



Working in Partnership



# Nitrogen Reduction in Poole Harbour

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## Monitoring, Projects and Implementation Plan

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## Executive summary

This report sets out how Bournemouth Christchurch and Poole Council (BCP Council) and Dorset Council are providing mitigation in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (April 2017).

The councils are responsible as competent authorities under the Conservation of Habitats and Species Regulations 2017 to ensure that when granting planning permission for housing and tourism development in the catchment of Poole Harbour that the development will not have an adverse effect on integrity of the Poole Harbour SPA and Ramsar site. The strategy as set out in the SPD ensures that development is nitrogen neutral.

To achieve nitrogen neutrality the councils are delivering projects to offset the impact of residential and tourism development by changing the land management of agricultural fields to eliminate or reduce nitrogen. Changes in land management can include woodland and orchard planting, conservation grazing and wetland habitat creation

This Monitoring, Projects and Implementation Plan outlines the amount of mitigation needed to offset the impacts of sites granted planning permission between April 2017, when the SPD was adopted, and March 2025. It focusses on permissions that are either built or are under construction because wastewater does not arise from development until it is occupied. The report also outlines the mitigation that will be needed for sites with planning permission where work on implementing the permission has not yet started.

The report demonstrates that sufficient mitigation has been provided catchment wide to avoid adverse impacts from development granted planning permission over the period from April 2017 to March 2025 which has either been completed or is under construction. The challenge for the councils is to deliver enough projects to mitigate the impact of planning permissions where building work on implementing the permission has not yet commenced.

Shortly before, and following, the last monitoring report (November 2024) both councils have changed their approaches to nitrogen neutrality in the Poole Harbour catchment area. Dorset Council took the decision to revoke the SPD in September 2024, and BCP Council took a similar decision in October 2025. As part of the new approach in both council areas applicants and developers now have the responsibility for funding and delivering mitigation for their development. The councils will support development by offering 'mitigation credits' derived from investment of Local Nutrient Mitigation Funds (LNMF), and developers will also have an opportunity to deliver their own mitigation measures or source 'mitigation credits' from another supplier. There will be a legacy of development that was given planning permission in each council area before the SPD was revoked which still requires mitigation. This is referred to this elsewhere in this report as legacy mitigation.

The Nutrient Project Officers will continue to have responsibility for identifying and delivering legacy nitrogen mitigation projects and reporting to a Steering Group. The steering group will regularly review upcoming projects and monitor progress against the need for mitigation as outlined in this report.

The councils were awarded a Local Nutrient Mitigation Fund grant of £4.63 million from government during December 2023. The LNMF grant is being invested to deliver nitrogen mitigation projects to provide nitrogen mitigation credits. Income from the sale of LNMF derived 'mitigation credits' will be re-invested to deliver further mitigation projects. The Nutrient Officers will continue to deliver legacy mitigation funded from CIL for development granted permission from April 2017 until the SPDs were revoked. The report specifically focuses on the council's work delivering legacy mitigation in accordance with the SPD.

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# 1. Background

- 1.1 This report sets out how Bournemouth Christchurch and Poole Council (BCP Council) and Dorset Council have provided legacy mitigation in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (April 2017), now revoked. Both councils have adopted new approaches to supporting the delivery of nutrient mitigation measures. This report focuses on the mitigation liability that remains for development given planning permission between April 2017 and the date when each council ceased to give weight to the SPD when taking decisions. For Dorset Council this spans between: April 2017 and July 2024 (the council formally revoked the SPD in September 2024). For BCP Council this spans between: April 2017 and November 2025.
- 1.2 Poole Harbour is a natural harbour that is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
- 1.3 The councils are responsible as competent authorities under the Conservation of Habitats and Species Regulations 2017 to ensure that new housing and tourism development granted planning permission in the catchment of Poole Harbour is nitrogen neutral. To grant planning permission for new development that could generate nitrogen discharges through wastewater, each council must be certain that the mitigation needed to avoid adverse effects upon Poole Harbour is effective and can be delivered before occupation of the development.
- 1.4 This report sets out the results of the monitoring of development given planning permission in each council area against the delivery of mitigation projects implemented to achieve nitrogen neutrality.
- 1.5 The SPD strategy for mitigating nitrogen pollution focussed on offsetting the impact of residential development by changing the way high nitrogen input agricultural land is managed in the catchment. This includes alternative uses which eliminate inputs or lower nitrogen input uses including grassland, scrub, orchard and woodland and the creation of wetland habitats. The reduction in nitrogen inputs arising from a change in land management offsets the additional nitrogen inputs that come from new housing and tourism development. Further information on this strategy is set out in the now revoked SPD.
- 1.6 It is critical that sufficient mitigation is delivered in the catchment to mitigate the impacts from completed housing and tourism development. Mitigation must be delivered before occupation of this development.
- 1.7 Due to the geography of the Poole Harbour catchment, and availability of land, offsetting mitigation projects involving a change in land management are only likely to be delivered within Dorset Council area. The councils recognise that it is more challenging for site specific mitigation to be delivered alongside brownfield developments in urban areas. In accordance with the strategy in the SPD the councils have used monies collected through Community Infrastructure Levy (CIL) or planning obligations to fund the required mitigation on behalf of the applicants/developers.
- 1.8 It is the responsibility of each council to ensure that a suitable proportion of the monies from CIL and that contributions through planning obligations are spent on securing the necessary mitigation. The monies needed to fund the legacy mitigation for the development that has received planning permission was top sliced from the overall CIL receipts to ensure that delivery of mitigation is prioritised. Subject to local conditions (including underlying geology) and noting the limited opportunities in BCP Council area, the mitigation can be delivered anywhere within the Poole Harbour catchment, and the councils work together to ensure appropriate delivery. The mitigation needs to be provided before the new development is occupied and must be retained in perpetuity.

## 2. Mitigation of housing and tourism development

- 2.1 The starting point for monitoring housing and tourism development delivery and the provision of mitigation is 1 April 2017, the beginning of the monitoring year in which the SPD was adopted. The outstanding liability for each council varies according to the numbers of planning permission which is in turn influenced by the dates when they ceased to give weight to the SPD as a approach for delivering mitigation. This monitoring report sets out:
- (i) the number of homes granted planning permission, and delivered, between 1 April 2017 and 31 March 2025 within the Poole Harbour catchment for each council area. Dorset Council and BCP Council are currently undertaking a review of the tourist accommodation and will address in a subsequent report.
  - (ii) the amount of agricultural land where changes in land management are needed for low nitrogen input uses to act as offsetting mitigation.
  - (iii) the mitigation projects delivered to date.
  - (iv) the mitigation which will be needed for remaining development (where work on implementing the planning permission has yet to begin)
  - (v) the councils' implementation plan for delivery of further mitigation projects.

### Amount of development

- 2.2 The amount of development that has been completed or is under construction within the Poole Harbour catchment that was consented over the period from 1 April 2017 to the end of the current monitoring year (31 March 2025)<sup>1</sup> is shown in Table 1. This corresponds to the period from when the Nitrogen Reduction in Poole Harbour Strategy was adopted and implemented to the point of the most up to date available monitoring information which is gathered on an annual basis between 1 April and 31 March each year.
- 2.3 Some development outside of Poole Harbour's hydrological catchment is also required to provide mitigation where the wastewater from the development is processed by wastewater recycling centres which discharge into Harbour's catchment (e.g. Broadstone and Bearwood feed into Poole wastewater recycling centre). The report takes account of planning permissions and completed development that is served by these wastewater treatment works.
- 2.4 There are some developments that achieve nitrogen neutrality on site. These schemes do not require further mitigation and would not need to be included in the table below. In Dorset Council area there were schemes in Poundbury (Dorchester) and Milborne St Andrew where site specific mitigation was delivered. There were no such schemes granted in the period 2017/18 to March 2025 in BCP area.

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<sup>1</sup> NB: For Dorset Council area no planning permissions for residential or tourism development granted planning permission after 1 August 2024 rely on the approach in the revoked SPD for mitigation. Dorset Council conducts annual monitoring to determine the numbers of completed homes and tourism developments that received planning permission during this window.

Table 1: Completions and sites under construction in the Poole Harbour catchment following a grant of planning permission during the period 1 April 2017 to 31 March 2025 (all figures are net)

	Houses	Flats	Care Beds	Tourist beds	Tourist attractions
<b>BCP Council</b>					
Completions	950	1,333	78	0	0
Under construction	270	767	0	0	0
<b>Total</b>	<b>1220</b>	<b>2100</b>	<b>78</b>	<b>0</b>	<b>0</b>
<b>Dorset Council</b>					
Completions	802	380	0	0	0
Under construction	103	115	9	0	0
<b>Total</b>	<b>905</b>	<b>495</b>	<b>9</b>	<b>0</b>	<b>0</b>

## Mitigation required

- 2.5 For BCP Council, the amount of offsetting required to mitigate the impacts from development within the catchment (that has been consented since 1 April 2017) which has either been completed or is under construction is summarised in Table 2. BCP Council's decision to revoke the SPD did not take effect until 1 December 2025, outside the current monitoring period which this report relates to. Similarly, the amount of offsetting required to mitigate development within the catchment (that has been consented since 1 April 2017) within the Dorset Council area which has either been completed or is under construction for each relevant monitoring year is also summarised in Table 3. Dorset Council's decision to revoke the SPD took effect from 1 August 2024 onwards. This monitoring report takes account of the different decision dates for each council when determining the remaining mitigation liability for the current monitoring period.
- 2.6 To determine the offsetting mitigation required, the SPD used a three-step calculation. Firstly, the increase in population arising from the development is calculated at a rate of 2.42 people per house, 1.65 people per flat and 1 person per care bed.
- 2.7 The next step is to multiply the population by the amount of nitrogen produced per person. On average each person is responsible for wastewater effluent containing 0.0035 tonnes of nitrogen per year. Wessex Water is responsible for treating 75% of nitrogen from wastewater on a catchment wide basis (some wastewater treatment works exceed 75% and some are below 75% nitrogen removal). Taking account of variations in efficiency of wastewater treatment works across the catchment, the calculation assumes all development should mitigate the remaining 25% nitrogen. This equates to 0.000875 tonnes of nitrogen per person per year (25% of 0.0035 tonnes).
- 2.8 The final step is to calculate the area of agricultural land required to mitigate the equivalent input arising from the development. Changing the land management of agricultural land from high nitrogen input (e.g., arable crops or intensive grazing use) to a low nitrogen input use (e.g, rough grazing or woodland) would reduce the nitrogen input by 0.0298 tonnes per hectare per year.

Table 2: BCP Council mitigation requirements for the period 1 April 2017 to 31 March 2025 (homes permitted between which are completed or under construction)

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> <li>Net number of houses</li> <li>Net number of flats</li> <li>Net number of care beds</li> </ul>	1,220 2,100 78	Houses x 2.42 Flats x 1.65 Beds x 1	Total occupancy: 2,953 3,465 78 = people 6,496
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> <li>Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage</li> </ul>	6,496 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 5.684 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> <li>Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses</li> </ul>	5.684tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required <b>190.7 ha</b>

2.9 BCP Council therefore must offset the impact of **6,496** additional people by changing the way **190.7 hectares** of land are managed from high nitrogen input uses to low nitrogen input uses, and this change needs to be in place in perpetuity.

Table 3: Dorset Council mitigation requirements for the period 1 April 2017 to 31 March 2025 (homes permitted which are under construction or completed)

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> <li>Net number of houses</li> <li>Net number of flats</li> <li>Net number of care beds</li> </ul>	905 495 9	Houses x 2.42 Flats x 1.65 Beds x 1	Total occupancy: 2191 817 9 = 3,017 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> <li>Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage</li> </ul>	3,017 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 2.64 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> <li>Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses</li> </ul>	2.64 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required 88.6 (ha)

2.10 Dorset Council therefore must offset the impact of **3,017** additional people by changing the management of **88.6 hectares** of land from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

2.11 At a catchment wide level **279.3 hectares** of agricultural land was needed to mitigate the completed, and development that is under construction, which has been consented since April 2017.

### 3. Mitigation projects delivered to date

- 3.1 Mitigation funding for the development in Table 1. has been secured through Community Infrastructure Levy (CIL) or planning obligations. The councils have used this funding to deliver mitigation on several sites as set out in Table 4. Mitigation is delivered on a catchment wide basis with funds being drawn from the available contributions that each council hold to secure the mitigation.
- 3.2 The projects have been funded by both BCP Council and Dorset Council, but the proportion of funds that each council has invested to deliver a particular project varies. This is due to the higher levels of development that take place within the BCP area. Opportunities have arisen for BCP Council and DC to secure mitigation independently to keep the process for securing mitigation as straightforward as possible.

Table 4: Mitigation projects implemented since April 2017

Project	Mitigation secured (ha)	Notes
<b>Wild Woodbury</b>	157.64	Grant paid to Dorset Wildlife Trust to take land out of intensive agriculture to eliminate inputs through rewilding 'Wild Woodbury' project at Bere Regis
<b>Briantspuddle - South Meadows</b>	3.19	Grant paid to the Erica Trust to take land out of intensive grazing to eliminate inputs.
<b>Briantspuddle - North Meadows</b>	9.8	Agricultural field bought by BCP to take land out of intensive grazing to eliminate inputs. Exploring feasibility of wetland on the site that could mitigate additional homes.
<b>Soldiers Road, Arne</b>	5.6	Grant paid to National Trust to take land out of agricultural use to form part of a heathland National Nature Reserve.
<b>Upton Park Farm SANG and estate</b>	55.20	BCP Farm tenancy managed as low nitrogen agricultural use from 2014 onwards. 55.20ha for 2017 onwards.
<b>Glebe Farm</b>	6.24	Grant paid to change the way DC owned land managed to reduce nutrient flows.
<b>West Holme</b>	22.56	Grant paid to Dorset Wildlife Trust to take land out of intensive agricultural use and for the land to be managed in way that is consistent with the wider objectives of Wareham Arc Landscape Recovery project.
<b>Total</b>	<b>260.23</b>	

- 3.3 Across the catchment, there was a need for **279.3 hectares** of agricultural land to be changed from high nitrogen input uses to low nitrogen input uses as detailed in section 2 of this report.
- 3.4 The mitigation secured on a catchment wide basis totals **260.23 hectares** through a mixture of projects and therefore across the catchment, there is insufficient mitigation provided to offset the impact arising from development.
- 3.5 Dorset Council has delivered a total of **38.9 hectares** of mitigation. However, **88.6 hectares** are required to mitigate the impacts from development that has been completed or is under construction in Dorset Council area between 1 April 2017 and 31 March 2025.

- 3.6 In addition to the mitigation in Table 4. Dorset Council have invested CIL funds in Natural England's Nitrogen credit scheme at Lyscombe Farm to secure the equivalent of **36.64 hectares**, effective from December 2026, for development under construction.
- 3.7 This potentially leaves an additional mitigation requirement of **13.06 hectares** for Dorset Council. However, the council have also invested CIL funds to secure a further **21.20 hectares** from Natural England's credit scheme which will take effect from December 2028. This mitigation may address the mitigation required for development still under construction. On-going monitoring of development will enable the council to determine if sufficient mitigation is in place before new development is occupied. Where necessary the council will seek to deliver further mitigation subject to monitoring.
- 3.8 BCP Council has delivered a total of **221.33 hectares** of mitigation, and **190.7 hectares** are required to mitigate the impacts from development that has been completed or is under construction in BCP Council area between 1 April 2017 and 31 March 2025. This leaves a surplus of **30.63 hectares** mitigation for BCP Council.
- 3.9 Across the catchment as a whole there is a mitigation surplus of **17.57 ha**

## 4. Emerging mitigation requirement for consented development

### Housing development with planning permission that has not yet started

4.1 Tables 5 and 6 summarise the number of homes, and amount of tourist development, granted planning permission within the Poole harbour catchment between 1 April 2017 to 31 March 2025<sup>2</sup>, where building working on implementing the permission has yet to start (i.e. they had not begun construction on site as at 31 March 2025). (The monitoring data in Table 6 for Dorset Council has been adjusted to reflect the council's decision to cease to give weight to SPD which took effect from 1 August 2024). Some developments outside of the hydrological catchment are required to provide mitigation in accordance with the SPD as their wastewater is processed at wastewater recycling centres which discharge into the Poole Harbour catchment.

*Table 5: BCP Council mitigation requirement for sites granted consent since 1 April 2017 but not started by 31 March 2025*

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> <li>Net number of houses</li> <li>Net number of flats</li> <li>Net number of care beds</li> </ul>	807 1,505 3	Houses x 2.42 Flats x 1.65 Beds x 1	Total occupancy: 1,953 2,484 3 =4,440 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> <li>Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage</li> </ul>	4,440 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 3.885 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> <li>Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses</li> </ul>	3.885 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required <b>130.4</b> (ha)

4.2 If work begins in implementing all these planning permissions BCP Council therefore must put measures in place to offset the impact of **4,440** additional people by changing the way **130.4 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

<sup>2</sup> NB: For Dorset Council area no planning permissions for residential or tourism development granted planning permission after 1 August 2024 rely on the approach in the revoked SPD for mitigation. Dorset Council conducts annual monitoring to determine the numbers of completed homes and tourism developments that received planning permission during this window.

Table 6: Dorset Council mitigation requirements for sites granted consent between 1 April 2017 and 1 August 2024, but not started by 31 March 2025

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> <li>Net number of houses</li> <li>Net number of flats</li> <li>Net number of care beds</li> </ul>	286 53	Houses x 2.42 Flats x 1.65 Beds x 1	Total occupancy: 693 88 11 = 792 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> <li>Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage</li> </ul>	792 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 0.69 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> <li>Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses</li> </ul>	0.69 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required <b>23.15 (ha)</b>

- 4.3 If work begins in implementing all these planning permissions Dorset Council must therefore put measures in place to offset the impact of **792** additional people by changing the way **23.15 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.
- 4.4 A proportion of most planning permissions lapse before works begin on implementing the consent. For the purposes of this report the estimates on requirements for mitigation based on existing planning permissions assume that all planning permissions will be completed. They represent a precautionary position, but in practice it is likely that the mitigation requirements for development in both council areas will be less than the projections outlined in this report.

## Mitigation required

- 4.5 Based on an assumption that all development with planning permission will be completed, at a catchment wide level **153.55 hectares** of agricultural land would be needed to mitigate the impact from development consented between 1 April 2017 and 31 July 2024 for Dorset Council area and 1 April 2017 and 31 March 2025 for BCP Council area that has not yet been started.
- 4.6 Once the required mitigation for development that is either completed or under construction has been considered, there is an existing surplus of **17.57 hectares** of mitigation across the catchment. Assuming that all the remaining development is completed, monitoring therefore indicates that a further **135.98 hectares** of mitigation land could be needed to mitigate the impacts from development with planning permission where building work has yet to start.
- 4.7 Mitigation needs to be in place at the point of a dwelling being occupied and not at the point of planning consent being granted and some of those homes with planning permission will also not be delivered.

## Dorset Council position

- 4.8 In 2024/25 Dorset Council invested CIL funds to secure a further **21.20 hectares** which will take effect from December 2028 to address mitigation required for development still under construction or not started.
- 4.9 Potentially a further **15 hectares** of mitigation may still be required for development which has received planning permission but where work on implementing the planning permission has yet to start. The councils will continue to monitor housing delivery and the supply of nitrogen mitigation measures across the catchment, and where necessary investigate whether further short (to bridge the period between when the second tranche of mitigation takes effect) of long-term mitigation is needed for this development.

## BCP Council position

- 4.10 BCP Council has a surplus of **30.53 hectares** of mitigation after taking account of development which has been completed and under construction. Subject to completion of the development which has received planning permission there could be a further requirement of **130.4 hectares** of mitigation measures. Taking account of the existing surplus, BCP Council may need a further **99.87 hectares** of mitigation for development not started. The councils will continue to monitor housing delivery and the supply of nitrogen mitigation measures across the catchment, and where necessary investigate whether long-term mitigation is needed for this development.

## 5. Implementation Plan to secure further mitigation

- 5.1 This report demonstrates that the councils' have a successfully delivered a series of projects to mitigate the impacts of nitrogen in Poole Harbour and secured additional mitigation. The councils will continue to monitor housing and tourist accommodation delivery across the catchment, and plan to invest to deliver mitigation as required. Further monitoring reports will provide updates.
- 5.2 There are challenges to finding suitable land to deliver permanent mitigation. Both councils remain committed to joint working on this strategic approach for the catchment and identifying, developing and delivering suitable mitigation projects working in partnership. As negotiations around the delivery of mitigation projects are currently ongoing, and therefore commercially sensitive, this report does not include specific names or details of the projects in question.
- 5.3 The Nutrient Project Officers are investigating opportunities for land purchase or to provide grants towards the purchase of land by environmental charities where their management change can be secured in-perpetuity. This model of joint working has proved effective elsewhere as the councils have already successfully worked with other environmental charities to deliver a number of mitigation projects across Dorset which also confer wider benefits.
- 5.4 As part of the role, the Nutrient Project Officers are also actively seeking opportunities to deliver mitigation projects working with existing private third-party landowners in the Poole Harbour catchment. In these circumstances a permanent, easily monitored, in-perpetuity land-use change, such as to orchards, woodland, riparian buffers and wetlands are required. Strategically located riparian buffers with woodland planting/natural regeneration can provide mitigation through land use change but have the added benefit of directly intercepting nutrient flows through surface run-off into watercourses. The councils have undertaken a call for 'mitigation projects' within the catchment to help identify and deliver mitigation in the future.
- 5.5 Large scale wetlands located on main rivers which may link in with river restoration and reconnection with floodplain are effective in reducing nutrient pollution and securing other benefits for wildlife and for people. These projects are often complex and time consuming to deliver. The councils are working with partners, in particular with the Wareham Arc Landscape Recovery project to identify nitrogen mitigation options.
- 5.6 In the future, should mitigation opportunities not keep pace with the rate of development, the councils may need to be more proactive in securing mitigation through routes such as compulsory purchase of land.
- 5.7 The Nutrient Project Officers will also work closely with other colleagues, groups and organisations to achieve delivery of nitrogen mitigation projects jointly alongside other mitigation/enhancements to biodiversity/biodiversity net-gain projects.
- 5.8 The councils are also working with other partner organisations to identify the potential for delivering nutrient mitigation through projects which will provide wider landscape nature recovery and environmental benefits

## Appendix 1: Planning permissions

Listed below are planning permissions granted where there was a net increase in dwellings and tourist accommodation since the Supplementary Planning Document was adopted on 1<sup>st</sup> April 2017. Reserved matters applications following the ruling in the Sweetman case are also included.

### Appendix 1: Planning permissions

Listed below are planning permissions granted where there was a net increase in dwellings and tourist accommodation since the Supplementary Planning Document was adopted on 1<sup>st</sup> April 2017. Reserved matters applications following the ruling in the Sweetman case are also included.

#### BCP Council completions from 1 April 2017 to 31 March 2025 (net)

BCP Council completions from 1 April 2017 to 31 March 2024 (net)

Application	Address	Houses	Flats	Care Beds
APP/18/01390/F	Sopers Lane	32	95	0
APP/17/00008/F	Magna Road	48	35	0
APP/16/01862/F	1-3 Commercial Road	0	80	0
APP/17/00008/F	Magna Road	53	25	0
APP/17/00008/F	Magna Road	57	15	0
APP/18/00792/P	Poole Pottery Old Orchard	0	64	0
APP/17/00008/F	Magna Road	50	0	0
APP/17/00018/P	12 & 14 & Land adjacent to Poole Labour Club	-2	50	0
APP/17/01593/F	Lake Road	28	14	0
APP/17/00008/F	Magna Road	41	0	0
APP/21/00620/F	West of Wheelers Lane	35	6	0
APP/19/01232/PA	Crown Offices Park Road	0	40	0
APP/17/01593/F	Lake Road	29	8	0
APP/17/01157/F	1-5 Lindsay Road	-3	37	0
APP/18/00745/F	2 to 4 Sandbanks Road	0	32	0
APP/18/00540/F	46-48 Tower Road & Adjoining Land	-2	32	0
APP/21/00632/F	539 Ashley Road	-1	29	0
APP/17/01593/F	Lake Road	23	2	0
APP/18/00976/F	311-313 Wimborne Road	0	25	0
APP/19/01444/F	56 Herbert Avenue	0	24	0
APP/17/00211/F	23 & 25 Upton Road	-2	24	0
APP/18/01077/F	89 High Street	0	21	0
APP/19/00280/F	101-107 Commercial Road	0	20	0
APP/18/01293/F	Park Road	0	17	0
APP/20/01047/F	51-55 Commercial Road	0	14	0
APP/17/00785/F	11 Martello Road South	-1	14	0
APP/18/00065/F	16 Commercial Road	13	0	0
APP/19/00218/F	8 & 10 Yarmouth Road	-1	13	0
APP/17/01754/F	38A The Avenue	-1	12	0
APP/19/00576/F	24-26 & 89-93 (and 32 Brixey) Brixey Road & Rosemary Road	11	0	0
APP/18/00094/F	241A & 243 Blandford Road	10	0	0
APP/19/00048/F	8A Parr Street	2	8	0

Application	Address	Houses	Flats	Care Beds
APP/19/00622/F	56 The Avenue	-1	11	0
APP/19/01153/F	Blocks L, M, N, P, Q Blandford Road	0	10	0
APP/21/01123/F	311-313 Wimborne Road	0	10	0
APP/17/00448/P	32A & 32B Spur Hill Avenue	-2	11	0
APP/18/00561/F	21 West Quay Road	-1	10	0
APP/18/01014/F	171 Bournemouth Road	-1	10	0
APP/19/00273/F	97A and 99 & 18A High Street & Lagland Street	0	9	0
APP/19/00676/F	8A Lindsay Road	-1	10	0
APP/21/00216/F	Sunnyhill Road	9	0	0
APP/21/00688/F	80 Fernside Road	0	9	0
APP/18/00290/F	167-169 Bournemouth Road	-2	10	0
APP/18/00557/F	69-77 Rosemary Road	8	0	0
APP/18/00931/F	10-16 Middle Road	8	0	0
APP/18/01198/F	15-17 Wills Road	8	0	0
APP/21/01358/F	6 New Quay Road	-1	9	0
APP/21/01690/F	31 Danecourt Road	-1	9	0
APP/16/01724/F	14 Pinewood Road	1	6	-18
APP/17/00062/F	32 York Road	-1	8	0
APP/18/00753/F	25 Springfield Road	-1	8	0
APP/19/00193/F	109 Commercial Road	-1	8	0
APP/19/01084/P	27 St Peters Road	-1	8	0
APP/20/00677/F	7 Chaddesley Glen	-1	8	0
APP/21/00065/F	556, 558 & 560 Blandford Road	9	-2	0
APP/21/00127/F	15 Danecourt Road	-1	8	0
APP/21/00345/F	13 Danecourt Road	-1	8	0
APP/21/01854/F	38 Dorset Lake Avenue	-1	8	0
APP/16/01545/F	26 Birchwood Road	-1	7	0
APP/16/01874/F	14-34 Ringwood Road	6	0	0
APP/17/00423/F	21 Springfield Road	-1	7	0
APP/17/01481/J	20 Uppleby Road	6	0	0
APP/17/01872/F	152-158 Lower Blandford Road	6	0	0
APP/18/00438/F	159 Lower Blandford Road	-1	7	0
APP/18/01426/F	Moor View Road	6	0	0
APP/19/01563/F	134 High Street	0	6	0
APP/20/01491/F	95 Commercial Road	0	6	0
APP/17/00521/F	66 High Street	5	0	0
APP/17/00625/F	52 Rossmore Road	5	0	0
APP/17/01553/F	244 High Street North	0	5	0
APP/18/00056/F	370-372 Ashley Road	0	5	0
APP/18/00415/F	241 Blandford Road	0	5	0
APP/18/00533/F	245 Blandford Road	5	0	0
APP/18/00592/F	7 Ridgeway	-1	6	0
APP/18/01595/F	36 Tower Road	0	5	0
APP/19/00533/F	203 Ashley Road	0	5	0
APP/20/00066/F	137 Rosemary Road	-1	6	0

Application	Address	Houses	Flats	Care Beds
APP/21/00824/F	403 Ringwood Road	0	5	0
APP/17/00418/F	8 Leslie Road	4	0	0
APP/17/01261/J	17A Sancreed Road	4	0	0
APP/18/00198/F	7A Curtis Road	4	0	0
APP/18/00533/F	245 Blandford Road	4	0	0
APP/18/01187/F	580-588 Ashley Road	0	4	0
APP/19/00074/F	32-36 Lacey Crescent	4	0	0
APP/19/00151/F	126 & land at 124 York Road	4	0	0
APP/19/00321/F	2 Norrish Road	0	4	0
APP/19/00829/F	113-115 Foxholes Road	4	0	0
APP/19/01577/F	2 Delhi Close	0	4	0
APP/20/00696/F	41-45 Northbrook Road	4	0	0
APP/21/00006/F	5 & 7 Rosemary Road	4	0	0
APP/21/00620/F	West of Wheelers Lane	4	0	0
APP/21/00689/F	28A, 28B, 30 & 32 Kimmeridge Avenue	4	0	0
APP/22/00505/F	427 Ashley Road	0	4	0
APP/17/00782/F	230-234 Blandford Road	3	0	0
APP/17/00950/F	245 Blandford Road	3	0	0
APP/17/01144/F	21 Christopher Crescent	0	3	0
APP/18/00188/F	33-35 Abbotsbury Road	3	0	0
APP/18/00701/F	27 Forest Road	3	0	0
APP/18/00827/F	1-7 Grove Road	3	0	0
APP/18/01015/F	256-260 Wimborne Road	3	0	0
APP/18/01490/F	2 Glenmount Drive	3	0	0
APP/18/01610/F	89 Ashley Road	-1	4	0
APP/19/00990/PA	1 St Clements Road	0	3	0
APP/19/01226/F	37-39 Northbrook Road	3	0	0
APP/19/01288/F	39-41 Cynthia Road	3	0	0
APP/19/01375/F	1 North Road	-1	4	0
APP/20/00171/F	37-41 Abbotsbury Road	3	0	0
APP/20/00312/F	286 Herbert Avenue	3	0	0
APP/20/00429/F	81 & 83 Rosemary Road	3	0	0
APP/20/00777/PA	303 Ashley Road	0	3	0
APP/21/00079/F	29 St Osmunds Road	-1	4	0
APP/21/00236/PA	10 Windsor Road	0	3	0
APP/21/01001/F	61 & 63 Brixey Road	3	0	0
APP/21/01160/PA	268-270 Herbert Avenue	0	3	0
APP/22/00209/F	247 Blandford Road	-1	4	0
APP/14/01662/F	38 Upper Road	2	0	0
APP/17/00641/F	17 Preston Road	2	0	0
APP/17/00824/F	14 Durlston Road	2	0	-28
APP/17/00833/F	3-5 Glenair Avenue	2	0	0
APP/17/00989/F	20 Cavan Crescent	2	0	0
APP/17/01586/F	7 - 19 Old Coach Mews	2	0	0
APP/17/01749/F	46-50 Cynthia Road	2	0	0

Application	Address	Houses	Flats	Care Beds
APP/17/01798/F	6 Ballard Road	2	0	0
APP/17/01876/F	37-39 Good Road	2	0	0
APP/18/00086/F	91 Lake Road	2	0	0
APP/18/00195/F	The Quay	2	0	0
APP/18/00388/F	183-185 Ringwood Road	2	0	0
APP/18/00504/F	76-78 Dorchester Road	2	0	0
APP/18/00617/PA	279 Ashley Road	0	2	0
APP/18/01183/F	25 Benmoor Road	2	0	0
APP/18/01280/F	3 Mansfield Road	0	2	0
APP/18/01406/F	8 & 9 Mount Grace Drive	2	0	0
APP/18/01466/F	159-161 Fernside Road	2	0	0
APP/19/00102/F	12 to 14 Granville Road	2	0	0
APP/19/00361/P	2 Hennings Park Road	2	0	0
APP/19/00561/F	16 Denmark Lane	2	0	0
APP/19/00914/F	7 Abbotsbury Road	2	0	0
APP/19/00996/F	80 Parkstone Road	0	2	0
APP/19/01466/F	456-458 Ashley Road	0	2	0
APP/19/01552/F	10 to 14 Munster Road	2	0	0
APP/20/00022/F	79 Rosemary Road	2	0	0
APP/20/00247/F	44 Western Road	2	0	0
APP/20/00279/F	8 Trinidad Crescent	2	0	0
APP/20/00776/F	9 Pascoe Close	2	0	0
APP/20/00994/F	51-53 Victoria Crescent	2	0	0
APP/20/01197/F	41 Longfleet Road	0	2	0
APP/20/01215/PA	197 Bournemouth Road	0	2	0
APP/20/01226/K	414-416 Ashley Road	0	2	0
APP/20/01302/F	145 High Street	0	2	0
APP/21/00053/F	2 Meriden Close	2	0	0
APP/21/00258/F	91 Commercial Road	0	2	0
APP/21/00294/F	73A, 73B and 75 Waterloo Road	2	0	0
APP/21/01737/F	431 & 435 Ashley Road	0	2	0
APP/22/00005/F	53 & 55 Tatnam Road	2	0	0
APP/22/00010/F	2 Glenair Avenue	2	0	0
APP/22/00516/F	32A Fernside Road	2	0	0
No Application	83C Sterte Road	-1	3	0
APP/16/01857/F	2 Dornie Road	1	0	0
APP/17/00104/F	4 to 10 Mellstock Road	1	0	0
APP/17/00104/F	4 and 6 Mellstock Road	1	0	0
APP/17/00108/F	146 Magna Road	1	0	0
APP/17/00126/F	407 Ringwood Road, (Access from 315 Herbert Avenue)	1	0	0
APP/17/00128/F	36 Glen Road	1	0	0
APP/17/00145/F	21 Whitecliff Road	1	0	0
APP/17/00165/F	11 Palmer Road	1	0	0
APP/17/00183/F	65 Bournemouth Road	0	1	0
APP/17/00191/F	109 Herbert Avenue	1	0	0

Application	Address	Houses	Flats	Care Beds
APP/17/00238/F	465 Ashley Road	0	1	0
APP/17/00250/F	132 Bournemouth Road	0	1	0
APP/17/00300/F	294, 296 and 298 Ringwood Road	1	0	0
APP/17/00310/F	75-77 Churchill Road	0	1	0
APP/17/00326/F	7 Kenyon Close	1	0	0
APP/17/00332/F	3 Marianne Road	1	0	0
APP/17/00348/F	81 Rosemary Road	0	1	0
APP/17/00366/F	10, 12 & 14 Munster Road	1	0	0
APP/17/00394/F	5 Kings Crescent	1	0	0
APP/17/00405/F	2 Western Avenue	1	0	0
APP/17/00449/F	11 Leicester Road	1	0	0
APP/17/00493/F	24 Penn Hill Avenue	0	1	0
APP/17/00511/F	7 Chaddesley Wood Road	2	-1	0
APP/17/00533/F	26 Collwood Close	1	0	0
APP/17/00550/F	46, 52, 54 & 56 Abbotsbury Road	1	0	0
APP/17/00568/F	14 Ridgeway	1	0	0
APP/17/00574/F	14 Ridgeway	1	0	0
APP/17/00586/F	1 Langley Road	1	0	0
APP/17/00613/J	24 St James Close	0	1	0
APP/17/00630/J	46 Rosemary Road	0	1	0
APP/17/00656/F	7 Almer Road	1	0	0
APP/17/00667/PA	185 Bournemouth Road	0	1	0
APP/17/00727/F	28 Churchill Road	-1	2	0
APP/17/00752/F	50 Fortescue Road	1	0	0
APP/17/00824/F	14 Durlston Road	1	0	-28
APP/17/00835/F	610 Ashley Road	0	1	0
APP/17/00914/F	78 Penn Hill Avenue	1	0	0
APP/17/00927/F	41 Kings Avenue	1	0	0
APP/17/00943/F	28 Felton Road	1	0	0
APP/17/00976/F	48 Dale Valley Road	1	0	0
APP/17/00997/F	5 Canford Cliffs Avenue	1	0	0
APP/17/01027/PA	5 Hosiers Lane	1	0	0
APP/17/01031/F	207 Lower Blandford Road	0	1	0
APP/17/01047/F	123 Gough Crescent	1	0	0
APP/17/01059/F	35 Lulworth Avenue	1	0	0
APP/17/01074/F	35 Victoria Road	-1	2	0
APP/17/01102/F	25 Stokes Avenue	1	0	0
APP/17/01149/F	7 Church Road	-1	2	0
APP/17/01151/F	27 Churchill Road	1	0	0
APP/17/01174/J	7 Warburton Road	0	0	0
APP/17/01195/F	424 Blandford Road	1	0	0
APP/17/01227/F	27 Lower Blandford Road	1	0	0
APP/17/01230/F	22 Northmere Drive	1	0	0
APP/17/01256/F	232 Sandbanks Road	1	0	0
APP/17/01277/J	1A Cranbrook Road	2	-1	0

Application	Address	Houses	Flats	Care Beds
APP/17/01495/F	23 Buckland Road	1	0	0
APP/17/01512/F	124 Uppleby Road	1	0	0
APP/17/01529/F	8 Jubilee Road	1	0	0
APP/17/01555/F	101 Longfleet Road	1	0	0
APP/17/01570/F	37 Alton Road	1	0	0
APP/17/01579/F	77 Longfleet Road	0	5	0
APP/17/01668/F	9 Brownsea Road	1	0	0
APP/17/01708/F	29 & 31 Mansfield Close	1	0	0
APP/17/01749/F	46-50 Cynthia Road	1	0	0
APP/17/01753/F	92 North Road	1	0	0
APP/17/01761/F	6 Newton Road	1	0	0
APP/17/01762/F	1, 1A & Rear of 96 Canford Cliffs Avenue & Canford Cliffs Road	1	0	0
APP/17/01821/F	3 Compton Gardens	1	0	0
APP/17/01830/F	14 Gosling Close	1	0	0
APP/17/01883/F	19 Canford Cliffs Road	1	0	0
APP/17/01890/F	3 Cotes Avenue	1	0	0
APP/18/00013/F	60 Wimborne Road	1	0	0
APP/18/00077/F	51 Clarendon Road	1	0	0
APP/18/00111/F	1 Victoria Crescent	1	0	0
APP/18/00184/F	57 Galloway Road	1	0	0
APP/18/00210/F	8 Dornie Road	1	0	0
APP/18/00232/F	12 Farcroft Road	1	0	0
APP/18/00270/F	221A Bournemouth Road	1	0	0
APP/18/00278/J	291B Wallisdown Road	0	1	0
APP/18/00328/F	31 Clifton Road	1	0	0
APP/18/00329/F	3 Canford Cliffs Avenue	1	0	0
APP/18/00358/F	8 Station Approach	0	1	0
APP/18/00406/J	Newfoundland House The Quay	0	1	0
APP/18/00411/J	Newfoundland House The Quay	0	1	0
APP/18/00422/F	12 Pinetree Walk	1	0	0
APP/18/00430/F	546 Blandford Road	1	0	0
APP/18/00483/F	28 Milne Road	1	0	0
APP/18/00563/F	2 Clyde Road	1	0	0
APP/18/00578/F	353 Ashley Road	1	0	0
APP/18/00608/F	61 Bailey Crescent	1	0	0
APP/18/00671/F	91 & 23 Salterns Road and Worthington Crescent	1	0	0
APP/18/00682/F	14 Lionheart Close	1	0	0
APP/18/00690/F	24-30 Chalice Close	0	1	0
APP/18/00740/C	21 Parkstone Road	0	1	0
APP/18/00749/F	1 Hastings Road	1	0	0
APP/18/00788/J	Newfoundland House The Quay	0	1	0
APP/18/00789/J	Newfoundland House The Quay	0	1	0
APP/18/00835/F	25 Chapel Road	0	1	0
APP/18/00836/F	32 Cavan Crescent	1	0	0
APP/18/00867/PA	383 Ashley Road	0	1	0

Application	Address	Houses	Flats	Care Beds
APP/18/00873/PA	424 Ashley Road	0	1	0
APP/18/00898/F	49 Links Road	1	0	0
APP/18/00939/F	11 Greenwood Avenue	1	0	0
APP/18/00945/F	31 Roberts Road	1	0	0
APP/18/01026/J	484D Ashley Road	0	1	0
APP/18/01046/F	14 Northmere Drive	1	0	0
APP/18/01083/F	4 Brackenhill	1	0	0
APP/18/01125/F	62 Albert Road	0	1	0
APP/18/01180/F	121 South Western Crescent	1	0	0
APP/18/01248/F	71 Lake Drive	1	0	0
APP/18/01267/J	26 Courtenay Road	0	1	0
APP/18/01323/F	6 Northmere Drive	1	0	0
APP/18/01379/F	21 Petersham Road	1	0	0
APP/18/01481/F	26 Fairview Drive	1	0	0
APP/18/01498/F	49 & 49a Vicarage Road	0	1	0
APP/18/01499/F	50 Gwynne Road	1	0	0
APP/18/01510/F	84 Rosemary Road	1	0	0
APP/18/01516/F	7 Alington Road	0	1	0
APP/18/01522/F	24 Edwina Drive	1	0	0
APP/18/01559/F	20 Haven Road	0	1	0
APP/18/01581/F	42 Northmere Road	1	0	0
APP/18/01634/F	44 Cynthia Road	1	0	0
APP/18/01638/F	104 Warburton Road	1	0	0
APP/18/01650/F	72 Alton Road	1	0	0
APP/18/01656/F	39 Worbarrow Gardens	1	0	0
APP/19/00028/F	10 Plantation Road	1	0	0
APP/19/00036/F	113 Rossmore Road	1	0	0
APP/19/00037/F	48 Shaftesbury Road	1	0	0
APP/19/00050/F	22 Beamish Road	1	0	0
APP/19/00080/F	47 Clifton Road	1	0	0
APP/19/00182/F	200A Ringwood Road	0	1	0
APP/19/00191/F	3 Minterne Road	1	0	0
APP/19/00198/F	71 Oakdale Road	1	0	0
APP/19/00216/F	45 Connaught Crescent	1	0	0
APP/19/00220/F	17 Scarf Road	1	0	0
APP/19/00278/F	62 Coles Avenue	1	0	0
APP/19/00300/F	59 Bailey Crescent	1	0	0
APP/19/00316/F	66-78 Ashley Road	0	1	0
APP/19/00319/F	34 Cavan Crescent	1	0	0
APP/19/00350/F	38C Sandecotes Road	1	0	0
APP/19/00367/F	7 Sunnyside Road	1	0	0
APP/19/00378/F	43 Elgin Road	1	0	0
APP/19/00389/F	2 & 3 Partridge Walk	1	0	0
APP/19/00435/F	17 Gosling Close	1	0	0
APP/19/00464/F	18 Penn Hill Avenue	1	0	0

Application	Address	Houses	Flats	Care Beds
APP/19/00479/F	58 Anthonys Avenue	1	0	0
APP/19/00514/F	12 Wills Road	1	0	0
APP/19/00539/F	9 Compton Drive	1	0	0
APP/19/00575/F	55 Chaddesley Glen	1	0	0
APP/19/00595/F	580-588 Ashley Road	1	0	0
APP/19/00640/F	72 Cranbrook Road	1	0	0
APP/19/00671/F	560 Ashley Road	1	0	0
APP/19/00728/F	22 Blake Hill Avenue	1	0	0
APP/19/00790/F	15 Boldre Close	1	0	0
APP/19/00817/F	59 Wimborne Road	0	1	0
APP/19/00881/F	93 & 95 Longfleet Road	1	0	0
APP/19/01078/F	35 Sea View Road	0	1	0
APP/19/01095/F	10 Brudenell Avenue	1	0	0
APP/19/01136/F	55 Coles Avenue	1	0	0
APP/19/01422/F	47 and 49 Nansen Avenue	1	0	0
APP/19/01451/F	11 Bingham Avenue	1	0	0
APP/19/01540/F	18 Rozelle Road	1	0	0
APP/19/01574/F	6 Hiley Road	1	0	0
APP/20/00033/F	31 Sandecotes Road	1	0	0
APP/20/00040/F	136 York Road	1	0	0
APP/20/00147/F	8 Mill Lane	1	0	0
APP/20/00170/F	64 Cynthia Road	1	0	0
APP/20/00189/F	2 Samson Road	1	0	0
APP/20/00205/J	142 York Road	1	0	0
APP/20/00254/PA	297 Ashley Road	0	1	0
APP/20/00256/PA	293 Ashley Road	0	1	0
APP/20/00260/F	102 Beamish Road	1	0	0
APP/20/00341/F	2 Meriden Close	1	0	0
APP/20/00354/F	30 Collwood Close	1	0	0
APP/20/00464/F	32 Ashmore Avenue	1	0	0
APP/20/00511/F	2 Dorchester Road	1	0	0
APP/20/00568/F	40 Lakeside Road	1	0	0
APP/20/00701/F	1 to 4 Almer Road	1	0	0
APP/20/00706/F	49 Langdon Road	1	0	0
APP/20/00774/J	21 & 21a Burton Road	1	0	0
APP/20/00811/F	213 Ashley Road	0	1	0
APP/20/00840/J	12 Carlton Grove	-1	2	0
APP/20/00868/F	138 Petersham Road	1	0	0
APP/20/00912/F	19 Maureen Close	1	0	0
APP/20/01010/F	427 Blandford Road	1	0	0
APP/20/01057/F	21 Mill Lane	1	0	0
APP/20/01087/F	14 Glencoe Road	1	0	0
APP/20/01089/F	66 Lilliput Road	1	0	0
APP/20/01091/F	130 Stanley Green Road	1	0	0
APP/20/01169/F	26 Adastral Road	1	0	0

Application	Address	Houses	Flats	Care Beds
APP/20/01240/F	55 Jolliffe Road	1	0	0
APP/20/01313/F	183A South Western Crescent	1	0	0
APP/20/01314/F	43 Shaftesbury Road	1	0	0
APP/20/01402/F	9 & 11 Tuckers Lane	1	0	0
APP/20/01436/F	293 - 297 Ashley Road	0	1	0
APP/20/01461/F	254 Wimborne Road	1	0	0
APP/20/01468/J	62 Cranbrook Road	1	0	0
APP/20/01504/F	1 North Road	0	1	0
APP/20/01511/F	43 Rossmore Road	-1	2	0
APP/21/00073/F	30-32 Douglas Road	1	0	0
APP/21/00082/F	22 Clifton Road	1	0	0
APP/21/00117/F	44 Roberts Road	1	0	0
APP/21/00162/F	1 Felton Road	1	0	0
APP/21/00227/F	15 Mansfield Road	0	1	0
APP/21/00286/F	30 Furze Hill Drive	1	0	0
APP/21/00382/PA	297 - 299 Ashley Road	1	0	0
APP/21/00447/F	42 Cynthia Road	1	0	0
APP/21/00506/F	56 Hamble Road	1	0	0
APP/21/00529/F	8 & 3 Trinidad Crescent & Hobbs Road	1	0	0
APP/21/00533/F	272 Herbert Avenue	1	0	0
APP/21/00580/PA	199 Bournemouth Road	0	1	0
APP/21/00643/F	11 to 14 Croft Road	0	1	0
APP/21/00659/F	106 Kitchener Crescent	1	0	0
APP/21/00800/F	34 Banks Road	0	1	0
APP/21/00818/F	16 Scarf Road	1	0	0
APP/21/01108/F	64 Verity Crescent	1	0	0
APP/21/01148/F	325 Verity Crescent	1	0	0
APP/21/01227/F	17 & 19 Kings Avenue	1	0	0
APP/21/01299/F	203 Rossmore Road	1	0	0
APP/21/01311/J	41 Jubilee Road	-1	2	0
APP/21/01446/F	3 Durrant Road	1	0	0
APP/21/01464/F	34 Anthonys Avenue	1	0	0
APP/21/01593/F	56 Rosemary Road	1	0	0
APP/21/01682/F	17 Borley Road	1	0	0
APP/21/01725/F	109 North Road	1	0	0
APP/21/01806/PA	Knighton Lane	1	0	0
APP/21/01865/PA	191 Ashley Road	1	0	0
APP/22/00106/J	127b Commercial Road	0	1	0
APP/22/00146/F	9 Rosemary Road	1	0	0
APP/22/00194/J	385 Ashley Road	0	1	0
APP/22/00259/F	35 Pottery Road	1	0	0
APP/22/00549/F	28 St Clements Road	1	0	0
APP/22/00567/F	51-55 Commercial Road	1	0	0
APP/22/00730/F	134 High Street	0	1	0
APP/22/00834/F	1 Wavell Avenue	1	0	0

Application	Address	Houses	Flats	Care Beds
APP/22/00927/F	127-129 Penn Hill Avenue	0	1	0
APP/22/00936/F	76-78 Ashley Road	0	1	0
APP/22/01017/J	74 Parkstone Heights	0	1	0
APP/22/01018/J	74 Parkstone Heights	0	1	0
APP/22/01019/J	74 Parkstone Heights	0	1	0
APP/22/01023/J	74 Parkstone Heights	0	1	0
APP/22/01053/F	127 Alexandra Road	1	0	0
APP/22/01080/F	1-3 Commercial Road	0	1	0
APP/22/01194/F	49 Abbotsbury Road	1	0	0
APP/22/01237/F	74 Parkstone Heights	-1	2	0
APP/22/01290/F	12 Sea View Road	0	1	0
APP/22/01312/F	2 Norrish Road	1	0	0
APP/22/01432/F	198 Ashley Road	0	1	0
APP/22/01449/J	11a Whitecliff Road	0	1	0
APP/23/00041/PA	217A Rossmore Road	1	0	0
APP/23/00738/J	14 Station Road	1	0	0
No Application	221a Ashley Road	0	1	0
No Application	8 Georgina Close	0	1	0
APP/17/00277/F	55 Warburton Road	1	0	0
APP/17/00513/F	1 Crown Close	0	0	0
APP/17/00528/F	6 Dalkeith Road	0	0	0
APP/17/00558/F	11 Arley Road	0	0	0
APP/17/00581/F	5 Chaddesley Glen	0	0	0
APP/17/00594/F	11 Newton Road	0	0	0
APP/17/00696/F	2 Daylesford Close	2	-2	0
APP/17/00721/F	38 Napier Road	0	0	0
APP/17/00776/F	21 Salter Road	0	0	0
APP/17/00819/F	74 Elgin Road	0	0	0
APP/17/00882/F	14A Elms Avenue	0	0	0
APP/17/00964/J	19 Cranbrook Road	0	0	0
APP/17/01111/F	16 Alington Road	0	0	0
APP/17/01510/F	10-12 Plantation Road	0	0	0
APP/17/01513/F	16 Cliff Drive	0	0	0
APP/17/01582/F	26 Upper Golf Links Road	0	0	0
APP/17/01594/F	9 Etrick Road	0	0	0
APP/17/01720/F	42 Pearce Avenue	0	0	0
APP/17/01762/F	1, 1A & Rear of 96 Canford Cliffs Avenue & Canford Cliffs Road	0	0	0
APP/17/01921/F	24 Mayfield Avenue	0	0	0
APP/18/00007/F	59 Sherwood Avenue	0	0	0
APP/18/00244/F	3 Salterns Way	0	0	0
APP/18/00734/F	12 Brownsea Road	0	0	0
APP/18/00823/F	22 High Park Road	0	0	0
APP/18/00965/J	11 Constitution Hill Road	-1	1	0
APP/18/01057/F	28 Ravine Road	0	0	0
APP/18/01170/F	7 Shore Road	0	0	0

Application	Address	Houses	Flats	Care Beds
APP/18/01274/K	131 Magna Road	0	0	0
APP/18/01346/F	84 Lulworth Avenue	0	0	0
APP/18/01368/F	5 Southill Avenue	0	0	0
APP/18/01402/F	5 The Horseshoe	0	0	0
APP/18/01413/F	22 Canford Cliffs Avenue	0	0	0
APP/18/01468/F	Corner of Hoyal Road and Lake Road	0	0	68
APP/18/01477/F	90 Lulworth Avenue	0	0	0
APP/18/01642/F	28 Links Road	0	0	0
APP/18/01654/F	41 Elms Avenue	0	0	0
APP/19/00056/F	82 Elgin Road	0	0	0
APP/19/00101/F	16A Crichel Mount Road	0	0	0
APP/19/00130/F	12 & 14 Sandringham Road	2	-2	0
APP/19/00307/F	72 Haven Road	0	0	0
APP/19/00700/F	21 Elms Avenue	0	0	0
APP/19/00714/F	67 Kingland Road	0	0	0
APP/19/00753/F	22 Westminster Road	0	0	0
APP/19/00845/F	26 Western Avenue	0	0	0
APP/19/00947/F	141 Clarendon Road	0	0	0
APP/19/01060/F	63 Sterte Road	0	0	0
APP/19/01068/F	29 Elgin Road	0	0	0
APP/19/01075/F	4 Excelsior Road	0	0	0
APP/19/01111/F	276 Blandford Road	0	0	0
APP/20/00028/F	15 Compton Avenue	0	0	0
APP/20/00043/F	18 Merriefield Drive	0	0	0
APP/20/00108/F	16 Wilderton Road	0	0	0
APP/20/00116/F	61 Sherwood Avenue	0	0	0
APP/20/00184/F	62 Whitchurch Avenue	0	0	0
APP/20/00269/F	47 Pearce Avenue	0	0	0
APP/20/00411/F	2 Mornish Road	0	0	0
APP/20/00425/F	49 Chaddesley Glen	0	0	0
APP/20/00580/F	10 St Clair Road	0	0	0
APP/20/00688/F	18 Old Coastguard Road	0	0	0
APP/20/00734/F	127 Banks Road	0	0	0
APP/20/00805/F	59 Alton Road	0	0	0
APP/20/01023/F	123 Commercial Road	0	0	0
APP/20/01158/F	3 Worthington Crescent	0	0	0
APP/20/01234/J	9 McWilliam Close	0	0	0
APP/20/01319/F	97 Twin Oaks Close	0	0	0
APP/20/01361/F	2 Meriden Close	0	0	0
APP/20/01367/F	63 Lake Drive	0	0	0
APP/20/01469/F	65 Lake Road	0	0	0
APP/21/00205/F	84 Blake Hill Crescent	0	0	0
APP/21/00277/F	25A The Avenue	0	0	0
APP/21/00284/F	4 Tower Road West	0	0	0
APP/21/00419/J	7 Woking Road	0	0	0

Application	Address	Houses	Flats	Care Beds
APP/21/00641/J	10 Tolstoi Road	0	0	0
APP/21/00897/F	11 Clarendon Close	0	0	0
APP/21/00934/F	12A Cliff Drive	0	0	0
APP/21/01044/F	25 Whitecliff Road	0	0	0
APP/21/01045/J	24 Alcester Road	0	0	0
APP/21/01047/J	138 Alder Road	0	0	0
APP/21/01059/F	47 Longfleet Road	0	0	0
APP/21/01191/F	1 Firs Lane	0	0	0
APP/21/01422/J	339 Bournemouth Road	0	0	0
APP/21/01495/F	51 Blake Dene Road	0	0	0
APP/21/01496/J	18 Buckland Road	0	0	0
APP/21/01552/F	1 Durrant Road	0	0	0
APP/21/01558/F	22 Recreation Road	0	0	0
APP/22/00100/F	25 Furze Hill Drive	0	0	0
APP/22/00251/F	90 Parkstone Avenue	0	0	0
APP/22/00403/J	481 Wallisdown Road	0	0	0
APP/22/00508/F	2B Lower Golf Links Road	1	-1	0
APP/22/00585/F	19 Wilderton Road	0	0	0
APP/22/00618/F	199 Sandbanks Road	0	0	0
APP/22/00705/J	21 Marianne Road	0	0	0
APP/22/00708/F	35 Cliff Drive	0	0	0
APP/22/01247/J	285 Wallisdown Road	0	0	0
APP/23/00335/F	38 Merriefield Drive	0	0	0
APP/23/00477/F	12 Brookdale Close	0	0	0
APP/23/00582/F	157 Ashley Road	0	0	0
APP/23/00748/J	429 Wallisdown Road	0	0	0
APP/23/00949/J	546 Ringwood Road	0	0	0
APP/23/01252/J	20 Maple Road	0	0	0
APP/17/00902/F	15 Windsor Road	1	-2	0
APP/17/01415/F	The Oakdale Kingsmill Road	0	-1	84
APP/17/01653/J	81 Lulworth Avenue	-1	0	0
APP/17/01897/F	38 Lower Blandford Road	-1	0	0
APP/18/00018/F	332-334 Ashley Road	0	-1	0
APP/18/00175/F	31 Chester Road	1	-2	0
APP/18/00649/F	7 Alington Road	0	-1	0
APP/18/00964/J	15 Constitution Hill Road	-1	0	0
APP/18/01252/F	21A Upton Way	1	-2	0
APP/18/01513/PA	94 Magna Road	-1	0	0
APP/19/00792/F	93 Longfleet Road	0	-1	0
APP/20/00177/C	123 Commercial Road	0	-1	0
APP/20/00287/C	2 Rigler Road	-1	0	0
APP/20/01176/C	124 Bournemouth Road	-1	0	0
APP/21/00797/F	70 Magna Road	0	-1	0
APP/21/01215/F	7 Chaddesley Glen	0	-1	0
APP/22/00498/K	39 Fortescue Road	1	-2	0

Application	Address	Houses	Flats	Care Beds
APP/20/00595/C	85 Longfleet Road	0	-2	0
APP/21/01172/J	9 Sandringham Road	1	-5	0
APP/19/01382/F	1 Cynthia Close	10	-27	0

#### BCP Completed Sites 2024/25 (Net)

Application	Address	Houses Comp	Flats Comp
APP/21/00556/F	96 and 96A High Street, BH15 1DB	2	0
APP/22/00273/F	202 Ringwood Road, BH14 ORR	2	0
APP/23/00275/F	15 Palmer Road, BH15 3AR	2	0
APP/21/01796/F	36 Sterte Esplanade, BH15 2BA	2	0
APP/23/00095/F	Moonfleet Dental Health Centre 30 Bournemouth Road, BH14 0ES	2	0
APP/20/00356/F	15 Johnston Road, BH15 3HS	1	0
APP/22/00817/F	113 Foxholes Road, BH15 3NE	1	0
APP/22/00827/F	Land adjacent to 6 Branksea Avenue, BH15 4DW	1	0
APP/22/00990/F	20 Jolliffe Road, BH15 2HB	1	0
APP/23/00105/F	Land to the rear of 24-26 Vicarage Road, BH15 3BG	1	0
APP/23/01468/PA	14A Parkstone Road, BH15 2PG	1	0
APP/22/00365/F	1 The Drive Brudenell Avenue, BH13 7NW	1	0
APP/22/00996/F	4 Lawrence Drive, BH13 7EN	1	0
APP/19/00472/F	16 Cotes Avenue, BH14 0ND	1	0
APP/22/00144/F	1 Felton Road, BH14 0QR	1	0
APP/22/00257/F	Land adjacent to 24 Britannia Road, BH14 8BB	1	0
APP/21/00505/F	23 Lilliput Road, BH14 8JU	1	0
APP/23/00081/P	2 Birchwood Road, BH14 9NP	1	0
APP/21/01590/F	34 Galloway Road, BH15 4JX	1	0
APP/19/00125/F	23 Brudenell Avenue, BH13 7NW	1	0
APP/21/01165/F	16 Nairn Road, BH13 7NQ	1	0
APP/22/01485/F	18 Nairn Road, BH13 7NQ	1	0
APP/22/01054/F	8 Sandbanks Road, BH14 8AQ	1	0
APP/23/00497/F	21 Sandbanks Road, BH14 8AG	1	0
APP/21/00156/F	47 Compton Avenue, BH14 8PU	1	0
APP/21/00325/F	5 Greenwood Avenue, BH14 8QD	1	0
APP/22/00164/F	83 Kings Avenue, BH14 9QH	1	0
APP/21/00614/F	98 High Street, BH15 1DB	1	3
APP/22/00561/C	Curzon Court 58 Commercial Road, BH14 0JT	0	-2
APP/24/00809/F	Ground Floor Flat, 143 Longfleet Road, Poole, BH15 2HS	0	-1
APP/23/00373/K	453 Wimborne Road, BH15 3EE	0	0
APP/23/01242/K	4 Kenyon Close, BH15 3JF	0	0
APP/23/01393/F	101 Longfleet Road, Poole, BH15 2HP	0	0
APP/24/00098/F	133 Longfleet Road, Poole, BH15 2HS	0	0
APP/24/00094/F	475 Ashley Road, Poole, BH14 0BB	0	0
APP/21/00976/F	52 Compton Avenue, BH14 8PY	0	-1
APP/21/00810/F	56 Lulworth Avenue, BH15 4DJ	0	0
APP/24/00265/J	74 Parkstone Heights, Poole, BH14 0RZ	0	0

Application	Address	Houses Comp	Flats Comp
APP/24/01091/J	Flat I, 74 Parkstone Heights, Poole, BH14 0RZ	0	0
APP/20/00813/F	21 Panorama Road, BH13 7RA	0	0
APP/20/00989/F	7 Gardens Crescent, BH14 8JE	0	0
APP/21/01259/F	342 Sandbanks Road, BH14 8HY	0	0
APP/21/01465/F	23 Banks Road, BH13 7PW	0	0
APP/22/00369/F	46 Nairn Road, BH13 7NH	0	0
APP/22/00565/F	110 Panorama Road, BH13 7RG	0	0
APP/22/00695/F	21 Over Links Drive, BH14 9QU	0	0
APP/22/00863/F	67 Banks Road, BH13 7PP	0	0
APP/22/01298/F	28 Panorama Road, BH13 7RD	0	0
APP/23/00626/F	96 Panorama Road, BH13 7RG	0	0
APP/12/01137/F	28 Salterns Way, BH14 8JR	0	0
APP/22/01425/F	33 Elms Avenue, BH14 8EE	0	0
APP/22/01476/F	40A Orchard Avenue, BH14 8AJ	0	0
APP/20/00848/F	66 Blake Dene Road, BH14 8HH	0	0
APP/21/01604/F	2 Durlston Road, BH14 8PQ	0	0
APP/22/01056/F	226 Sandbanks Road, BH14 8HA	0	0
APP/22/01519/F	4 Anthony's Avenue, BH14 8JH	0	0
APP/23/00391/F	3 Blake Dene Road, BH14 8HF	0	0
APP/23/00955/F	Seaway House, 24 The Quay, Poole, BH15 1BQ	0	1
APP/23/01023/PA	110 High Street, BH15 1DF	0	1
APP/20/00161/F	19 Blandford Road, BH15 4AS	0	0
APP/24/01154/PA	100 High Street, Poole, BH15 1BL	0	1
APP/23/00971/F	62 High Street, BH15 1DA	0	2
APP/23/00730/F	19A High Street, Poole, BH15 1AB	0	1
APP/20/00054/F	96 and 96A High Street, BH15 1DB	0	3
APP/21/00431/F	The Swan Inn Old Orchard, BH15 1SD	0	3
APP/21/00401/F	7 Stokes Avenue, BH15 2EA	0	3
APP/23/00958/F	4 Alington Road, BH14 8LZ	0	3
APP/22/01008/F	125 Longfleet Road, BH15 2HR	0	4
APP/21/01118/F	29 West Way, BH18 9LW	0	5
APP/17/01144/F	Pergins 21 Christopher Crescent, BH15 3HW	0	1
APP/20/00290/F	18-20 Market Street, BH15 1NF	0	7
APP/23/00533/R	Land rear of Adastral Square, BH17 8SA	0	9
APP/23/00279/F	The Ferryman, 6 New Quay Road, Poole, BH15 4AF	0	10
APP/23/00074/F	131 High Street, BH15 1AN	0	11
APP/21/01445/F	78-80 Longfleet Road, BH15 2JE	0	9
APP/20/00446/F	76 Lagland Street, BH15 1QG	0	14
APP/19/01153/F	Carters Quay Blocks L,M,N,P,Q Blandford Road, BH15 4FJ	0	19
APP/22/00091/F	The Sloop 5 Commercial Road, BH14 0HU	0	84
APP/24/01240/J	30 Colborne Close, Poole, BH15 1US	-1	0
APP/23/00380/PA	17 Danecourt Road, Poole, BH14 0PG	-1	0
APP/19/01373/F	20 Upton Way, BH18 9LY	0	6
APP/20/00198/F	20 Upton Way, BH18 9LY	0	5
APP/23/00634/F	18 Cheam Road, BH18 9HE	0	0
APP/21/00909/F	125 Magna Road, BH11 9NE	1	0
APP/22/01528/F	70 Magna Road, Bournemouth, BH11 9NA	-1	0

Application	Address	Houses Comp	Flats Comp
APP/17/01004/F	107 - 117 Bournemouth Road, BH14 9HR	9	0
APP/20/01421/F	291A Ashley Road, BH14 9DZ	1	0
APP/21/00510/F	28 & 30 Lacey Crescent, BH15 3NZ	2	0
APP/22/00084/F	58- 60 Langdon Road, BH14 9EH	3	0
APP/22/00120/PA	Land rear of 414-416 Ashley Road, BH14 0AA	1	0
APP/22/00993/F	8 Curtis Road, BH12 3AQ	1	0
APP/22/01034/PA	149 Alder Road, BH12 4AA	0	1
APP/22/01585/F	19A Rozelle Road, Poole, BH14 0BX	2	0
APP/23/00714/F	2A Buckingham Road, BH12 2HR	0	0
APP/23/00842/K	475 Ashley Road, BH14 0BB	0	0
APP/23/01321/F	32 Shillito Road, Poole, BH12 2BN	0	0
APP/23/01460/K	277 Bournemouth Road, BH14 9AH	0	0
APP/24/00067/K	10 Rossmore Road, BH12 3NH	0	0
APP/24/00070/F	Land r/o 1 Buckland Road, Poole, BH12 2NA	1	0
APP/24/00094/F	475 Ashley Road, Poole, BH14 0BB	0	0
APP/24/00609/K	481 Ashley Road, Poole, BH14 0BB	0	0
APP/24/00769/F	139 Ashley Road, Poole, BH14 9DL	0	-1
APP/24/00861/F	5 Albert Road, Poole, BH12 2BT	1	0
APP/24/01053/J	564 Ringwood Road, Poole, BH12 4LY	0	0
APP/24/01101/J	16 Runton Road, Poole, BH12 1NX	1	0
APP/19/00942/F	11 Western Avenue, BH13 7AL	0	0
APP/19/01334/F	17 Cliff Drive, BH13 7JE	0	1
APP/19/01536/F	22 St Clair Road, BH13 7JR	0	-1
APP/20/00609/F	9 Martello Road South, BH13 7HF	1	0
APP/21/00019/F	1 Oratory Gardens, BH13 7HJ	2	0
APP/21/00422/F	98 Bournemouth Road, BH14 9HY	1	0
APP/21/00627/F	7-9 Lindsay Road, BH13 6AN	0	26
APP/21/00842/F	11A Bury Road, BH13 7DE	0	0
APP/21/00867/PA	11 Ravine Road, BH13 7HS	1	0
APP/21/01621/F	14 Wilderton Road, BH13 6EE	0	0
APP/21/01656/F	16 Western Road, BH13 7BW	0	0
APP/21/01660/F	55 Cliff Drive, BH13 7JF	0	0
APP/22/00382/F	21 Burton Road, BH13 6DT	0	0
APP/22/01020/F	Land rear of 9 Withingham Road, BH13 6BU	1	0
APP/22/01716/F	8 Oratory Gardens, BH13 7HJ	0	0
APP/23/00178/F	Levante 4 Meriden Close, BH13 7JT	0	0
APP/23/00376/F	5 Links Road, BH14 9QP	0	0
APP/23/01439/PA	49 Cliff Drive, BH13 7JF	-1	0
APP/24/00069/F	Pencombe, 21 Flaghead Road, Poole, BH13 7JN	0	-1
APP/24/00377/J	7 Ettrick Road, Poole, BH13 6LG	0	0
	<b>TOTAL</b>	<b>58</b>	<b>226</b>

#### BCP Under Construction Sites 2024/25 (Net)

Application	Address	Houses NS	Houses UC	Houses Comp	Flats NS	Flats UC
APP/24/00418/F	81 Garland Road, Poole, BH15 2LD	0	0		0	0
APP/24/00599/F	22 Sterte Road, Poole, BH15 2AG	0	0		0	0

Application	Address	Houses NS	Houses UC	Houses Comp	Flats NS	Flats UC
APP/22/00722/F	99 Lulworth Avenue, BH15 4DH	0	0		0	0
APP/22/01467/F	8 Branksea Avenue, BH15 4DW	0	0		0	0
APP/23/01204/F	86 Lake Drive, BH15 4LU	0	0		0	0
08/10984/017/F	88 Panorama Road, BH13 7RG	0	0		0	0
APP/20/00649/F	2 Brudenell Avenue, BH13 7NW	0	0		0	0
APP/21/01090/F	1 Brudenell Road, BH13 7NN	0	0		0	0
APP/22/00287/F	11 Over Links Drive, BH14 9QU	0	0		0	0
APP/22/00891/F	23 Over Links Drive, BH14 9QU	0	0		0	0
APP/24/00772/F	17 Crichel Mount Road, BH14 8LT	0	0		0	0
APP/20/01135/F	Land at 40 Dorset Lake Avenue, BH14 8JD	0	0		0	0
APP/12/00376/F	125 Sandbanks Road, BH14 8EJ	0	0		0	0
APP/20/00525/F	3 Harbour View Road, BH14 0PD	0	0		0	0
APP/21/01487/F	97 Orchard Avenue, BH14 8AH	0	0		0	0
APP/22/00293/F	43 Elms Avenue, BH14 8EE	0	0		0	0
APP/22/00335/F	45 Sherwood Avenue, BH14 8DH	0	0		0	0
APP/22/01754/F	53 Elms Avenue, BH14 8EE	0	0		0	0
APP/23/00294/F	4 Pearce Avenue, BH14 8EQ	0	0		0	0
APP/23/00539/F	6 Glenair Avenue, BH14 8AD	0	0		0	0
APP/24/01151/F	5 Kimberley Road, BH14 8SQ	0	0		0	0
APP/19/01386/F	25 Elgin Road, BH14 8QU	0	0		0	0
APP/21/00152/F	7 Broadwater Avenue, BH14 8QY	0	0		0	0
APP/22/01720/F	55 Blake Dene Road, BH14 8HF	0	0		0	0
APP/23/00031/F	8 Warwick Road, BH14 8SY	0	0		0	0
APP/24/00285/F	10 Durlston Road, Poole, BH14 8PQ	0	0		0	0
APP/24/01311/F	11 Blake Dene Road, BH14 8HF	0	0		0	0
APP/21/00634/F	121 Stanley Green Road, BH15 3AD	0	1		0	0
APP/21/00804/F	Land adjacent to 8 Hastings Road, BH17 7JD	0	1		0	0
APP/23/00522/F	9 Pound Lane, BH15 3PS	0	1		0	0
APP/24/00364/F	20 French Road, BH17 7HB	0	1		0	0
APP/24/00753/F	38 Dale Valley Road, BH15 3JA	0	1		0	0
APP/24/01033/F	103 Preston Road, BH15 3EQ	0	1		0	0
APP/22/01031/F	9 Grange Road, BH18 8JY	0	1		0	0
APP/16/00849/F	102 Panorama Road, BH13 7RG	0	1		0	0
APP/20/00424/F	7 Canford Cliffs Avenue, BH14 9QN	0	1		0	0
APP/21/00138/F	22 Panorama Road, BH13 7RD	0	0		0	1
APP/22/00268/F	14 Links Road, BH14 9QR	0	1		0	0
APP/24/00605/F	51 Banks Road, Poole, BH13 7PP	0	1		0	0
APP/24/00799/F	5 St Clair Road, Poole, BH13 7JP	0	0		0	0
APP/22/01577/F		0	1		0	0

Application	Address	Houses NS	Houses UC	Houses Comp	Flats NS	Flats UC
	Helena's Hideaway 10 Crichel Mount Road, BH14 8LT					
APP/24/01062/F	15A Church Road, Poole, BH14 8UF	0	1		0	0
APP/24/00147/F	2 Birchwood Road, BH14 9NP	0	1		0	0
APP/24/01012/F	38 Elgin Road, Poole, BH14 8QX	0	1		0	0
APP/19/01584/F	Land at 46 & 48 Panorama Road, BH13 7RE	0	0		0	0
APP/20/00502/F	66 Twemlow Avenue, BH14 8AN	0	0		0	0
APP/22/00877/F	16 Beckhampton Road, BH15 4PH	0	1		0	0
APP/24/01172/F	93 Blandford Road, BH15 4AT	0	0		0	1
APP/16/00749/F	35 Harbour View Road, BH14 0PD	0	1		0	0
APP/11/01228/F	Land At 346 - 350 Sandbanks Road, BH14 8HA	2	0		0	0
APP/14/00209/F	11 Flambard Road, BH14 8SU	2	0		0	0
APP/19/00769/F	44 Brownsea View Avenue, BH14 8LQ	0	1		0	0
APP/21/01035/F	1 Flambard Road, BH14 8SU	0	1		0	0
APP/23/00619/F	9 Partridge Walk, BH14 8HL	0	1		0	0
APP/24/00396/F	14 Greenwood Avenue, BH14 8QD	0	1		0	0
APP/19/01270/F	Land rear of 111 High Street, BH15 1AN	0	2		0	0
APP/21/01855/F	79-81 Lake Drive, BH15 4LR	0	2		0	0
APP/24/00766/F	76 Parkstone Heights, BH14 0RZ	0	2		0	0
APP/16/00196/F	54 Kings Avenue, BH14 9QJ	1	0		0	0
APP/23/01224/F	Cavan Crescent BCP Garage Site, BH17 7EY	0	3		0	0
APP/19/00581/F	17 High Street, BH15 1AB	0	0		0	3
APP/23/00736/F	7 Brudenell Road, BH13 7NN	0	0		0	5
APP/24/01077/F	Trevanion House, 15 Church Road, BH14 8UF	0	6		0	0
APP/20/00407/F	3 Brudenell Road, BH13 7NN	0	1		0	6
APP/19/01190/F	10 Glenmount Drive, BH14 0HL	0	0		0	7
APP/10/00112/F	5 Highmoor Road, BH14 8SZ	0	0		0	3
APP/22/01052/F	9 Brudenell Road, BH13 7NN	0	0		0	7
APP/19/01564/F	16-18 Durrant Road, BH14 8TP	0	0		0	7
APP/21/00186/P	42 Springfield Road, BH14 0LQ	0	0		0	9
APP/21/01786/P	Hillsdon Nursing Home, BH14 0LG	0	0		0	12
APP/20/00370/P	10 Crichel Mount Road, BH14 8LT	0	0		13	0
APP/19/01180/P A	Westover House West Quay Road, BH15 1JF	0	0		0	14
APP/23/00568/F	58 Sandbanks Road, BH14 8BY	0	0		0	16
APP/22/00816/F	3 Market Close, Poole, BH15 1NQ	0	0		4	20
APP/19/01029/F	Land at Roberts Lane, BH17 7BL	45	0		0	0
APP/16/01567/F	Salterns Harbourside Hotel 38 Salterns Way, BH14 8JR	0	0		54	0
04/02801/029/R	The Grain Silo The Quay, BH15 1HA	0	0		0	64
APP/24/00446/F	Former James Brothers Site Station Road, BH15 4AN	0	0		99	0
APP/21/00748/F	Land at Former Hillbourne School And Nursery Kitchener Crescent, BH17 7HX	81	0		29	0

Application	Address	Houses NS	Houses UC	Houses Comp	Flats NS	Flats UC
APP/17/01043/F	Carter's Quay Former Pilkington's Tiles Site Blandford Road, BH15 4AR	161	0		0	0
APP/15/01699/F	Former HMRC Offices St Johns House Serpentine Road, BH15 2DX	0	0		0	203
APP/15/01833/F	Quay West Marina 23 West Quay Road, BH15 1HX	0	0		0	291
APP/17/00991/F	Sydenhams Blandford Road, BH15 4BA	0	0		374	0
APP/18/00549/F	8 Springdale Road, BH18 9BS		1			
APP/20/00185/F	5 Higher Blandford Road, BH18 9AB					2
APP/21/01676/R	The Goods Yard 14 Station Approach, BH18 8AX					33
APP/23/00678/F	201-203 Lower Blandford Road, BH18 8DH					6
APP/24/00883/R	Land North of Bearwood, Magna Road & Knighton Lane, BH11 9NB	73	21			
APP/22/00092/R	Land North of Bearwood Magna Road and Knighton Lane, BH11 9NB		192	77		
APP/18/00080/F	185 Bournemouth Road, BH14 9HU				1	
APP/18/01553/F	Site adjoining 22 Heather View Road, BH12 4AQ		1			
APP/21/00430/F	Land Adjacent 270 - 272 Ashley Road, BH14 9BZ					1
APP/21/00648/F	391 Ringwood Road, BH12 4LT					3
APP/21/01565/F	50 Victoria Road, BH12 3BB					
APP/22/00014/F	76 Rossmore Road, BH12 3HL		1			
APP/22/00230/F	29 Cynthia Road, BH12 3JE		3			
APP/22/00366/F	166-168 Ashley Road, BH14 9BY					4
APP/22/00606/F	1 Sunnyhill Road, BH12 2DH		1			
APP/22/00803/F	5 Horning Road, BH12 1NP		1			
APP/23/00082/F	81A Rosemary Road, BH12 3HA				1	
APP/23/00481/F	50 Victoria Road, Poole, BH12 3BB		1			
APP/23/00512/F	191 Ashley Road, BH14 9DL					
APP/23/00992/F	Land rear of 1-7 Littlecroft Road, BH12 3LE		2			
APP/23/01017/F	189 Ashley Road, Poole, BH14 9DL					
APP/23/01219/F	18 Granville Road, BH12 3BG		1			
APP/23/01372/F	49 Rossmore Road, BH12 3NQ		1			
APP/23/01399/F	27 Jubilee Road, BH12 2NU		2			
APP/23/01413/F	86 Alexandra Road, BH14 9EW		1			
APP/23/01441/F	203 Bournemouth Road, BH14 9HU					
APP/24/00082/F	The Oaks, 273 Rossmore Road, BH12 2HQ		1			
APP/24/00128/F	401 Wallisdown Road, BH12 5DA		1			
APP/24/00443/F	473 Ashley Road, Poole, BH14 0BB					
APP/24/00529/F	397 Ashley Road, Poole, BH14 0AT					
APP/24/00722/F	155 Bournemouth Road, BH14 9HT					
APP/24/00747/F	44 Albert Road, Poole, BH12 2DA					
APP/24/00916/F	71 Kimmeridge Avenue, BH12 3NU					
APP/15/01323/F	14 Lakeside Road, BH13 6LR					
APP/18/01072/F						18

Application	Address	Houses NS	Houses UC	Houses Comp	Flats NS	Flats UC
	Wilderton House 2 Wilderton Road, BH13 6EE					
APP/21/00760/F	7 Martello Road South, BH13 7HF		1			
APP/21/01294/F	17 Lindsay Road, BH13 6AN					7
APP/21/01603/P	11 Lindsay Road, BH13 6AN					15
APP/22/01213/F	3 Withingham Road, BH13 6BX					
APP/22/01429/F	14 Dover Road, BH13 6DZ		1			
APP/23/00547/F	6 Lindsay Road, BH13 6AR					9
	<b>TOTAL</b>	<b>365</b>	<b>270</b>	<b>77</b>	<b>575</b>	<b>767</b>

#### BCP Council Not Started (NS) Sites 2024/25 (Net)

Application	Address	Houses NS	Flats NS	Care home beds NS
APP/23/01096/PA	18 Alington Road, BH14 8LZ		-4	
APP/22/00503/PA	Chaddesley House 9 Chaddesley Wood Road, BH13 7PN	-2		
APP/22/01527/PA	55 Haven Road, BH13 7LH	-1		
APP/23/00052/F	45 Longfleet Road, BH15 2HW	0	0	
APP/23/01351/F	133 Longfleet Road, Poole, BH15 2HS	0	0	
APP/24/00101/F	17-19 Parkstone Road, Poole, BH15 2NN	0	0	
APP/24/00756/F	92 Wimborne Road, Poole, BH15 2DA	0	0	
APP/24/00770/F	Land Adj to 12, Denmark Lane, Poole, BH15 2DG	0	0	
APP/22/00714/F	48 Lake Drive, BH15 4LU	0	0	
APP/22/01701/F	2 Branksea Avenue, BH15 4DW	0	0	
APP/22/01762/F	142A York Road, Broadstone, BH18 8EY	0	0	
APP/24/00156/F	Land Adjacent to 1 Gray Close, Poole, BH17 8QU	0	0	
APP/21/01771/F	48 Compton Avenue, BH14 8PY	0	0	
APP/22/00630/F	9 Grasmere Road, BH13 7RH	0	0	
APP/22/01717/F	3 Gardens Crescent, BH14 8JE	0	0	
APP/24/00178/F	3 Seacombe Road, Poole, BH13 7RJ	0	0	
APP/24/00288/F	1A Lawrence Drive, Poole, BH13 7EN	0	0	
APP/24/00630/F	29 Panorama Road, Poole, BH13 7RA	0	0	
APP/21/01746/F	39 Links Road, BH14 9QS	0	0	
APP/22/01690/F	4 Canford Crescent, BH13 7NB	0	0	
APP/23/00412/F	21 Old Coastguard Road, BH13 7RL	0	0	
APP/23/00564/F	14 Bingham Avenue, BH14 8NE	0	0	
APP/23/00672/F	16 Pearce Avenue, Poole, BH14 8EQ	0	0	
APP/24/01133/F	2 Whitecliff Crescent, Poole, BH14 8DT	0	0	
APP/20/01278/F	23 Broadwater Avenue, BH14 8QY	0	0	
APP/21/00464/F	10 Austin Avenue, BH14 8HE	0	0	
APP/22/00560/F	26 Blake Hill Crescent, BH14 8QR	0	0	
APP/22/00678/F	15 Gleneagles Avenue, BH14 9LJ	0	0	
	46-52 Brownsea View Avenue, Poole, BH14 8LQ	0	0	

Application	Address	Houses NS	Flats NS	Care home beds NS
APP/24/00939/F				
APP/21/00451/P	Land near Land Near Tarn Drive/Creekmoor Lane, BH17 7DQ	1	0	
APP/21/00865/F	Land rear of 1 to 4 Almer Road, BH15 4JR	1	0	
APP/22/00520/F	47 Gough Crescent, BH17 7JH	1	0	
APP/22/00908/F	103 St Marys Road, BH15 2LJ	1	0	
APP/22/01313/F	119A & 119B Fernside Road, BH15 2EN	1	0	
APP/23/00715/F	275 Verity Crescent, Poole, BH17 8UB	1	0	
APP/23/01381/PA	Old Harbour Office, The Quay, Poole, BH15 1HJ	0	1	
APP/24/00150/F	1 Parish Road, Poole, BH15 2JF	1	0	
APP/24/00261/F	80 Allens Road, Poole, BH16 5BX	1	0	
APP/24/00312/F	7 Skipton Close, Broadstone, BH18 8HH	1	0	
APP/24/00820/F	8 Scarf Road, Poole, BH17 8QQ	1	0	
APP/24/01213/F	1 Plantation Road, Poole, BH17 9LL	1	0	
APP/24/01373/F	9 Kellaway Road, Poole, BH17 8PD	1	0	
APP/20/00517/F	Land adj 147 Lower Blandford Road, BH18 8NT	0	1	
APP/22/01067/F	49 York Road, BH18 8EW	1	0	
APP/24/00679/F	Sundar View, 5A Shore Road, Poole, BH13 7PH	1	0	
APP/24/00683/F	61 Haven Road, Poole, BH13 7LH	1	0	
APP/23/01212/F	Links View The Drive Brudenell Avenue, BH13 7NW	1	0	
APP/21/00518/F	Land to the front of 20, 22 & 24 Inverclyde Road, Poole, BH14 8PB	1	0	
APP/22/01101/F	20 Station Road, BH14 8UB	0	1	
APP/24/00379/F	2 Felton Road, Poole, BH14 0QS	1	0	
APP/22/00553/F	6 Dean Swift Crescent, BH14 8LE	1	0	
APP/24/00579/F	60 Anthonys Avenue, Poole, BH14 8JH	1	0	
APP/23/01291/F	4 Warwick Road, Poole, BH14 8SY	0	0	
APP/21/00948/F	63 Compton Avenue, BH14 8PU	1	0	
APP/21/01340/F	6 Mount Grace Drive, BH14 8NB	1	0	
APP/24/01065/F	39 Brudenell Avenue, Poole, BH13 7NW	1	0	
APP/24/01079/F	24 Chaddesley Glen, Poole, BH13 7PF	1	0	
APP/21/01457/F	Marina Court 34 Banks Road, BH13 7QE	0	1	
APP/22/01763/F	6 Canford Crescent, BH13 7NB	1	0	
APP/22/00596/F	5 Castledene Crescent, BH14 8DP	1	0	
APP/23/00863/F	74 Kings Avenue, Poole, BH14 9QJ	1	0	
APP/24/00546/F	29A Kingsbridge Road, Poole, BH14 8TL	0	1	
APP/21/01407/F	1 Grand Parade High Street, BH15 1AD	0	2	
APP/22/01352/F	78 Parkstone Heights, BH14 0RZ	2	0	
APP/23/00751/F	85 High Street, Poole, BH15 1AH	0	2	
APP/23/00819/F	126 Hasler Road, Poole, BH17 9AW	2	0	
APP/24/00899/F	122 Verity Crescent, Poole, BH17 8TZ	2	0	

Application	Address	Houses NS	Flats NS	Care home beds NS
APP/23/00566/C	First And Second Floors, 13 Bournemouth Road, Poole, BH14 0EQ	0	2	
APP/24/00085/F	41 Danecourt Road, Poole, BH14 0PG	2	0	
APP/24/00303/F	Lloyds Pharmacy, 10 Station Road Parkstone, Poole, BH14 8UB	0	2	
APP/24/01118/F	Land to the rear of 21 - 23 Danecourt Road, Poole, BH14 0PG	2	0	
APP/20/01264/F	Salterns Court Sandbanks Road, BH14 8HU	0	2	
APP/24/00577/F	Newfoundland House, The Quay, Poole, BH15 1HJ	0	2	
APP/24/00995/F	239 Blandford Road, Poole, BH15 4AZ	2	0	
APP/21/00078/F	93A Commercial Road, BH14 0JD	0	2	
APP/22/00240/P	8 Glenmount Drive, Poole, BH14 0HL	2	0	
APP/23/00994/P	24 Alton Road, Poole, BH14 8SN	2	0	
APP/22/00975/F	137 High Street, BH15 1AS	0	3	
APP/23/00302/F	Rear of 150-156 Blandford Road, BH15 4BG	3	0	
APP/23/00817/F	2 Market Close, Poole, BH15 1NQ	0	3	
APP/23/00945/F	Southmead Rest Home, 159 York Road, Broadstone, BH18 8ES	0	0	3
APP/21/00535/F	Rear of 207 Lower Blandford Road, BH18 8DN	0	3	
APP/24/00108/F	111 Commercial Road, Poole, BH14 0JD	3	0	
APP/22/01744/F	47 & 1 Sandecotes Road & Alton Road East, BH14 8PA	2	0	
APP/23/01223/F	Junction Road, Hamworthy, Poole, BH16 5DD	4	0	
APP/23/01346/F	4A Hamilton Road & Rear of 279-285 Blandford Road, Poole, BH15 4EW	4	0	
APP/24/00287/P	St Peters Church Hall, 10 Chapel Road, Poole, BH14 0JU	4	0	
APP/21/01878/F	236 Blandford Road, BH15 4HR	5	0	
APP/22/00279/F	158 Wimborne Road, BH15 2EH	0	5	
APP/20/01401/P	61 Haven Road, BH13 7LH	1	4	
APP/21/01333/F	Land and garages behind 190, 192 and 196 Egmont Road, Poole, BH16 5AR	0	6	
APP/23/01248/F	88 Fernside Road, Poole, BH15 2JN	0	6	
APP/23/00087/P	213-215 Lower Blandford Road, BH18 8DN	0	6	
APP/20/00975/P	1 De Mauley Road, BH13 7HD	0	7	
APP/24/00467/F	120 High Street, Poole, BH15 1DF	0	8	
APP/24/00394/P	49 Foxholes Road, Poole, BH15 3NB	8	0	
APP/21/01412/P	Land adjacent to 62 Dawkins Road, BH15 4JY	0	10	
APP/22/00788/F	72 High Street, BH15 1DA	0	10	
APP/23/00028/F	Firgrove Court 61 Bournemouth Road, BH14 0EP	0	10	
APP/23/00797/P	367 Blandford Road, Poole, BH15 4JL	0	10	
APP/21/00829/F	95-97 Wimborne Road, BH15 2BP	0	10	
APP/20/01365/F	142 Canford Cliffs Road, BH13 7ER	0	11	
APP/21/01846/F	85 High Street, Poole, BH15 1AH	0	12	
APP/21/01352/F	Coolhurst 383 Sandbanks Road, BH14 8JA	0	35	
APP/24/00823/R	Carisbrooke 172 Canford Cliffs Road, BH13 7ES	0	42	

Application	Address	Houses NS	Flats NS	Care home beds NS
APP/21/00733/P	4-6 & 5-5a Longfleet Road & Parkstone Road, BH15 2HX	0	118	
APP/24/00044/R	1 Parkstone Place, 6 North Road, Poole, BH14 0LY	0	126	
APP/23/01234/F	Barclays House, 1 Wimborne Road, Poole, BH15 2BB	0	362	
APP/24/00762/F	189 Lower Blandford Road, Broadstone, BH18 8DH		4	
APP/24/00733/F	The Goods Yard, 14 Station Approach, Broadstone, BH18 8AX		5	
APP/24/00733/F	The Goods Yard, 14 Station Approach, Broadstone, BH18 8AX		5	
APP/24/00762/F	189 Lower Blandford Road, Broadstone, BH18 8DH		4	
APP/24/01325/F	The Goods Yard, 14 Station Approach, Broadstone, BH18 8AX		1	
7-2023-3656-P	29 Magna Road, BH11 9LZ	2		
APP/24/01071/R	Land North of Bearwood, Magna Road and Knighton Lane, Poole, BH11 9NB	327		
APP/23/00183/P	Land rear of 154 Magna Road, BH11 9NB	1		
APP/24/00021/P	154 Magna Road and adjacent land, Bournemouth, BH11 9NB	2		
APP/21/01007/F	352-358 Ashley Road, BH14 9DF		27	
APP/22/00950/F	279 Ashley Road, BH14 9DS	2		
APP/22/01122/F	392B & 392C Ashley Road, BH14 0AA			
APP/22/01619/F	340 Ashley Road, Poole, BH14 9DF		5	
APP/22/01755/F	320-328 Ashley Road, BH14 9DF		6	
APP/23/00044/K	112 Alder Road, BH12 4AB		-1	
APP/23/00176/F	29 Victoria Crescent, BH12 2JQ	4		
APP/23/00179/C	54 Sea View Road, BH12 3JY		2	
APP/23/00227/F	253 - 259 Ashley Road, BH14 9DY		3	
APP/23/00304/P	24 - 26 Old Wareham Road, Poole, BH12 4QR	1	4	
APP/23/00347/F	55 Uppleby Road, BH12 3DB	1		
APP/23/00369/F	1 Sunnyhill Road, Poole, BH12 2DH	1		
APP/23/00593/PA	2 to 6 Cromer Road, BH12 1NB	3		
APP/23/00774/F	9 Shelley Road, BH12 2DE		1	
APP/23/00876/F	104 Alder Road, Poole, BH12 4AB			
APP/23/00882/F	16 Croft Road, Poole, BH12 3LD			
APP/23/00963/F	278 Herbert Avenue, Poole, BH12 4HY		2	
APP/23/00985/F	227 Bournemouth Road, Poole, BH14 9HU			
APP/23/01301/PA	257-259 Ashley Road, Poole, BH14 9DY		1	
APP/23/01363/F	7 Woking Road, Poole, BH14 0BZ			
APP/23/01365/F	187 Churchill Road, Poole, BH12 2JB	1		
APP/23/01403/F	201 Bournemouth Road, Poole, BH14 9HU			
APP/23/01471/P	Land to the rear of 22 & 24 Granville Road, Poole, BH12 3BG	3		
APP/24/00201/PA	Dragon Inn Take-away, 380 Ringwood Road, Poole, BH12 3LT		1	
APP/24/00395/F	Land at 49 and 51 Fortescue Road, Poole, BH12 2LH	3		
APP/24/00595/F	27 Jubilee Road, Poole, BH12 2NU			
	77 Brixey Road, Poole, BH12 3EY	2		

Application	Address	Houses NS	Flats NS	Care home beds NS
APP/24/00863/F				
APP/24/00981/P	11 - 17 Livingstone Road, Poole, BH12 3AH	2		
APP/24/01054/PA	320-324 Ashley Road, Poole, BH14 9DF		2	
APP/24/01244/F	Land Rear Of 75 & 77 Good Road, Poole, BH12 3HW	1		
APP/21/01677/F	22 & 2 Balcombe Road & Burton Road, BH13 6DU	1		
APP/21/01853/P	190-198 Bournemouth Road, BH14 9HZ		13	
APP/22/00603/F	16 Lakeside Road, BH13 6LR			
APP/22/00605/P	186 Bournemouth Road, BH14 9HZ		6	
APP/22/00841/F	7 Martello Road, BH13 7DQ			
APP/22/01235/F	7 Oratory Gardens, BH13 7HJ			
APP/22/01364/F	32 Bury Road, BH13 7DG			
APP/23/00121/F	16 Martello Road, BH13 7DH			
APP/23/00343/P	34 Buccleuch Road, BH13 6LF		9	
APP/23/00485/F	15 Mornish Road, BH13 7BY			
APP/23/00641/F	24 Frankland Crescent, Poole, BH14 9PX			
APP/23/00682/F	5 Oratory Gardens, Poole, BH13 7HJ	2		
APP/23/01098/F	6 Burton Road, Poole, BH13 6DU			
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	2		
APP/23/01408/F	31A The Avenue, Poole, BH13 6LJ			
APP/24/00048/P	Land to the west side of Lakeside Road, Poole, BH13 6LS	5		
APP/24/00745/F	49 Spur Hill Avenue, Poole, BH14 9PJ	1		
APP/24/01086/F	13 Ravine Road, Poole, BH13 7HS	1		
APP/24/01223/PA	Parkstone Court, 47 Western Road, Poole, BH13 6ES		8	
	<b>TOTAL</b>	<b>442</b>	<b>930</b>	<b>3</b>

**Dorset Council completions from 1 April 2017 to 31 March 2025**

Application Ref	Parish	Houses	Flats	Care home beds
6/2018/0090	Bere Regis	1		
6/2019/0377	Bere Regis	1		
6/2018/0670	Bere Regis	6		
6/2016/0544	Church Knowle	1		
6/2019/0350	Corfe Castle	2		
6/2019/0084	Corfe Castle	1		
WD/D/18/000814	Crossways	1		
WD/D/18/001037	Crossways	1		
WD/D/17/001443	Crossways	2		
WD/D/17/002522	Crossways	10		
WD/D/18/002168	Dorchester	0		

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/17/001406	Dorchester	1		
WD/D/18/001217	Dorchester	1		
WD/D/18/002756	Dorchester	1		
WD/D/18/002795	Dorchester	1		
WD/D/19/000444	Dorchester	1		
WD/D/19/001602	Dorchester	1	1	
WD/D/17/001273	Dorchester		2	
WD/D/18/001766	Dorchester	2		
WD/D/19/000899	Dorchester	1		
WD/D/18/002071	Dorchester	2		
WD/D/18/002937	Dorchester	2		
WD/D/17/000045	Dorchester		3	
WD/D/19/001365	Dorchester		4	
WD/D/16/002572	Dorchester		5	
WD/D/17/000970	Dorchester		5	
WD/D/18/000314	Dorchester		8	
WD/D/19/002927	Dorchester		8	
WD/D/17/001253	Dorchester		10	
WD/D/16/002361	Dorchester	30		
6/2018/0551	East Stoke	1		
6/2019/0098	East Stoke	1		
6/2018/0675	East Stoke	6		
6/2019/0560	Kingston	1		
6/2017/0226	Langton Matravers	1		
6/2017/0206	Lytchett Matravers	1		
6/2017/0313	Lytchett Matravers	1		
6/2017/0329	Lytchett Matravers	1		
6/2018/0196	Lytchett Matravers	1		
6/2018/0216	Lytchett Matravers	1		
6/2019/0182	Lytchett Matravers	1		
6/2018/0140	Lytchett Matravers	2		
6/2018/0433	Lytchett Matravers	2		
6/2018/0362	Lytchett Matravers		4	
6/2019/0585	Lytchett Matravers	6		
6/2017/0220	Lytchett Minster and Upton	1		

Application Ref	Parish	Houses	Flats	Care home beds
6/2017/0400	Lytchett Minster and Upton	1		
6/2018/0045	Lytchett Minster and Upton	1		
6/2018/0381	Lytchett Minster and Upton	1		
6/2018/0541	Lytchett Minster and Upton	1		
6/2018/0634	Lytchett Minster and Upton	1		
6/2019/0524	Lytchett Minster and Upton	1		
6/2019/0693	Lytchett Minster and Upton	1		
6/2017/0072	Lytchett Minster and Upton	2		
6/2017/0303	Lytchett Minster and Upton	3		
6/2017/0305	Lytchett Minster and Upton	4		
6/2017/0564	Lytchett Minster and Upton	3		
6/2016/0653	Lytchett Minster and Upton	4		
6/2018/0014	Lytchett Minster and Upton	9	12	
6/2018/0674	Lytchett Minster and Upton	1		
6/2018/0327	Morden	3		
2/2019/0777/FUL	Hilton	1		
6/2018/0280	Wareham St. Martin	2		
6/2017/0128	Arne	1		
6/2019/0181	Arne	1		
6/2017/0015	Wareham	1		
6/2017/0175	Wareham	1		
6/2018/0346	Wareham	1		
6/2018/0479	Wareham	1		
6/2017/0086	Wareham	2		
6/2019/0192	Wareham		4	
6/2017/0260	Wareham	5		
6/2018/0611	Wareham	9		
6/2020/0295	Wareham	1		
6/2017/0751	Wareham	1		
6/2020/0297	Wareham	1		
6/2020/0235	Wareham	1		
WD/D/19/002293	WDDC Rural	1		
WD/D/17/002272	WDDC Rural	1		
WD/D/19/000375	WDDC Rural	2		
WD/D/18/000539	Broadmayne	5		

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/18/001651	Broadmayne	1		
WD/D/19/001901	Broadmayne	5		
WD/D/17/002147	Broadmayne	1		
WD/D/18/002958	Cerne Abbas	1		
WD/D/16/002922	Cerne Abbas	2		
WD/D/18/001239	Cerne Abbas	1		
WD/D/19/000673	Cerne Abbas	14		
WD/D/17/002270	Cerne Abbas	1		
WD/D/17/002642	Charminster	1		
WD/D/17/002701	Charminster	1		
WD/D/18/000376	Charminster	1		
WD/D/18/000296	Charminster	52		
WD/D/19/001544	Charminster	2		
WD/D/17/000696	Charminster	4		
WD/D/19/003045	Cheselbourne	1		
WD/D/17/000419	Cheselbourne	1		
WD/D/18/000976	Frampton	1		
WD/D/19/001681	Frome Vauchurch	1		
WD/D/19/001760	Godmanstone	1		
WD/D/17/001741	Maiden Newton	1		
WD/D/17/002555	Maiden Newton		2	
WD/D/18/001644	Owermoigne	9		
WD/D/18/002046	Piddlehinton	1		
WD/D/17/000099	Piddlehinton	6		
WD/D/19/001547	Piddletrenthide	1	1	
WD/D/16/000758	Puddletown	7		
WD/D/19/001303	Puddletown	1		
WD/D/19/002520	Puddletown	1	1	
WD/D/18/000490	Stratton	1		
WD/D/17/000656	Tinleton	1		
WD/D/17/002029	Tinleton	1		
WD/D/17/001951	West Chelborough (Halstock)	1		
WD/D/20/000932	West Stafford	10		
WD/D/17/000939	Winterborne Abbas	13		
WD/D/17/002445	Winterborne St Martin	1		

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/18/002638	Winterbourne Abbas	1		
WD/D/20/000332		1		
WD/D/19/002089		1		
WD/D/19/002412		1		
WD/D/19/002998	West Lulworth	1		
WD/D/20/002190	Wool	1		
WD/D/20/000199	Wool	1		
6/2018/0221	Wool	1		
6/2020/0012	Hilton	2		
6/2017/0590	Wool	1		
6/2018/0404	Cattistock	1		
2/2017/0443/FUL	Owermoigne	1		
WD/D/17/003033	Hilton	1		
WD/D/16/000290	Corfe Castle	1		
WD/D/17/001396	Puddletown	1		
2/2017/0805/FUL	Dorchester		1	
6/2017/0112	West Lulworth	1		
WD/D/17/002672	Wool	1		
<b>2021/2022</b>				
6/2020/0618	Bere Regis	1	0	
WD/D/18/001416	Cerne Abbas	1	0	
WD/D/19/002630	Cerne Abbas	5	0	
WD/D/20/000901	Charminster	1	0	
WD/D/20/000332	Charminster	1	0	
WD/D/20/001532	Charminster	1	0	
6/2019/0583	Corfe Castle	1	0	
WD/D/20/000606	Crossways	4	0	
WD/D/18/002305	Crossways	1	0	
WD/D/20/003079	Crossways	2	0	
P/FUL/2021/03512	Crossways	2	0	
WD/D/16/001455	Dorchester	0	4	
WD/D/18/000599	Dorchester	1	1	
WD/D/18/001153	Dorchester	0	44	
WD/D/20/000947	Dorchester	0	3	
WD/D/19/000235	Dorchester	3	0	

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/18/002487	Dorchester	2	0	
WD/D/18/002168	Dorchester	0	3	
P/FUL/2021/04341	Dorchester	1	0	
P/FUL/2022/00337	Dorchester	1	0	
6/2018/0374	Lytchett Matravers	1	0	
6/2019/0585	Lytchett Matravers	3	0	
PDA/2020/0001	Lytchett Matravers	1	0	
6/2019/0441	Lytchett Matravers	1	0	
6/2021/0087	Lytchett Matravers	0	1	
6/2021/0044	Lytchett Matravers	19	0	
P/VOC/2021/03144	Lytchett Matravers	1	0	
6/2020/0081	Lytchett Minster and Upton	1	0	
6/2020/0111	Lytchett Minster and Upton	3	0	
6/2019/0249	Lytchett Minster and Upton	1	0	
WD/D/16/000542	Maiden Newton	1	0	
WD/D/20/000597	Maiden Newton	2	0	
WD/D/18/001554	Piddlehinton	2	0	
WD/D/16/000290	Piddletrenthide	1	0	
WD/D/19/000475	Puddletown	1	0	
WD/D/20/002069	Stratton	1	0	
6/2019/0390	Wareham Town	1	0	
6/2019/0185	Wareham Town	1	0	
6/2018/0611	Wareham Town	2	0	
6/2020/0239	Wareham Town	3	0	
WD/D/20/001850	Warmwell	1	0	
WD/D/19/003063	West Knighton	8	0	
6/2018/0324	Winfrith Newburgh	0	4	
6/2019/0667	Winfrith Newburgh	1	0	
WD/D/20/000199	Winterborne St. Martin	1	0	
WD/D/20/001652	Winterborne St. Martin	1	0	
6/2020/0012	Wool	1	0	
6/2019/0241	Wool	1	0	
WD/D/12/000082	Dorchester	37	0	
P/VOC/2021/05488	Winterbourne Abbas	1	0	
P/FUL/2022/00533	Dorchester	0	1	

Application Ref	Parish	Houses	Flats	Care home beds
P/FUL/2021/04748	Dorchester	1	0	
<b>2022/2023</b>				
WD/D/17/002760	Crossways	0	16	
WD/D/18/002594	Dorchester	0	63	
WD/D/18/000794	Dorchester	0	29	
WD/D/20/003009	Dorchester	9	0	
WD/D/17/002723	Dorchester	0	9	
WD/D/20/001839	Dorchester	4	0	
6/2019/0397	Wareham	1	0	
6/2020/0417	Wareham	1	0	
6/2020/0486	Wareham	1	0	
6/2020/0613	Wareham	2	0	
6/2021/0108	Wareham	1	0	
P/FUL/2022/00887	Wareham	0	0	
6/2019/0407	Upton	1	0	
P/CLE/2022/06545	Bradford Peverell CP	1	0	
P/CLE/2022/07561	Bradford Peverell CP	1	0	
WD/D/19/000343	Broadmayne	3	0	
WD/D/19/001648	Broadmayne CP	1	0	
WD/D/17/001086	Broadmayne CP	1	0	
WD/D/16/002922	Cerne Abbas	1	0	
WD/D/19/003097	Charminster CP	17	6	
P/FUL/2021/04235	Dewlish CP	1	0	
P/VOC/2021/01599	Hooke CP	5	0	
WD/D/20/002894	Maiden Newton CP	6	0	
WD/D/18/001698	Owermoigne	1	0	
WD/D/18/001629	Piddletrenthide	1	0	
P/FUL/2021/02238	Piddletrenthide CP	1	0	
P/FUL/2021/01348	Piddletrenthide CP	1	0	
WD/D/20/000836	Puddletown CP	1	0	
WD/D/18/001124	Puddletown	18	2	
WD/D/20/002847	Warmwell CP	1	0	
WD/D/20/002968	Winterborne St. Martin CP	1	0	
WD/D/18/001816	Winterborne St. Martin CP	4	0	
WD/D/18/001283	Cattistock	1	4	

Application Ref	Parish	Houses	Flats	Care home beds
6/2021/0044	Lytchett Matravers	31	6	
6/2016/0333	Winfrith Newburgh	1	0	
6/2018/0287	Lytchett Matravers	20	5	
6/2019/0523	Wool	0	7	
6/2020/0314	Lytchett Matravers	1	0	
6/2021/0038	Lytchett Matravers CP	1	0	
6/2021/0161	Worth Matravers CP	1	0	
P/VOC/2022/04621	Worth Matravers CP	1	0	
P/FUL/2021/02593	Wool CP	1	0	
6/2021/0352	Lytchett Matravers CP	1	0	
2/2020/0473/FUL	Hilton	2	0	
2/2019/0777/FUL	Hilton	1	0	
2/2018/1240/FUL	Milborne St. Andrew	1	2	
P/FUL/2021/00111	Milton Abbas CP	1	0	
P/FUL/2021/00489	Milton Abbas CP	1	0	
<b>2023/2024</b>				
WD/D/17/002760	Crossways	21		
WD/D/19/003097	Charminster	44	0	
WD/D/18/001124	Puddletown	21		
6/2021/0044	Lytchett Matravers	9	0	
6/2021/0352	Lytchett Matravers	2	0	
WD/D/18/001177	Dorchester		1	
P/FUL/2021/00987	Dorchester	4	12	
P/FUL/2022/04328	Dorchester	1		
P/FUL/2021/02056	Dorchester	1		
6/2018/0084	Wareham	1		
6/2020/0309	Wareham		1	
WD/D/20/001614	Cerne Abbas	1		
P/RES/2021/01854	Frome Vauchurch	1		
WD/D/20/002496	Godmanstone	1		
WD/D/18/001973	Maiden Newton	2		
P/FUL/2021/05628	Worth Matravers	1		
P/FUL/2021/02595	Lytchett Matravers	2		
P/FUL/2021/04253	Bere Regis	1		
P/VOC/2022/05166	Bere Regis	1		

Application Ref	Parish	Houses	Flats	Care home beds
P/FUL/2022/01663	Wool	1		
PDR/2020/0002	Wool		3	
6/2021/0377	Winfrith Newburgh	1		
P/FUL/2022/04201	Corfe Castle	1		
P/FUL/2023/01026	Corfe Castle	1		
WD/D/19/000676	SOUTH WRAXALL FARM	1	0	0
6/2020/0327	Adele, Arne Road	1	0	0
6/2020/0577	Sandyholme, Beach Road	1	0	0
WD/D/20/002387	32 PRINCE OF WALES ROAD	0	17	0
WD/D/19/003097	Land west of Charminster Farm	15	0	0
WD/D/19/002470	37 - 38 High West Street	4	2	0
P/FUL/2022/00443	19 Colliton Street	1	0	0
P/PACD/2022/06404	Princes House	0	26	0
P/CLE/2023/01953	6 Albert Road	0	3	0
P/CLP/2023/03205	Organford Manor Country Park Homes	5	0	0
P/FUL/2022/07541	Fossil Barn	1	0	0
P/RES/2023/03475	Withy Lakes Access To Withy Lakes	1	0	0
P/FUL/2021/04236	Beauvoir Court	1	0	0
P/FUL/2023/03001	14 Hill View	1	0	0
P/FUL/2022/08028	Princes House	0	9	0
P/VOC/2022/01291	164 Wareham Road	1	0	0
P/FUL/2024/01082	The Piggeries	1	0	0
P/FUL/2022/04563	Elmstead, Sandford Road	1	0	0
P/VOC/2024/01129	West Fossil Barn	2	0	0
P/FUL/2022/06663	Abbots, 7 Long Street	1	0	0
P/RES/2022/01411	Land north of Park Farm Close, Martinstown	2	0	0
WD/D/18/002594	PHASE 3 BREWERY DEVELOPMENT SITE	31	25	0

**Dorset Council under construction on 1 April 2017 to 31 March 2025**

Application Ref	Parish	Houses	Flats	Care home beds
P/FUL/2023/07156	Red Lion Hotel North Street	4	0	0
2/2017/0277/FUL	Land At Goulds Farm, Fox View	7	0	0
WD/D/17/001623	HIGHER DROVE FARM	1	0	0
WD/D/17/002760	LAND ADJACENT OAKLANDS PARK	12	0	0
WD/D/18/000910	TOP O TOWN HOUSE	1	9	0
6/2018/0037	Blackdown House Farm	3	0	0
2/2018/1296/FUL	Straitford House, Blandford Hill	1	0	0
WD/D/19/001393	47 MONMOUTH ROAD	0	1	0
WD/D/19/001447	LAND WEST OF, FROME VALLEY ROAD, CROSSWAYS	17	0	0

Application Ref	Parish	Houses	Flats	Care home beds
6/2019/0561	Old Dairy Cottage, Woolgarston Road	1	0	0
WD/D/19/000008	9 Mill Lane, Charminster	1	0	0
WD/D/18/002594	PHASE 3 BREWERY DEVELOPMENT SITE	0	76	0
WD/D/19/002574	FORMER COUNCIL DEPOT, REDBRIDGE LANE	9	0	0
WD/D/20/002746	51 HIGH WEST STREET, DORCHESTER	0	3	0
3/21/0045/FUL	11 HIGHFIELD CLOSE, CORFE MULLEN	2	0	0
WD/D/20/002565	WEST FARM, MAIN ROAD, TOLPUDDLE	4	0	0
WD/D/19/002190	LAND TO THE EAST OF, 26-44 CATTISTOCK ROAD	14	0	0
6/2020/0551	4 The Old Playing Fields, Chydyok Road	0	0	0
P/FUL/2021/00918	Barn, Francombe Farm	1	0	0
P/FUL/2021/01679	Barn at 11 Long Street, Mill Lane	1	0	0
P/FUL/2021/02612	The Cottage Foxhills Road	1	0	0
P/FUL/2021/04624	Hillfort House, Poundbury Road	0	6	0
P/FUL/2021/01864	Vespasian House, Barrack Road	0	6	0
P/FUL/2021/03341	Land North of 4 Maurward Close	3	0	0
P/PACD/2022/04548	Museum Store	1	0	0
P/FUL/2022/02129	Le Petit Canard, Dorchester Road	1	0	0
P/PAAC/2023/00663	Watercombe Farm Access To Watercombe Farm	1	0	0
P/RES/2022/01411	Land north of Park Farm Close, Martinstown	3	0	0
P/FUL/2023/03738	Chalmington Manor, Chalmington	1	0	0
P/PACD/2023/06841	La Caverna, 57 Icen Way	0	1	0
P/CLE/2023/06939	Dairy Bungalow, Little Puddle Dairy	3	0	0
WD/D/19/003081	DEWFLOCK FARM, WINTERBORNE MONKTON	3	0	0
P/FUL/2023/00324	Steepleton Manor, B3159 Junction	0	13	0
2/2019/1096/FUL	Greenacres, Dorchester Hill	1	0	0
P/FUL/2023/00250	4 & 5 Colliton Street, Dorchester	2	0	0
P/FUL/2024/01555	145 Donkey Lane Bere Regis	1	0	0
P/FUL/2021/01742	Land Adjacent to Chalkhill House	1	0	0
P/FUL/2023/07528	Holworth Farm House	1	0	0
P/FUL/2022/04954	Dongola, Chalk Pit Lane	1	0	0

**Dorset Council not started** 1 April 2017 to 31 March 2025

Application Ref	Parish	Houses	Flats	Care home beds
2/2020/0782/FUL	Hawkes Field Farm, Hillside	1	0	0
P/PAAC/2022/07576	The Barn, Big Field, North Trigon	1	0	0
P/FUL/2022/01524	Philliols Farm, Bere Heath Road	3	0	0
P/FUL/2022/08062	Smedmore Stables, Smedmore House	2	0	0
P/PAAC/2023/01216	Haydon Hill Farm, Drakes Lane	3	0	0

Application Ref	Parish	Houses	Flats	Care home beds
P/PAAC/2023/01256	The Haven, Bere Heath Road	2	0	0
P/CLE/2023/01287	20 Harveys Close, Maiden Newton	1	0	0
P/FUL/2022/06986	Chartley, Jennys Lane, Lytchett Matravers	1	0	0
P/PACD/2023/03638	46 South Street	0	2	0
P/PAAC/2023/04617	Land off Eddy Green Road	1	0	0
P/CLP/2023/00948	25 East Street, Corfe Castle	4	1	0
P/PAAC/2023/07353	Land And Buildings North East Of Cuckoo Lane	1	0	0
P/FUL/2023/01811	Russett Hollow, Access To Withy Lakes	1	0	0
P/FUL/2021/05112	Worgret Manor	0	5	0
P/FUL/2023/05362	Moigns Down Farm, Watercombe	1	0	0
P/FUL/2024/00734	The Firs, Haycrafts Lane, Harmans Cross	1	0	0
P/PACD/2024/02026	Oak House, Poundbury Road	0	18	0
P/FUL/2022/02791	Barn,Quarr Hill, Morden	1	0	0
P/FUL/2023/06320	Roman Road Farm	2	0	0
P/FUL/2023/02553	Swanhills, Acreman Street	14	4	0
P/FUL/2024/01219	Land Adjacent, Drakes Lane	2	0	0
P/FUL/2023/05761	13 - 14 Princes Street, Dorchester	2	0	0
WD/D/20/001840	GARAGE SITE OPPOSITE, 30-44 CHESTNUT WAY	2	2	0
P/OUT/2021/05309	Land Adjacent Broadmead, Broadmayne	80	0	0
P/FUL/2023/01364	1A South Street		2	0
P/FUL/2022/04358	Garage, Land off Ackerman Road	1	0	0
P/FUL/2022/01870	Derelict barn on north side of Blind Street, adjoining boundary of no 15 North Street	1	0	0
P/FUL/2023/05991	Assindia, 1 The Crossways	2	0	0
6/2020/0604	Former Natwest Bank Plc	3	3	0
P/OUT/2021/00904	Land at Conifers and Greenacres	5	0	0
6/2020/0169	6 Llewelin Close	4	0	0
P/FUL/2022/05669	7 Station Road	1	0	0
P/OUT/2022/03731	High Ridge House, 31A North Street	2	0	0
P/FUL/2023/07048	Butts Cottage, Park Farm To Brace Of Pheasants	1	0	0
6/2021/0150	Coventry House, 95 North Street	8	0	0
P/FUL/2022/03311	Fresh Water Biological Association, River Laboratory	2	0	0
P/FUL/2021/02916	1 Darrian Court, Dorchester Road	1	0	0
P/FUL/2022/02153	Barn at 24 Greenacre Lodge, Dorchester Road	1	0	0
P/FUL/2022/03312	73 West Street, Bere Regis	1	0	0
WD/D/20/001242	FORMER TENNIS COURTS EAST OF, WEST WALKS	0	15	0
P/FUL/2021/02674	Cuckoo Hill, Deans Drove	1	0	0
P/FUL/2021/0396	28 Tarrant Drive, Wareham	2	0	0

Application Ref	Parish	Houses	Flats	Care home beds
P/FUL/2023/00576	25 High East Street	0	1	0
WD/D/19/001447	LAND WEST OF, FROME VALLEY ROAD	123	0	0
6/2020/0551	4 The Old Playing Fields, Chydyok Road	1	0	0

**Appendix 2.** Revoked: Nitrogen Reduction in Poole Harbour  
Supplementary Planning Document (April 2017)

# Nitrogen Reduction in Poole Harbour

## Supplementary Planning Document

**How residential and commercial development in the catchment of Poole Harbour will achieve nitrogen neutrality**



Adopted by Borough of Poole and Purbeck District Council for implementation from

**1 April 2017**

West Dorset District Council and North Dorset District Council

to consider adoption of the SPD later in 2017



## Executive summary

Poole Harbour is an outstanding natural feature on the south coast of England. It provides a resource for a variety of local businesses and port activities. The quality of the natural environment in Dorset makes it an attractive place to live, work and recreate. However, increasing nitrogen levels from sewage and agriculture are contributing to the growth of algal mats in the Harbour, restricting the growth, distribution and variety of important food available for wading birds protected under European law and smothering estuarine habitats.

The majority of nitrogen is generated from agriculture, but a proportion is generated from human sewage. To conform to the requirements of the Habitats Regulations and the Water Framework Directive, the Council's planning for a growth in population have to be certain that development has either avoided harm to European protected sites or mitigated the impact to ensure that there is no adverse effect. Avoidance is not possible in this case as the population will continue to grow. Therefore the additional nitrogen generated through sewage from new housing in the catchment of Poole Harbour will have to be mitigated. Mitigation can be 'direct' through upgrading sewage treatment works and through alternative technologies, e.g. wetlands or reedbeds; or 'indirect' by offsetting the nitrogen generated from new development by taking land out of a nitrogen intensive uses, e.g. where fertiliser is applied to crops. Mitigation measures will need to be secured over the duration over which the development is causing the effects, generally 80-125 years.

Ideally each development should be nitrogen neutral, but often this is only possible for development schemes within a wider land holding such as settlement extensions, where the mitigation will be secured through Section 106 agreements. Therefore, Councils will secure mitigation from Community Infrastructure Levy paid by development. The Councils will be responsible for (i) monitoring the amount of new development, and (ii) ensuring that CIL monies are spent on securing projects to provide nitrogen neutrality. Certain developments such as tourist accommodation and tourist attractions will require bespoke mitigation agreed with developers through Section 106 agreements.

The catchment covers five local authorities. Four of these authorities have worked closely with the Environment Agency and Natural England to put together this joint strategy. A small part of the catchment falls within East Dorset District, but as it is protected habitat where no development is planned, mitigation is not necessary.

The SPD was consulted upon from 9 October to 20 November 2015, attracting 26 comments. The feedback fed into this final version. The SPD has no timeframe and will only require an update should there be a change in strategy. It supports higher level local plan policies covering nitrogen neutrality in Poole Harbour.

The Councils will prepare an implementation and monitoring plan that is regularly updated to support this SPD. It will set out the amount of development and identify mitigation projects. This plan will be prepared in consultation with organisations and landowners in the Poole Harbour Catchment Initiative, with a shared ambition to reduce nitrogen entering Poole Harbour.

This SPD only covers how the Councils will ensure that new development is nitrogen neutral. The agricultural sector has also prepared a plan for reducing nitrogen leaching from farming. Clearly there is a need to coordinate the two implementation plans, working with landowners on joint projects that have the potential for wider benefits, such as biodiversity, water management and green infrastructure.

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## Introduction

1. Poole Harbour is a natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance. The harbour is tidal and is also fed by the rivers Frome (also a SSSI) and Piddle. The catchment of Poole Harbour is illustrated by Figure 2.
2. The recent assemblage of a wide range of scientific evidence indicates that nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of wide spread algal mats. These mats restrict the growth, distribution and variety of important food (invertebrates) available for wading birds and affect other important features and processes. The presence of algal mats has increased since the 1960s with an expansion from Holes Bay to become widespread across the harbour.
3. Nitrates enter Poole Harbour from inflowing rivers (73%), from the sea (19%) and from direct discharges to the harbour (8%). Nitrogen entering Poole Harbour from the land comes from either a combination of widespread places known as 'diffuse sources', which are mainly losses from agriculture such as nitrogen fertilisers and livestock manure (85%), or from concentrated point sources such as sewage treatment works (STWs) (15%). The time it takes nitrates to reach the harbour from the source varies from very quickly where waste water is piped from STWs to very slowly where nitrates from agriculture percolate through soil into the rivers which takes an average of about 30 years to reach the harbour. In 2009 nitrogen stripping was incorporated in Poole STW reducing the nitrate concentration in the waste water entering the harbour significantly.

Figure 1: Algal mats on foreshore at Hamworthy, Poole



4. The primary legislative drivers to address the issue of nitrates in Poole Harbour are The Habitats Regulations<sup>3</sup> and Water Framework Directive<sup>4</sup>:
- Habitats Regulations Assessments (HRAs) prepared for each Council's local plans and a few large planning applications have highlighted that the increase in population generated by new development will contribute to nitrogen entering Poole Harbour and in-combination with other plans will have an adverse effect upon the integrity of the Poole Harbour SPA/Ramsar site unless avoidance or mitigation measures are carried out. In determining planning applications the competent authorities have been mindful of their duties and secured appropriate mitigation. The HRAs recommend that the Councils prepare a policy and strategy for avoiding or, if this isn't possible, mitigating the impact upon the Poole Harbour SPA/Ramsar site. In addition any measures brought forward must show that the effects have been mitigated for the duration over which they continue to occur.
  - The Water Framework Directive defines Poole Harbour as a 'Protected Area' and is classed as having poor chemical status due to elevated nitrogen concentrations. The objective for Protected Areas is to achieve Good Ecological Status where this is technically feasible and would not result in dis-proportionate cost. For Poole Harbour, the Environment Agency and Natural England have recognised that there will be a significant time delay in achieving Good status, as historic leaching of nitrates across the catchment will take many years to be flushed through the groundwater and into the Harbour (on average 30 years across the catchment).
5. The Environment Agency and Natural England published a nutrient management plan (NMP), entitled the 'Strategy for Managing Nitrogen in the Poole Harbour Catchment To 2035' (June 2013)<sup>5</sup>. The NMP provides the most comprehensive and up to date scientific knowledge and understanding of the complex underlying processes causing eutrophication. The NMP also sets out different options for reducing nutrients entering Poole Harbour in a sustainable and considered manner. The NMP is flexible in its approach, considering measures across the whole harbour catchment. It recommends that the representatives of the agricultural sector prepare a plan for reducing the impact of nitrates from agriculture. It also recommends that the local planning authorities that share the catchment prepare a plan to ensure that future residential development is nitrogen neutral.
6. This supplementary planning document (SPD) is that plan, providing additional policy context to the following Local Plan policies<sup>4</sup>:
- North Dorset Local Plan Part 1 (2016) - Policy 4: The Natural Environment
  - Poole Core Strategy (2009) - Policy PCS29: Poole Harbour SPA and Ramsar Site;

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<sup>3</sup> The Conservation of Habitats and Species Regulations 2010

<sup>4</sup> The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003

<sup>5</sup> [http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-](http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/research/library/publications/148450.aspx)

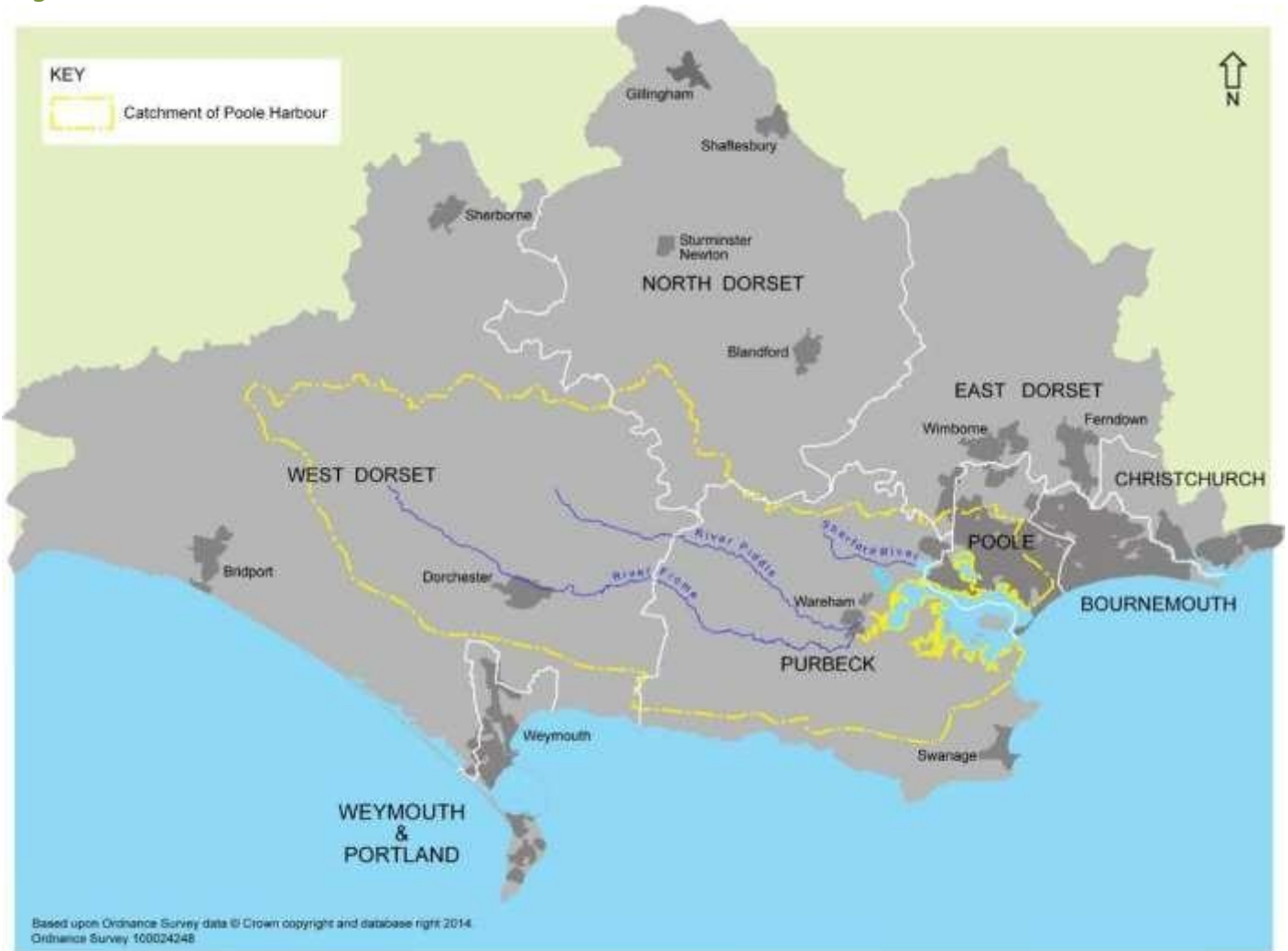
[agency.gov.uk/research/library/publications/148450.aspx](http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/research/library/publications/148450.aspx) <sup>4</sup> Or relevant policy in a local plan updated since this SPD was prepared

- Purbeck Local Plan Part 1: Planning Purbeck's Future (2012) - Policy PH: Poole Harbour; and
- West Dorset, Weymouth & Portland Local Plan (2015) – Policy ENV2: Wildlife & Habitats.

In addition there are relevant linkages with the following local plans:

- Dorset Waste Plan (emerging) – Proposed Policy 10: Sewage treatment works
- Bournemouth, Dorset and Poole Minerals Strategy (2014) - Policy RS1 Restoration, Aftercare and Afteruse of Minerals Development

Figure 2: Catchment of Poole Harbour



[Note – a more detailed plan can be accessed from the webpage where this SPD is located]

## Nitrogen generated by development

### New development within the catchment of Poole Harbour

7. For simplicity this SPD makes the assumption that anyone living in the catchment also works and uses facilities in the catchment, and therefore any sewage generated by that person can be calculated using the number of new homes built. This removes the potential for

double counting of human waste water arising from different planning uses<sup>6</sup>. There are exceptions, such as tourism attractions and tourism accommodation that attract people into the catchment and are therefore dealt with differently.

8. On average each person produces sewage containing 0.0035 tonnes of nitrogen per year (3.5 kilograms)<sup>7</sup>. Assuming this population growth occurs in catchments that feed STWs which meet Urban Waste Water Treatment Directive criteria, Wessex Water who manage the STWs, is required<sup>8</sup> to remove 75% of nitrogen from waste water.
9. The local authorities are required under the Habitats Regulations to avoid harm to the specially protected sites at Poole Harbour. This means those bringing forward plans or projects (e.g. residential development) for consideration must provide mitigation for the additional 25% of the nitrogen entering Poole Harbour from new development that Wessex Water is not required to remove. This residual amount is 0.000875 tonnes of nitrogen per person per year.
10. To calculate the amount of nitrogen generated by new development:
  - (i) Calculate household occupancy – multiply the proposed number of homes by 2.42 people per house or 1.65 people per flat; and
  - (ii) Multiply the total from (i) by 0.000875 tonnes of nitrogen per person per year.

### Example: A scheme of 100 homes (60 houses and 40 flats)

- (i)
  - 60 houses x 2.42 = 145 people
  - 40 flats x 1.65 = 66 people
  - Total occupancy = 211 people

211 people x 0.000875 = 0.185 tonnes of nitrogen per year for the development

## Options for mitigation

11. The mitigation can be achieved either directly or indirectly. The options available are:

Type	Options
Direct	Improve / introduce nitrogen stripping at Sewage Treatment Works
Direct	Technologies to remove nitrogen, such as reed beds and wetlands
Indirect	Changing agricultural land from high nitrogen input to low input

<sup>6</sup> Acknowledge that people who live within the catchment but work outside it and vice versa. The assumption provides a practical approach and assumes a worst case scenario, the precautionary principle as required for assessing effects on SPA.

<sup>7</sup> AMEC Cumulative Nitrogen and Phosphorus Loading to Groundwater Final Report (22 Nov 2010) Table 7.1 page 36 & 37

<sup>8</sup> Urban Waste Water Treatment Regulations 1994 (Section 5(3))

## Direct mitigation

12. One option is to improve nitrogen stripping at STWs so that Wessex Water can remove more than its 75% requirement. Poole STW already has a nitrogen stripping facility and this technology could be installed in other STWs. However, this is a costly option. Installation and operation are expensive and the technology generates a significant amount of carbon dioxide.
13. New technology is being developed that could be installed within new developments to remove nitrogen such as reed beds and wetlands. It may be that applicants with large scale development sites are able to propose bespoke solutions which are appropriate but are specific to their proposal. These will be considered by the Councils with advice from the Environment Agency and Natural England on a case by case basis.

## Indirect mitigation

14. The alternative is to offset the impact. This can be achieved by converting high nitrogen input land uses (crops and managed grassland) to low input uses (woodland, rough grazing). Any change in land use will be guided by the relevant environmental policies and strategies, e.g. landscape character assessments.
15. To calculate the amount of land required to offset the development the following conversion rates can be used<sup>9</sup>:
  - Change of use of land from high input use to low input use (e.g. plant a maize field with woodland) = A reduction of 0.0298 tonnes of nitrogen per hectare per year.
  - Change of use of land from high input use to urban development (e.g. a settlement extension with houses replacing a maize field) = A reduction of 0.0214 tonnes of nitrogen per hectare per year.<sup>10</sup>

Example: A scheme of 100 homes (60 houses and 40 flats)

Generates 0.185 tonnes of nitrogen per year for the development

0.185 divided by 0.0298 = 6.2 hectares of land

Therefore, the development of 100 homes can be mitigated through the change in management of 6.2 hectares of land from high input uses to low input uses

### Perpetuity

16. In terms of complying with the Habitats Regulations, mitigation has to be in place for the same period of time as the effect which is arising. For new residential dwellings, occupation of the new dwelling will be in perpetuity, which planning law has defined as either 80 or 120 years. The Council, acting as a competent authority in approving mitigation must be

<sup>9</sup> As recommended by Natural England and the Environment Agency

<sup>10</sup> Note the amount of land occupied by the development should be subtracted from the amount of land needed for mitigation (as in the example presented in Appendix 1)

certain that the mitigation will still be effective and secured for the duration of the impact, effectively for a period of 80 or 120 years. The Councils can secure mitigation through conditions on a planning permission or the use of covenants on land in their ownership.

17. Mitigation in the form of woodland planting generally has a similar life time and is straight forward for the Council to monitor and ensure that the landowner is complying with the condition/covenant. It is less easy to monitor and secure mitigation where there is a management agreement to reduce an application of nitrogen, where the changes may not be visibly apparent and hence uncertain.
18. The last few years have seen a surge in planning applications for ground-mounted solar panels in agricultural fields, potentially reducing agricultural nitrogen inputs. Planning permission for these schemes is generally granted for a 25-30 year period. It is not known what will happen beyond this time period, and a change in market value or other factors may mean that panels are removed earlier. There is therefore no certainty that these types of development will endure for 80-120 years and so they cannot be included as mitigation, despite the fact that the land is no longer being used for high input uses. However, the presence of operational solar farms could provide a form of frontloading of mitigation where they act as a buffer in the short term before permanent mitigation is delivered. The Councils will need to confirm the operational status of the solar farms and actual extent. This may be a useful approach to allow time for development of new technologies.

## The role of the local authority

19. Each Council is the competent authority under the Habitats Regulations, responsible for decision making. To grant planning permission for new development that could generate nitrates through waste water each Council has to be certain that mitigation of any adverse effects upon Poole Harbour is effective and can be secured. Councils will do this by monitoring how much housing is being built and ensuring that sufficient mitigation is in place prior to the grant of planning permission. How this is done this will vary depending upon the approach taken by each Council.
20. Development can provide mitigation through either Community Infrastructure Levy (CIL) or a Section 106 Agreement alongside a planning permission<sup>11</sup>.

## Using Community Infrastructure Levy (CIL)

21. CIL is taxation upon development to contribute to the costs of infrastructure. Improvements to sewage treatment works, alternative technologies and offsetting through a change of the use of agricultural land are infrastructure. It is anticipated that the majority of infill/windfall development requiring mitigation will pay CIL, and the Councils will use the CIL to deliver the mitigation for those developments<sup>12</sup>.

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<sup>11</sup> Mitigation would also be required by either of these means if development was carried out under a Neighbourhood Development Order.

<sup>12</sup> North Dorset will introduce CIL in Summer 2017

22. Some developments though may be exempt from paying CIL, such as affordable housing and self-build developments, or zero rated for CIL such as tourism accommodation in some local authority areas<sup>13</sup>. As such, where these are small scale infill type developments they will be unable to contribute to nitrogen neutrality, but can still be permitted. It becomes the responsibility of the Councils to ensure that this development is mitigated and delivers the necessary amount of mitigation from the overall CIL receipts.

## Using Section 106 agreements (S106)

23. In some circumstances the Councils may require a developer to enter into a Section 106 agreement for all or part of a scheme to secure the requisite mitigation as part of the grant of planning permission. These circumstances are likely to be for:

- Strategic housing sites / settlement extensions that are required by policy to be nitrogen neutral; and
- Schemes that are zero rated for CIL (tourism accommodation or tourist attractions)

24. Legislation dictates that each Council cannot pool Section 106 agreements from five or more projects, which limits the application of this approach (unlike CIL). Each Council will set out clearly its infrastructure requirements (Regulation 123 List) to ensure that there is no perceived 'double dipping' where a developer pays twice for a scheme through a Section 106 agreement and by paying CIL.

25. Each development subject to a Section 106 agreement will have to show how the specific development is nitrogen neutral and avoids any adverse harm on Poole Harbour through the provision of mitigation in perpetuity. Nitrogen neutrality can be calculated using the examples set out in Appendix 1. Alternatively developers can propose bespoke schemes that achieve nitrogen neutrality. It is likely that each Council's approach will be different and will be dealt with on a case by case basis. For example, Purbeck District Council will require developers, in the first instance, where it will not impact adversely on other policy requirements, to consider alternative technologies to provide direct mitigation of the development, thereby minimising agricultural land take. Any proposed departure from this approach will have to be supported by robust evidence.

## Delivering the mitigation

26. This SPD will be supported by a monitoring and implementation plan, updated regularly, that sets out how much mitigation is required and how it has been or will be secured. It is critical that sufficient mitigation (direct or indirect) is planned to come forward in the catchment to meet the expected delivery of housing. In extreme circumstances the local authorities may have to refuse planning applications for new housing development until such a time as adequate mitigation has been provided.

27. The agricultural sector is already implementing projects and measures to reduce nitrogen leaching. The monitoring and implementation plan will be prepared in consultation with the Poole Harbour Catchment Initiative, a partnership of organisations and landowners/farmers with an interest in reducing nitrogen entering Poole Harbour. This will ensure that there is a

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<sup>13</sup> Some of the 4 local authorities charge CIL for tourism accommodation some don't.

co-ordinated approach to the delivery of mitigation projects that can achieve wider benefits, such as improved biodiversity, water management and green infrastructure. Landowners will play an important role in identifying land that could be used to help mitigate development in addition to their own contributions to reducing nitrates from farming.

28. It will be the responsibility of each Council to ensure that a suitable proportion of the total income from CIL (and any Section 106 monies<sup>14</sup>) during a financial year is spent on securing the necessary mitigation. This mitigation will be top sliced from the overall CIL monies to ensure that mitigation is prioritised. The mitigation can be delivered anywhere within the catchment and the Councils can work together to ensure appropriate delivery. The mitigation needs to be provided before the new development is occupied and remain in perpetuity.

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<sup>14</sup> No more than five S106 agreements can be pooled and used for one infrastructure project

## Appendix 1: Examples of S106 calculations

The following four examples set out different scenarios for calculating mitigation to ensure a development is nitrogen neutral.

## Example A: Settlement extension

This example is for a 1000 houses in a settlement extension on agricultural land with 30 hectare Suitable Alternative Natural Greenspaces (SANGs) also on agricultural land: *(Note – this is a worked example for illustrative purposes only, relating to nitrogen neutrality rather than any consideration of SANG provision. The yellow boxes require an input by the developer)*

		Multiplier	Sub/Totals
<b>1. Population</b>	Dwellings		
Number of dwellings multiplied by 2.42 additional people per dwelling	1,000	x 2.42	= 2,420
<b>2. Amount of nitrogen produced by the development:</b> Estimated population of development multiplied by 25% of a person's average annual production of nitrates in sewage <sup>14</sup> 2,420		25% load (tonnes/person/year) x 0.000875	Total nitrate load (tonnes/year) = <b>2.1175</b>
<b>3. Planned land use changes:</b> Calculate a credit where a development can provide its own mitigation:		Nitrate change (tonnes/ha/year)	Net change in nitrate (tonnes/year)
	Hectares		
Site area changing from agriculture to urban (the housing)	30	x 0.0214	= 0.642
Site area changing from agriculture to low input uses (the SANGs)	30	x 0.0298	= 0.894
	Subtotal		= <b>1.536</b>
<b>4. Total amount of nitrogen produced by population growth minus planned land use change</b>			Net change in nitrate (tonnes/year)
Row 2 minus Row 3	2.1175– 1.536		= <b>0.5815</b>
<b>5. Amount of land required to offset the nitrogen produced:</b> Row 4 divided by net change in nitrates for conversion of agricultural land to low input uses		Nitrate change (tonnes/ha/year) / 0.0298	Land required (ha) = <b>19.51</b>

The example shows that the projected population of 1000 houses is 2,420 people. As 75% of the nitrogen will be removed at the sewage treatment works, the development will have to find mitigation to cover the other 25%, which is calculated at 0.000875 tonnes per person per year. The total nitrogen load of the development is 2.1175 tonnes per year. The scheme gets a credit for already taking some land out of agricultural use. Firstly the housing will replace 30 hectares of agricultural land and secondly the accompanying 30 hectare SANGs will also replace agricultural land. Combined, the housing development and the SANGs generate a credit of 1.536 tonnes per year. This leaves 0.5815 tonnes a year that requires mitigation which equates to 19.51 hectares of additional offsetting required.

The developer has four choices for the Section 106 agreement<sup>15</sup>; (i) to provide alternative technologies to remove the remaining nitrogen; or (ii) increase the size of the SANGs by 19.51 hectares of agricultural land; or (iii) to agree with the Council a change to the management of 19.51 hectares of agricultural land in the wider landholding in perpetuity; or (iv) purchase 19.51 hectares of agricultural land elsewhere within the catchment and use it for mitigation.

<sup>14</sup> 25% of a person's annual average nitrogen production through sewage. Water company responsible for remaining 75% of nitrogen.

<sup>15</sup> In Purbeck, alternative technologies should be considered as set out in paragraph 25.

## Example B: Serviced tourist accommodation

If the Council does not charge CIL for serviced tourist accommodation, the developer may be required to calculate the mitigation required to ensure the development is nitrogen neutral. The mitigation will be secured through a Section 106 agreement.

The assumption is that anyone staying in serviced tourist accommodation is visiting from outside of the Poole Harbour catchment, and the impact of these visits through the generation of additional sewage and consequential nitrate loading, must therefore be mitigated. Serviced accommodation includes hotels, guest houses, bed and breakfasts and self catering holiday chalets and static caravan sites. Evidence<sup>15</sup> points to an average occupancy rate for the South West of 60% of days of the year over the period 2010-13. Therefore mitigation is only required for this period of time.

The following example is for a 60 room hotel, and assumes 3 beds per room (180 beds). Mitigation should be calculated on the assumption that all beds are occupied, and then 40% deducted for the time unoccupied.

		Multiplier	Sub/Totals
<b>1. Population</b>	Beds		
Total number of beds	180		180 beds
<b>2. Amount of nitrogen produced by population growth in catchment:</b> Estimated population of development multiplied by 25% of a person's average annual production of nitrates in sewage 180 beds		25% load (tonnes/ person/year) x 0.000875	Total nitrate load (tonnes/year) <b>= 0.1575</b>
<b>3. Reduction for 60% seasonal occupancy</b> Assumes 60% occupancy over the year  0.1575		X 0.6	Total nitrate load (tonnes/year) 0.0945
<b>4. Amount of land required to offset the nitrogen produced:</b> Row 2 divided by net change in nitrates for conversion of agricultural land to low input uses  0.0945		Nitrate change (tonnes/ha/year) / 0.0298	Land required (ha) <b>= 3.17</b>

In this example, the development will produce 0.1575 tonnes of nitrogen per year, which equates to around 3.17 hectares of offsetting.

The developer has three choices for the Section 106 agreement<sup>16</sup>; (i) to provide alternative technologies to remove the nitrogen; or (ii) purchase 3.17ha of agricultural land elsewhere within the catchment and use it for suitable mitigation in perpetuity; or (iii) agree with the Council to provide a payment for the equivalent of 3.17ha of agricultural land and the cost of planting trees.

<sup>15</sup> [http://www.visitengland.org/Images/December%20%20EOS%20Newsletter\\_tcm30-40722.pdf](http://www.visitengland.org/Images/December%20%20EOS%20Newsletter_tcm30-40722.pdf)

<sup>16</sup> In Purbeck, alternative technologies must be used in order to minimise agricultural land take, unless the developer can provide robust evidence ruling out the use of alternative technologies.

## Example C: Tourist attractions

As with tourist accommodation above, visitors to attractions will include people from outside of the catchment. It is likely that this form of development will not be CIL liable and the Council would be likely to use a Section 106 agreement to ensure that the development is nitrogen neutral.

The calculation is different to the other examples as it is based upon trips per day, and it discounts visitors who live within the catchment (to avoid any double counting). For ease of calculation the assumption is that each visitor will use the toilet once during their visit, regardless of the length of their visit in that day. Each scheme will have to be dealt with on its own merits.

The following example is for a tourist attraction that estimates 25,000 visitors per year. It assumes that 70% of visitors come from outside of the catchment.

		Multiplier	Sub/Totals
<b>1. Expected total visits to attraction per year</b>	Visits		Annual visits
	25,000		= 25,000
<b>2. Less visits of people who live within the catchment</b>		70% out of area 0.7%	Annual visitors out of area = 17,500
25,000			
<b>3. Visits per day</b>		Days of year / 365	Daily visitors
Assume people visit once a year and use the toilet once per trip			47.94
17,500			
<b>4. Amount of nitrogen produced by the visits:</b> Estimated daily visitors multiplied by 25% of a person's average annual production of nitrates in sewage		25% load (tonnes/person/year) x 0.000875	Total nitrate load (tonnes/year)
	47.94 visitors		= <b>0.0419</b>
<b>5. Planned land use changes:</b>	Hectares	Nitrate change (tonnes/ha/year)	Net change in nitrate (tonnes/year)
Site area changing from agriculture to urban (e.g. visitor centre)	0.1	x 0.0214	= 0.0021
Site area changing from agriculture to low input uses	1	x 0.0298	= 0.0298
	Subtotal		= <b>0.0319</b>
<b>6. Total amount of nitrogen produced by the visits minus planned land use change:</b>			Net change in nitrate (tonnes/year)
Row 4 minus row 5			= 0.01
0.0419 – 0.0319			
<b>7. Amount of land required to offset the nitrogen produced:</b>		Nitrate change (tonnes/ha/year)	Land required (ha)
Row 6 divided by net change in nitrates for conversion of agricultural land to low input uses	0.01	/ 0.0298	= <b>0.336</b>

In this example, the attraction expects 17,500 visits a year from people who live outside of the Poole Harbour catchment. This equates to 47.94 daily visits. The attraction is taking land out of agricultural use for the visitor building (0.1ha) and associated land (1ha), which is discounted from the mitigation, leaving a requirement to provide 0.336ha of mitigation land.

The developer has three choices through Section 106 agreement<sup>17</sup>; (i) to provide alternative technologies to remove the nitrogen; or (ii) purchase 0.336ha of agricultural land elsewhere within the catchment and use it for suitable mitigation in perpetuity; or (iii) agree with the Council to provide a payment for the equivalent of 0.336ha of agricultural land and the cost of planting trees.

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<sup>17</sup> In Purbeck, alternative technologies must be used in order to minimise agricultural land take, unless the developer can provide robust evidence ruling out the use of alternative technologies.