

WESTERN BCP PLANNING COMMITTEE – 10 SEPTEMBER 2026

ADDENDUM SHEET

6a

Address Land at Willett Road, Wimborne, BH21 3DH
Application number P/26/02509/CONDR

Update: Amend para 16, removing reference to Para 11 of the 2024 NPPF:

“NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.”

And replace with:

“At the heart of the NPPF is the presumption in favour of sustainable development. Policy S3 states that decisions on development proposals should apply a presumption in favour of sustainable development. This means: a. Policy S4 in this Framework should be applied when considering development proposals within settlements; b. Outside settlements, policy S5 should be applied; and c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay. The subject site is located outside of a settlement and consequently policy S5 is applied. Only certain forms of development should be approved outside settlements, including for outdoor sport and recreation as is the case with this application.”

Update: Para 19 add NPPF Policy HC4:

“The proposed business is for a new community facility as a riding stable for SEND (special educational needs) children, as such Policy HC4 of the NPPF also applies. This states that substantial weight should be given to the benefits where: a. New or improved public service infrastructure or community facilities would be provided; and b. Development proposals would make a demonstrable contribution towards promoting

good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food)."

Update: Para 43, replace reference to Para 15 of the NPPF and replace with Policy N2.

Recommendation

6b

Address: 48 Hillbourne Road, Poole, BH17 7JB

Application number: P/26/02224/FUL

Update: amend paragraph 20 of the officer's report wrongly referring to the National Planning Policy Framework 2024:

"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 2026."

Update: add Policy PP38 (Managing flood risk) of the Poole Local Plan to list of policies

Update: amend paragraph 23 of the officer's report wrongly quoting Policy H07(1) of the Framework:

"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".

Update: delete paragraph 24 and 25 from the officer's report - were added when the application was assessed against NPPF 2024.

Update: add paragraph 24 in Principle of Development section of the report:

24. Policy L2 of the NPPF 2026 requires effective use of land and states that “substantial weight should be given to the benefits where a development proposal would achieve:

b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required);

Officer Response: The proposal accords with the above policy L2(b) and as such should be supported.

Update: add paragraph 25 in Principle of Development section of the report:

25. Policy L3(1) of the Framework states that "Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places".

Policy L3(2)(a) specifies that "To contribute to making efficient use of land within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3 (well designed places), but should not preclude development which makes the most of an area's potential;"

Officer Response: The proposal accords with the above policy L3(2a) and as such should be supported.

Update: add paragraph 26 in the Principle of Development section of the report:

Policy TR3 of the NPPF sets up criteria of "Locating development in sustainable locations:

1. So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:

b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;

Officer's response: The proposal accords with the above policy TR3 and as such should be supported.

Update: amend titles of 3 plans in Condition 2 that were result of typographical error:

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

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

Update: remove Condition 6 – it was wrongly added to conditions list

“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.”

Update: add informative:

“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.”

Update: re-word condition 18 specifying location of bat boxes and its reason including updated NPPF:

“Prior to the occupation of the dwellings hereby approved, bat boxes shall be installed on east aspect of each building, directly under the eaves away from artificial source of light.

Reason: compliance with National Planning Policy Framework (2026) “N2: Improving the natural environment. Minimise any adverse impacts on biodiversity and include features

which support priority or threatened species” and Poole Plan Policy “P33 “enhance biodiversity”.

Update: add informative:

“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.”*

Update: add informative:

“In accordance with Policy DM3 Paragraph 1(a) of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.”

Recommendation

ETC