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## **PLANNING POLICY STATEMENT (v4)**

**17 Danecourt Road, Poole, BH14 0PG (western site)**

Outline planning application -  
the erection of a block of 8no. flats with associated  
vehicular access and car parking

March 2024

## **INTRODUCTION**

- 1.1 This policy statement has been prepared to support the applicant's Outline planning application for the construction of a block of 8no. 2-bedroom flats with associated access and parking at no.17 Danecourt Road, Poole.
- 1.2 Matters for consideration are Access, Layout, Scale, and Appearance.
- 1.3 Matter reserved for future consideration is Landscaping.
- 1.4 The purpose of this policy statement confirms which are the relevant planning policies contained within the Development Plan, which in this case comprises the National Planning Policy Framework (NPPF) and the Poole Local Plan (adopted 2018) supported by the Design Code SPG (2001).
- 1.5 Reference to any material planning considerations including Local Planning Authority (LPA) decisions will be highlighted as these too, will have an influence over the outcome of this planning application.
- 1.6 This statement will explain how the proposal accords with the relevant criteria of adopted planning policies, and therefore should lead the planning officer to make a favourable recommendation of the planning application.
- 1.7 The author of this planning statement is Darryl Howells BTP, BA(Hons), MRTPI who has over 25 years post qualification experience, 17 of those years working as a senior planning officer and team leader in this former LPA. Since 2016 he has worked in the private sector aiding his clients secure planning permissions for various housing projects in this area and now is the managing director of his own planning consultancy

## SITE CHARACTERISTICS AND CONTEXT

- 2.1 The application site forms on half of a larger site, which was previously occupied by a detached bungalow set centrally until its demolition recently. The site is a large rectangular plot on the northern side of Danecourt Road, which rises fairly steeply from south to north.
- 2.2 Vehicular access into the site is from Danecourt Road currently positioned in the south-eastern corner.
- 2.3 The site has been cleared of all vegetation, which previously included a mix of trees (none protected by a Tree Preservation Order) and hedges both along the site frontage and other boundaries as well as inside the site. This clearance was carried out by the previous site owner. The applicant purchased the site as it stands today in terms of its lack of vegetation.
- 2.4 The site lies within a residential location in the Lower Parkstone area of Poole. The site does not lie within the vicinity and setting of any listed or locally listed buildings and is not located within a conservation area. As such the proposed development will not have a material impact upon any heritage assets.
- 2.4 The character of the surrounding area is residential, with a medium density of development. Danecourt Road generally comprises detached and semi-detached houses and bungalows as well as purpose-built blocks of flats. This is made up largely of two and three storey buildings, some with accommodation within the roof and others with lower ground level integral garages. Residential development is mainly frontage development set back from the highway with fairly staggered building line. There are a mix of sizes, shapes, widths and depths of plots and the footprint of buildings and plot coverage of built form varies. Most dwellings generally have a footprint that occupies much of the width of their plots.



Existing flatted development at nos. 13 and 15 Danecourt Road

- 2.5 Many properties feature gable end roofs, brick render or timber clad finishes under slate effect tiled roofs. The area comprises a mix of traditional and modern architecture with various ages, sizes, scales, heights, architectural styles and materials. As a result, there is no strong local vernacular, and overall, there is little consistency in materials or detailing.

- 2.6 The majority of properties incorporate frontages used for access, turning and parking, with large areas of hard standing positioned to the frontage of many properties on Danecourt Road and the surrounding area. Trees and landscaping are a key feature of the street scene, with many properties being screened by mature trees and well-established hedges and planting along the front boundaries. This gives a spacious and verdant character to Danecourt Road.
- 2.7 The site benefits from easy walking access to Ashley Cross local centre, which lies just half a mile to the south, which includes a variety of shops and services. It is also within easy access to the town centres of both Bournemouth and Poole. There are regular bus services along Commercial Road and Bournemouth Road, and Parkstone railway station lies a fifteen-minute walk away, which is on the main Weymouth to Waterloo line.

## NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The starting point for any planning application in England should be consideration of its acceptability in terms of the NPPF, the latest amendment to which has been published in December 2023.
- 3.2 The current NPPF clearly states that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).
- 3.3 There is no single definition of ‘sustainable development’, however in planning terms paragraph 8 of the NPPF identifies three overriding objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) **an environmental objective** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.4 Paragraph 20 says that,
- “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing”.*
- 3.5 Paragraph 60 says that to support the Government’s objective of significantly boosting the supply of homes it is important that a sufficient amount and variety of land can come forward where needed, that the needs of groups with specific housing requirements are addressed. The overall aim should be to meet as much of an area’s identified housing need as possible, including an appropriate mix of housing types for the local community.
- 3.6 Paragraph 63 makes it clear that the size, type and tenure of housing needed for different community groups should be reflected in planning policies.

- 3.7 To promote development of a good mix of sites LPA's should support the development of small and medium sized windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 70).
- 3.8 Paragraph 76 of the NPPF states that LPA's are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if a) their adopted plan is less than five years old; and b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.
- 3.9 In all other circumstances, LPA's should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply (paragraph 77).
- 3.10 Significantly, paragraph 79 still advises that to maintain the supply of housing, LPA's should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 3.11 Where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77, in addition to the requirement for an action plan. Where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8, in addition to the requirements for an action plan and 20% buffer.
- 3.12 As part of the presumption in favour of sustainable development the NPPF actively encourages new residential development in sustainable locations (paragraph 109), offering a genuine choice of transport modes to help reduce congestion and emissions and improve air quality and health.
- 3.13 Paragraph 128 advises that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) *the identified need for different types of housing, and the availability of land suitable for accommodating it;*
  - b) *local market conditions and viability;*
  - c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
  - d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
  - e) *the importance of securing well-designed, attractive and healthy places.*

- 3.14 Paragraph 129 sets out that it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site, particularly where there is an existing or anticipated shortage of land for meeting identified housing needs.
- 3.15 Section 12 of the NPPF relates to achieving well designed and beautiful places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 3.16 Paragraph 132 refers to the need for planning guidance to enable acceptable schemes. Plans should set out a clear design vision and expectation so that applicants have as much certainty as possible about what is likely to be acceptable.
- 3.17 Part a) of paragraph 135 makes it clear that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Part b) requires development to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It says in part c) that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change such as increased densities).
- 3.18 Part d) requires development to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. Part e) seeks to optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks. Part f) seeks to create places that are safe, inclusive and accessible and promote health and well-being, with a high standard of amenity for existing and future users.
- 3.19 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect government guidance on design, local design policies, guidance and SPD's. Conversely, **significant weight** should be given to development which does take these into account, and/or developments of outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design generally in an area, provided they fit in with the form and layout of the surroundings.

## RELEVANT MATERIAL PLANNING CONSIDERATIONS

- 4.1 As previously mentioned, case law and paragraph 47 of the NPPF dictate those applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Planning decisions or appeals are material, as will be neighbouring representations.
- 4.2 A prior approval application for the demolition of the bungalow was submitted in March 2023 (ref APP/23/00380/PA) and subsequently approved and implemented.
- 4.3 Planning permission was granted in May 2022 for the demolition of the existing dwelling and the construction of a 3-storey apartment block with parking at No. 31 Danecourt Road (Application Ref APP/21/01690/F). That consent has been implemented and the works are under construction.



Approved site plan for No. 31 Danecourt Road flats

- 4.4 Outline planning permission and then reserved matters were approved to demolish the existing building and erect a new development of 8no flats with associated parking at No. 13 Danecourt Road. A similar approach and permissions were obtained for no. 15 too. Both decisions have now been implemented and flatted development occupied.



## THE PROPOSAL'S COMPLIANCE WITH PLANNING POLICIES

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise<sup>1</sup>. The NPPF must be taken into account as a material consideration in planning decisions. The NPPF is therefore a material planning consideration of **significant weight** that should be applied by those who determine planning applications or appeals.
- 5.2 The application seeks Outline planning permission for the erection of a block of 8no. 2-bedroom flats positioned to accord with the flatted development occurring at nos. 13 and 15 Danecourt Road. Vehicular access will be repositioned from the corner to the centre of the site, still accessed from Danecourt Road, leading into a parking area of 9no spaces. The occupiers shall have access to a large communal garden at the rear of the building. To the north of the site there will be substantial area reserved for ecological enhancements and opportunities for bio-diversity growth.

### Principle of development

- 5.3 At present the '**presumption in favour of sustainable development**' is triggered by paragraph 11 of the NPPF. This is established as the Council has only delivered **80%** of the annual housing target for 2022/23 and currently only have **4.1 years** supply of housing land. As such this application and the tilted balance of paragraph 11 should be afforded **SIGNIFICANT WEIGHT** regarding its outcome.
- 5.4 Policy PP2 of the Local Plan supports intensification of housing in areas that offer good accessibility and connectivity, or areas that fall within a sustainable transport corridor. Policy PP2(2)(a)(iii) confirms new housing development shall be directed to the most sustainable and accessible locations in Poole. In respect of Policy PP2, paragraph 4.8 of the Local Plan confirms that the Council and its policies will adopt

“a flexible policy framework to removed obstacles where appropriate and encourage sustainable development”

and in paragraph 4.13,

“The Council encourages the redevelopment of brownfield land in these areas so long as the development, including flatted schemes, will contribute to creating sustainable mixed communities”.

- 5.5 Policy PP7 seeks to deliver a step change of housing provision to meet the Council's objectives and to maintain a 5-year supply of deliverable housing sites. Paragraph (c) and Policy PP8 confirm that the LPA will encourage provision of a wide range of housing types.

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<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

- 5.6 As the application site lies within a sustainable transport corridor and is within an area which is characterised by residential development close by to services and facilities of Ashley Cross local centre, the principle of intensified residential development in this location is acceptable and entirely compatible with the prevailing residential character of the area. The shops and services in Ashley Cross as well as Poole town centre are easily accessible by bike, and there are also easily accessible by safe walking routes. This will encourage occupants of the new flats to access these local facilities by walking or cycling and constitutes a sustainable pattern of development in accordance with adopted Local Plan Policies PP2, PP34 and PP35 and paragraphs 104 and 105 of the NPPF. Regular bus services connect this area to Poole and Bournemouth town centres, and there are bus stops along Commercial Road and Bournemouth Road within easy walking distance of the site. Parkstone train station lies within easy walking distance, which lies on the main line between Weymouth and London.
- 5.7 Local Plan Policy PP2(3) requires housing density to optimise the potential of a site. The number of residential units will create a viable scheme and the surrounding density of development in this part of Poole, where the Council's own policies advocate higher density development. This proposal would clearly be policy compliant given the extensive mix of flatted developments which form the mixed character that is evident in Danecourt Road and surrounding streets. The development will make a more efficient use of this land, providing a mix of much needed homes that will contribute to the housing stock in this part of Poole in accordance with Local Plan Policy PP8. It would also contribute to the delivery of housing to meet the Council's need as set out in Policy PP7.
- 5.8 The position of the flatted development block respects the distances of separation between the boundaries to support the prevailing pattern of development.
- 5.9 The design of the proposed block replicates the proportions of the flatted development buildings that occupy nos. 13 and 15 Danecourt Road. The elevational treatment has been reviewed and now the exterior is innovative and diverse with architectural styling. The LPA is reminded that paragraphs 135 (c) and (d) of the NPPF supports such diversity by confirming,

*“Planning policies and decisions should ensure that developments ...*

- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”*

- 5.10 The proposed block shall have limited impact to the neighbouring block of flats at no. 15 Danecourt Road in terms of overshadowing and the relationship when viewed from the ground and first floor bedroom windows. The proposed block will be positioned due east of no. 15's building so loss of sunlight would only occur in the early morning. In terms of the outlook from the ground floor windows, these views

are already affected to a degree by a 2.0m high boundary fence that can be erected along the boundary.

- 5.11 In respect of the first-floor bedroom windows, there would be some loss of outlook, however the loss of a view is not a material planning consideration. In terms of building's relationship, the separation distance to no.15 shall be 4.2m which accords the prevailing pattern of development. Furthermore according to the approved plans for no. 15 (planning permission APP/21/00127/F) there are only 2no. first floor windows on the side elevation serving bedrooms 1 and 2 of unit 5. Bedroom 1 has a secondary window on the rear elevation so the occupiers of that room enjoy an outlook toward the rear garden area and greenery. The bedroom 2 window overlooks the application site however it would be unreasonable to prevent any development on the application site in order to protect the view from the neighbour's window. This minor impact needs to be balanced against the delivery of 8no. homes in a sustainable location, as reinforced by the titled balance and presumption in favour of sustainable development, triggered by paragraph 11 of the NPPF.
- 5.12 The relationship to no. 19 is acceptable due to the distance of separation.
- 5.13 Local Plan Policy PP27 requires good design in all new developments, measured by several criteria. The redevelopment of this site provides an opportunity to create a high-quality scheme which exceeds the threshold of good design to improve the visual amenity of the site and complement the existing residential development in the area. The development has been designed to exceed the threshold of good design. Assessing this proposed development against each of the criteria set out in Policy PP27 is as follows:

#### **Layout and Siting**

- 5.14 The position of the proposed block of flats has been designed to make the optimum use of the site and to ensure a viable scheme. Whilst the development will result in a larger building footprint and built form than that of the original bungalow, the size of the plot is capable to accommodate this, and the plot coverage and form proposed will not adversely impact the pattern of development, visual amenity of the street scene or the character of the area.
- 5.15 The development will provide residents with good and spacious areas of communal gardens, as well as areas of car parking and shared vehicular accesses, bin storage and cycle storage. It is considered that the scheme creates a carefully balanced and attractive proposal, which does not represent overdevelopment of the site.

#### **Height, Scale and Massing**

- 5.16 With regard to scale, according to the Council's own Design Code SPG, the concept of scale in buildings is the measure of the form of that building to the human scale and to the relative dimensions of other neighbouring buildings. Relative scale is obvious when a building is much higher than its neighbours but other factors such as the height of the ground floor, the size of doors and windows or the length of unrelieved walls can also have a significant impact on whether or not a building is in tune with human scale.

When considering the massing, according to the Council's Design Code massing relates to the 3-dimensional form of a building, referring its height, shape and bulk.

- 5.17 In this instance the scale and massing wholly accords with the character and appearance of other flatted development seen along Danecourt Road. Whilst there will be a notable increase in building height, scale and massing compared to the original bungalow, the proposed building will be wholly domestic in scale and comparable in size to others on the street.
- 5.18 There is no overriding vernacular for the immediate area and the adjacent built forms and those within the sites immediate context are varied. That said, the built form proposed is similar to that of flats approved under the other recent schemes in the vicinity. The flats will be the most visible presence in the street scene due to their siting. The height, scale, massing, style and form proposed is similar to that of the flats approved at the neighbouring sites at nos. 13 and 15. The change in levels of the street, set back of the flats to the centre of the site and the proposed height and roof form will ensure that the flats will create a gradual transition of building heights between the flats at nos. 13 and 15 and the chalet style property at no. 19.
- 5.19 Design features such as the mix of hips and gables, projections and setbacks, siting and use of materials and windows and the presence of balconies will provide articulation and interest and minimise the overall scale and massing.
- 5.20 It is therefore contended that the site and its wider context would be capable of accommodating the additional height, scale and massing proposed. The design, roof form and the spacing would mean that the development would not appear cramped, overbearing, or obtrusive and would fully integrate into its setting.
- 5.21 It is important to note that additional developments with a variety of relationship to existing building lines, footprints, layouts, forms, plot coverage, scale and massing, architectural styles, materials and fenestration styles and layouts have already been accepted within this area with the grant of the various consents outlined above. This development which has occurred over time in this part of Poole has gradually increased the density and vernacular of the surrounding area without significantly or harmfully eroding its character, appearance or local distinctiveness. Considering this evolving character of the area the proposal would not be materially out of keeping with the pattern of development.
- 5.22 Whilst it is acknowledged that the Council's Design SPG is dated and requires updating to accompany the adopted Local Plan as part of the development plan, this is the only additional guidance that the LPA has to expand upon the existing design-based policy. The SPG does not give any specific details of acceptable building heights, bulk, scale or massing, use of materials or layout and scale of windows. The only detail given is that,

*"Infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, established rhythms of plot sizes and building form, design detail and character" (p.40).*

- 5.23 In addition, Local Plan Policy PP27 also makes no specific mention of acceptable building heights, bulk, scale or massing, use of materials or layout and scale of windows just that such details should be reflective of the local pattern of development as detailed above. The proposals fully accord with this.

### **Materials and Detailing and Visual Impact**

- 5.24 There is no overriding vernacular for the immediate area. The architectural style and appearance of development within the site's immediate context and the surrounding area varies. The design and appearance of the proposed development is traditional and has been informed by the varied character of the area. The proposal will therefore successfully integrate into this part of Poole and its evolving character and appearance. 'Visual Impact' is not clearly defined in the Local Plan, however adopted planning policies do not require proposals to copy existing styles.
- 5.25 The exterior materials will include grey facing bricks, white render, stone cladding, dark grey slate roof tiles, black windows and doors frames and black fascias and soffits and glazed balconies with black frames. Materials proposed are consistent with other found and approved within the locality. If the LPA deem the materials to be inappropriate, a condition can be imposed requiring further discussion and agreement.
- 5.26 As detailed above, the additional design features, including the siting and design of the fenestration, projecting elements, balconies and mix of hips and gables will provide architectural interest and articulation to the buildings. The overall finish will elevate the character and appearance of the street scene and enhance Poole's richness of architectural design and standard.

### **Amenity**

- 5.27 An assessment as to the impact upon neighbouring amenities is required under part c of Policy PP27. The scheme has been wholly designed to respect the amenities of neighbouring occupiers as mentioned previously in this report.
- 5.28 The development has been designed so that the internal, external and amenity spaces will be adequate and meet the needs of the occupants of the flats.
- 5.29 The gross internal area (GIA) of the flats meet the Government's nationally described space standards.
- 5.30 The internal layouts of the flats ensure that future occupants would have a high standard of living. Each would contain good sized bedrooms and bathroom facilities alongside spacious living space, kitchen / dining space. Habitable rooms such as bedrooms, lounges and dining areas will benefit from a pleasant outlook, natural light and will assist with warming of the buildings whilst maintaining a degree of privacy.
- 5.31 The flats on the first and second floors benefit from a balcony on the front or rear of the building and the ground floor flats have a patio area. There is a communal amenity space to the rear of the building, and this would be sufficient to allow good levels of natural sunlight and privacy to be enjoyed by the future occupants.

- 5.32 The siting of the properties to the rear of the site on Constitution Hill Road are a significant distance from the shared boundaries and the proposed flats as such will not be affected by the development in terms of outlook or light. The separation distances and existing boundary treatments would mitigate the potential for any overlooking to these properties.
- 5.33 In these respects, development will align with part c of Policy PP27 about preserving residential amenity and ensuring good living conditions of the future residential occupiers of the new building.
- 5.34 In consideration of the points above, the proposal has been designed to sit comfortably within the parameters of the site, which is large enough to accommodate a block of flats with the associated access, parking and amenity space without appearing cramped or overbearing. The resultant siting, layout, scale, mass and appearance of the proposed scheme respects that which exists in the location, and the development respects the character and pattern of development without harming the amenity of neighbouring properties, the street scene or the character of the area. The development, when viewed in terms of the wider locality, will integrate well into the urban environment and will exhibit a high standard of design as required by Local Plan Policies PP27 and PP30 and also fully complies with the requirements of NPPF paragraphs 126, 130 and 134.

### **Access and Parking**

- 5.35 The site will be accessed from Danecourt Road and repositioned centrally to the width of the application site to improve visibility splays. The existing access is to be partially blocked up, with only some access retained for pedestrians and bin collections.
- 5.36 There will be no material impact upon highway safety than already occurs with other residential properties in this location. There is good visibility along Danecourt Road in each direction. Visibility splays are shown on the site plan and there is adequate turning space inside the development to ensure that vehicles can enter and leave the site in a forward gear.
- 5.37 Whilst there will be an increase in the number of residents living on this site, this will not give rise to any material adverse impact by way of noise and disturbance to adjacent properties by way of vehicular movements which does not already exist in this area. Nor will there be a significant impact upon traffic or trip generation over and above what is already generated by the existing houses and flats in this location. Bin storage will be located for ease of access, making collection as easy as possible.
- 5.38 Local Plan Policy PP35 requires development to accord with the Parking SPD. The site lies within Parking Zone D as set out in the BCP Parking Standards SPD. The SPD requires 1 parking space for each two-bedroom flat in this location and as such the proposed scheme meets this requirement. There shall be provision for EV charging points in the shared car parking area.

- 5.39 The site benefits from easy walking access to Ashley Cross local centre, which includes a variety of shops and services. It is also within easy access to the Poole Park and Poole town centre. There are regular bus services along Commercial Road and Bournemouth Road, which provide frequent access to Poole and Bournemouth town centres. Parkstone railway station lies a 15-minute walk away, which is on the main Weymouth to Waterloo line.
- 5.40 Covered cycle storage is also sited to the rear of the flats for security and ease of use by residents. The storage shed is located at the rear to offer security and ease of use.
- 5.41 With good access to a range of public transport links, walking and cycling routes the development will promote the use of alternative means of public transport rather than a reliance on use of a private car. This will reduce traffic congestion and avoid contributing to pollution and poor air quality, in line with Policies PP1, PP2 and PP34.
- 5.42 In these respects, the proposals align with the requirements of NPPF paragraphs 104, 105, 107, 110 and 111 and Local Plan Policies PP27, PP34 and PP35.

### **Landscaping**

- 5.43 This is a reserved Matter.

### **Ecology and Biodiversity**

- 5.44 Paragraph 174 of the NPPF requires planning policies and decisions to contribute to and enhance the natural and local environment. Paragraph 179 seeks to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 5.45 Local Plan Policy PP33 also requires development to demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact and incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development and seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks.
- 5.46 The applicant is aware that the former vegetation on the site prior to its clearance may have provided suitable habitat for a variety of different species. As such the applicant wants to offer a significant opportunity to provide biodiversity enhancement. An Ecology Report has been commissioned and the recommendations include provision for replacements of ecological presence that were removed by the previous owner of the site. The applicant needs no permission to implement the recommendations and will do so during the construction phase of the flattened development if planning permission is approved and implemented.

- 5.47 With further regard to biodiversity the site is not located within the 400m heathland buffer zone. It is, however, within the 400m-5km heathland buffer zone. In line with Policy PP39 the requisite financial contributions would be made to ensure that any adverse effects upon the integrity of European protected sites (SPA, SAC, Ramsar, possible SAC, potential SPA) or Dorset Heathlands SSSI are adequately mitigated. This aligns with paragraphs 174 and 180 of the NPPF and the Dorset Heathlands Planning Framework SPD 2020 – 2025 (2020).

### **Air Quality**

- 5.48 To support this application, an air quality report has been commissioned and the conclusion is the proposal is acceptable and will not cause detriment to air quality.

### **Energy and Resources**

- 5.49 Local Plan Policy PP37 discusses building sustainable homes and requires that developments of new homes must contribute to tackling climate change that a minimum of 10% of energy demands originate from renewable energy. The development will incorporate appropriate renewable and low carbon energy resources (to be finalised) so as to accord with paragraphs 153 and 155 of the NPPF and Policy PP37.
- 5.50 The design, construction method and materials could include: (i) low U-values for walls, floors and roof, energy efficient insulation; (ii) 'A' rated double glazed windows and doors; (iii) A rated appliances and lightbulbs, lighting sensors, individual heating controls, metering equipment; and (iv) an efficient boiler system and adequate mechanical ventilation with heat recovery systems. The orientation of the habitable room windows will enable natural light throughout the day and evening to reduce reliance on artificial heating and lighting sources. The best practicable options will be taken to ensure that at least 20% of the energy to be used in the development will be made by the provision of renewable energy sources, as required by Policy PP37.

### **Flood Risk**

- 5.51 With regard to meeting the challenge of climate change, flooding and coastal change Paragraph 167 of the NPPF sets out that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Local Plan Policy PP38 relates to managing flood risk. The site is in flood zone 1, and as such is not within an area identified as being at risk of flooding.
- 5.52 The use of permeable surfaces and areas of soft landscaping would ensure that if there is a long period of rain, then the rainfall could be absorbed into the ground without impacting on public sewers. The proposed hardstanding areas could be constructed of porous materials and / or laid with a cross fall so that all rainwater will be directed into the ground locally and within the site boundaries.



- 5.53 A soakaway system could be incorporated within the scheme. A silt trap could be provided to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The exact size and position of a SUDS tank could be determined on site prior to installation as part of compliance with building regulations. The SUDS would be maintained, and permeable surfaces would be protected from silt, sand, compost and mulch to ensure that they remain free draining.
- 5.54 As such, in accordance with the sustainable urban drainage principals of the NPPF and Local Plan Policy PP38, the use of a SUDS systems to manage surface water within the site boundaries as part of the proposed development will ensure flood risk is not increased elsewhere.

## CONCLUSION

- 6.1 The NPPF confirms that sustainable development should be afforded the presumption in favour of development. Local Plan Policy PP1 refers to the presumption in favour of sustainable development. This proposal meets the 3 roles of sustainable development by reason of providing an additional 8no. 2-bedroom flats in this sustainable and accessible location, thereby assisting the Council to meet its housing need. The proposal would increase the choice, mix and supply of residential accommodation within this part of Poole to meet the needs of singles, couples or small families looking to live in a location close by to shops, services and facilities.
- 6.2 The development would make more efficient use of this site as required by the NPPF as well as Local Plan Policies. It would also enhance the viability and vitality of commercial uses that occur in the town centre and local centres (social role), investment of the site, job creation during construction and the support of facilities and services within the town and local centres by new residents (economical role) as well as the delivery of energy efficient and sustainable buildings in a sustainable location close by to public transport networks and facilities (environmental role).
- 6.3 The additional benefits of allowing this scheme are that it shall deliver job creation during construction, revenue to local shops and facilities from occupiers, and new buildings that can offer environmental benefits such as renewable energy sources and the new ecological area that will be planted up to an ecological specification to replace the vegetation and habitats lost when the previous owner stripped the site. Another according to Section 70(4) of the Act, the Community Infrastructure Levy (CIL) constitutes a local finance consideration and Section 70(2) requires LPAs to consider that payment as a community benefit when determining a planning application. The CIL to be generated by this scheme shall be circa £104,000. These benefits outweigh any harm that could be identified by the LPA in relation to the impacts of the development to neighbouring properties. Accordingly, the need to provide additional housing on this site in an accessible location should be given significant weight, being in accordance with the NPPF and Local Plan Policy PP1 which both promote sustainable development and communities.
- 6.4 It is considered that the submitted scheme creates a carefully balanced and attractive proposal which would respect the pattern and layout of development in the vicinity and preserves the character and appearance of the area.
- 6.5 It has also been demonstrated in this statement that the proposed development also complies with all other relevant adopted planning policies, and therefore I would request that Outline planning permission is approved.