opposite site of the road would be sufficient to cause no harmful views towards each other. All the roof windows proposed to the north of this unit would be installed 1.7m from the finished floor level and therefore, they would not cause harmful overlooking of the neighbours to the north. The bedroom window proposed to the west on Unit 2 shown on the amended plans would face towards the blank wall on the first floor of the existing dwelling and would have some angled views towards the ground floor bedrooms' windows within the existing house. Angle of these views however would be sufficient to cause no harmful overlooking of the occupants of the existing dwelling. The views towards the neighbouring properties from the ground floor windows proposed to the west, north and east of Unit 2 would be screened by the existing and proposed boundary treatments.
52. The windows proposed to the south and west of Unit 1 would face towards the public realm and they would cause no harmful views towards the neighbouring properties. The roof windows proposed to the east of this unit would be installed 1.7m above the finished floor level and therefore would not cause overlook of the neighbours and views towards the neighbouring properties from the ground floor windows proposed to the north of east of Unit 1 would be screened by the existing and proposed boundary treatments.
53. It would be reasonable to impose conditions to remove permitted development rights for the proposal to enlarge any of the dwelling or insert any window without permission to protect amenities and privacy of the neighbours and future occupants of the proposed dwellings.
54. Therefore, subject to aforementioned conditions, amenities and privacy of the existing and future occupants would be therefore preserved.
55. In terms of the living conditions of the future occupants of the proposed dwellings all habitable rooms would be served by sufficient in size windows that would provide adequate level of light

and outlook. Floor area of the Units 1 and 2 would exceed the minimum nationally described spaces standards for 3-bedroom 2 storey dwellings for 4 and 5 persons and floor area of the remaining unit – for 6 persons dwelling. The external amenity space for all 3 dwellings would be sufficient for use by the future occupiers.

56. Therefore, overall, amenities and privacy of the occupiers of the neighbouring properties would be preserved and living conditions of the occupiers of all 3 dwellings would be acceptable that would be in accordance with the Policies PP28 and PP27 of the Poole Local Plan.

Impact on parking and highway safety

57. Policies PP34 and PP35 of the Poole Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
58. The proposal would utilise existing access for proposed Unit 1, from York Road, which is free flowing classified road. Whilst onsite turning is not provided, this is already the case at this access which currently serves no.48, and therefore, the proposal would not significantly worsen the existing situation.
59. Proposed Unit 2 would be provided with a new access from Hillbourne Road to two perpendicular parking bays. There would also be a new access provided from Hillbourne Road to two perpendicular parking bays to serve the existing dwelling. The existing access from Hillbourne Road would be closed. That is accepted by the BCP Highways. In this case dropped kerb crossings will need to be formed for both the new accesses, and the existing redundant dropped kerb crossing will need to be raised at the developer's expense.
60. All the units would have 2 parking spaces, suitable pedestrian visibility splays and sufficient cycle parking provision.
61. Therefore, the proposal would comply with the provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018) and BCP Parking Standards SPD (January 2021).

Impact on trees

62. Policy PP27 of the Poole Local Plan requires development to respond to natural features on the site and 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.
63. The application site is not covered by a TPO, however, there is a large mature Oak tree growing within the pavement on the west end of the site. The BCP Arboriculturist assessed the proposal, recognised that the footprint of Unit 1 would encroach the root protection area of that tree and requested amendments to the proposal in form of specialist foundations of Unit 1 and removal of drainage run from RPA of this tree.
64. Amendments have been submitted and accepted by the BCP Arboriculturist subject to conditions to implement the submitted Arboricultural Method Statement and Tree Protection Plan, to submit a plan showing the location of all existing and proposed utility services and a methodology for

their installation together with the details relating to the foundation design within the RPA of trees and detailed Landscape Plan prior to the commencement of any works.

65. Subject to aforementioned conditions, the proposal would be in accordance with the policy PP27 of the Poole Local Plan.

Biodiversity considerations

66. 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."
67. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
68. The application site is located close to Upton Heath and the BCP Ecologist assessed the proposal requesting condition to be imposed to erect bat boxes on east aspect of each dwelling, as high as possible.
69. The NPPF at chapter 19 N6 '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 PP33 (biodiversity and geodiversity) of the Poole Local Plan sets out policy requirements for the protection and where possible, a net gain in biodiversity.
70. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 (as amended) and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures 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.
71. On the 6th August 2026 new exemptions came into force. However, these exemptions only apply to new applications made from the 6th August 2026. As this application made on the 13/05/2026, the former exemptions apply.
72. The Statutory Biodiversity Metric has been submitted with the application. The metric demonstrates that -39.95% habitat units can be achieved. One tree of fairly good condition growing to the north east of the site would be removed. One new tree is proposed to be planted, new native hedgerow and vegetated gardens. However, habitats within a private garden cannot be created and count towards BNG, only habitats retained can be counted. It is evidence that all habitats that could possibly be retained are being retained. Therefore, the 10% net gain required biodiversity cannot be achieved on site and off site credits will be purchased prior to commencement of the development, details of which will be submitted as per legislation Environment Act 2021 and schedule 7A of the Town and Planning Act 1990. This will be subject to the standard BNG condition.

Therefore, subject to the aforementioned conditions, the proposal would be in accordance with Policy PP33 of the Poole Local Plan (2018).

Waste collection considerations

73. Policy PP27 requires 'waste and recycling arrangements in accordance with the relevant standards.
74. The proposed dwellings would need to utilise a 240 litre capacity bin for recycling, a 180 litre capacity bin for refuse and a 23 litre capacity bin for food waste each. Residents may also subscribe for the garden waste collection service, via a 240 litre wheeled bin. The collection vehicle would not enter the development in order to service the bins. Residents should present their bins at the kerbside for the collection day and return them to their property boundary once they have been emptied.

Sustainability considerations

75. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. To meet this requirement, a condition has been imposed requiring that a minimum of 10% of its energy consumption is from renewable sources to comply with Policy PP37 of the Poole Local Plan.

Drainage

76. Policy PP38 of the Poole Local Plan sets out criteria aimed at avoiding and managing flood risk including discussion about SUDs that refers small developments to the Sustainable Urban Drainage Systems SPD. Figure 43 in the preamble to the policy sets out locations where SuDs could be acceptable, potentially viable or impractical, this application lies in an area that is deemed to be potentially viable.
77. Provision of a sustainable drainage solution can be secured by a condition.

SAMM/CIL compliance

78. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.
79. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
80. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A

contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.

81. The applicant has entered into a S106 agreement and has paid the relevant obligations. As such, the proposal would be acceptable in this respect.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Houses	Existing	1	@ £550	@ £195
	Proposed	3		
	Net increase	2	£1100	£390
Total Contributions			£1100 (plus admin fee)	£390 (plus admin fee)
CIL	Zone C		@ £144.65sq m	

Nitrates

82. The majority of nitrogen entering Poole Harbour is generated from agriculture, such as from nitrogen fertilisers and livestock manure. However, evidence gathered by Natural England and the Environment Agency indicates that a proportion of nitrogen pollution is generated from residential development within the Harbour's catchment via the discharge of treated wastewater effluent which has an adverse impact on the harbour's integrity as a habitat site
83. Poole Harbour is an outstanding natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
84. Scientific evidence has shown that high levels of nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of algal mats which have become widespread across the Harbour. These algal mats in turn degrade the Harbour's habitat by restricting the growth, distribution and variety of important food (invertebrates) that is available for wading birds that are protected under European law and smothering estuarine habitats.
85. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on Poole Harbour SPA & Ramsar. Natural England advise that all new residential developments within the catchment should achieve 'nutrient neutrality'. If they do not, then additional nitrate loads could enter the water environment causing significant adverse effects.
86. The applicant has submitted a copy of the Natural England approved calculation of nitrate load from the development into the Poole Harbour SPA & Ramsar, and this is considered to be

correct. The applicant would need to provide credits for the required nitrate load to offset the impacts of the development.

87. There would be a Likely Significant Effect from the proposed development and in the absence of mitigation, it would not be possible to conclude that there would not be an adverse effect on the integrity of the Poole Harbour SPA & Ramsar. However, taking this into account, subject to a Grampian condition requiring the purchase of the required credits it is considered that the proposal would successfully mitigate the harm that would be caused by the increase of nitrate load from the development into the Poole Harbour SPA & Ramsar and therefore is compliant with Policy PP32 Poole's nationally, European and internally important sites of the Poole Local Plan.

Planning Balance/Conclusion

88. 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 Poole Local Plan (2018). The proposed scheme does accord with the Development Plan as a whole. It has no materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties, subject to appropriate condition, and all other material planning matters discussed within the report above.

Recommendation

1. **Grant** Planning Permission subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

Conditions

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

Drawing no. 9970/100 Rev.E Site, Block and Location Plan received 24/06/2026

Drawing no. 9970/101 Rev.F Unit 1: Proposed Floor Plan & Elevations received 21/07/2026

Drawing no. 9970/102 Rev.F Unit 2: Proposed Floor Plans & Elevations received 21/07/2026

Drawing no. 9970/106 Cycle Storage received 13/05/2026

Drawing no. 9970/107 Rev.B Drainage Plan received 24/06/2026

Preliminary Ecological Appraisal prepared by Arbtech received 27/05/2026

Arboricultural Impact Assessment & Method Statement prepared by TreeCall Consulting Ltd received 24/06/2026

Tree Protection Plan & Arboricultural Method Statement Ref. DS/60126/AC received 24/06/2026

Sun Study received 24/06/2026

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

3. The new dwellings hereby permitted shall not be occupied until the access, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason -

In the interests of highway safety and in accordance with Policy PP35 the Poole Local Plan (2018).

4. No part of the development hereby permitted shall be used/occupied unless the existing access point to the adjacent Hillbourne Road [as shown on approved plan 9970/100 Rev.E dated 26/06/2026 has been permanently closed, the existing vehicle crossing expunged and the highway reconstructed. The closure of the access, expunging of the existing crossing and reconstruction of the highway shall only be carried out in accordance with details that have first been submitted to and approved in writing by the local planning authority. At no time thereafter shall the access be used for such a purpose.

Reason: In the interests of highway safety.

5. No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved drawing 9970/100 Rev.E and dated 26/06/2026 have first been cleared 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.

6. The applicant should note and inform future residents that they may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
7. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services and a methodology for their installation has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, and foul drainage. No development or other operations shall take place other than in complete accordance with the utility services plan.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

8. 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.

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

9. The development hereby permitted shall only be carried out in accordance with the supervision schedule contained in the approved arboricultural method statement dated 17 June 2026. 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.

10. No part of the development hereby permitted shall be commenced unless the details relating to the foundation design within the RPA of trees, have first been submitted to and approved in writing by the local planning authority. These must include accurate locations of installation, including cross sections, detailing levels of existing/proposed finished levels and Construction Method Statements for the operation and be undertaken by a person with relevant experience.

Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

11. No development including ground preparation, temporary access construction or construction work shall commence on site until a detailed Landscape Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees, shrubs and ground covers proposed for the development and specification for maintenance and aftercare.

Upon approval:

- a) The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority.
- b) All planting shall be carried out in accordance of British Standards including regard for plant storage and ground conditions at the time of planting.
- c) The scheme shall be properly maintained for a period of 5 years and any plant (including those retained as part of the scheme) which die, are damaged or diseased within this period shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.
- d) The whole scheme shall be subsequently retained.

Reason: In the interests of securing the amenity and the appearance of the development and the locality.

12. 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).

13. No part of the development hereby permitted shall be commenced unless a drainage scheme that includes 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 scheme shall in particular include:

[(a) Proposed arrangements for the disposal of both surface and foul water; and

(b) In relation to the surface water, information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the application site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters; and

(c) A management and maintenance plan for the lifetime of the development that secures the operation of the approved surface water drainage scheme throughout this time; and

(d) A timetable for delivery.

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.

14. Prior to first occupation of the building hereby permitted, details of measures to provide 10% of the predicted future energy use of each new 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. Documents required by the Local Authority include:

The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and

The corresponding Energy Performance Certificate (EPC), and

A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable energy technology.

Reason - In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply.

15. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form and in approved plans.

Reason: To safeguard the visual amenities of the locality.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no enlargement of the dwellings hereby permitted shall be constructed.

Reason: To enable control to be retained over the future development of the site in the interests of local amenity.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification, no further window, dormer window, door or other external opening other than those expressly authorised by this permission shall be constructed on any part of the development hereby permitted.

Reason: To protect the amenity and privacy of adjoining residential properties.

18. Prior to the occupation of the dwellings hereby approved, bat boxes shall be installed on east aspect of each building, as high as possible.

Reason: In the interest of providing necessary biodiversity gain as set out in the National Planning Policy Framework (NPPF) 2024 paragraph 192 "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 Policy PP33 of the Poole Local Plan "enhance biodiversity".

19. Prior to the commencement of any development hereby approved the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar must have been secured from an accredited nutrient provider. A copy of the Nutrient Credit Certificate demonstrating that purchase must have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

Case Officer Report Completed:

Officer: Dominika Robbins

Date: 13/08/2026

Agreed by: Katie Herrington

Date: 27/08/2026

Comment: