

PLANNING COMMITTEE



Application Address	Former Canford Magna Golf Club, Knighton Lane, Wimborne, BH21 3AS
Proposal	Variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge.
Application Number	APP/19/00867/F
Applicant	AFC Bournemouth
Agent	Savills UK Ltd
Date Application Valid	8 July, 2019
Decision Due Date	7 October, 2019
Extension of Time Date (if applicable)	
Ward	Bearwood & Merley
Report status	Public
Meeting date	3 October 2019
Recommendation	Grant in accordance with the recommendation within the report subject to referral to the Department for Communities and Local Government
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Burton due to the impact of the proposals on the Green Belt.
Case Officer	James Gilfillan

Description of Development

1. Planning consent is sought for Variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge.
2. The applicant has provided the following information.

	Approved	Proposed
Site Area: (ha)	23.5ha	23.5ha
Outdoor pitches	13	13
Flood lit pitches	3	3
Approximate roof height of Academy	9m	7.2m - 13m
Approximate floor area of Academy	2,980 sq.m	3,091 sq.m
Approximate roof height of indoor pitch	10m	15.8m
Approximate floor area of indoor pitch	5,315 sq.m	8,973 sq.m
Spectator stand	565 sq.m	366 sq.m
Spectator stand height	7.5m	6.8m
Spectator stand capacity	2 x 172 seats	2 x 172 seats
Ground Keepers workshop	560 sq.m	530 sq.m
Parking, cars, coaches, minibuses.	225, 2, 0.	263, 2, 5.

3. Since the previous application was approved the Poole Local Plan 2018 was adopted. A revised version of the NPPF was published in 2019 and the applicant AFC Bournemouth have retained their Premiership status.
4. The principal changes from the approved scheme are the revised design and layout of the academy building and the provision of a full sized indoor pitch, combining the indoor pitch and academy in to one building rather than the previous two detached buildings. The parking layout is revised to reflect the layout of the building and an access road to the ground keepers compound and 'back of house' servicing is routed away from the car park.

Key Issues

5. The main considerations involved with this application are the impact of the revisions on:
 - Openness of the Green Belt;
 - The character of the area and heritage assets;
 - Highways
 - Trees.
6. These points will be discussed as well as other material considerations below.

Planning Policies

National Planning Policy Framework (February 2019)

Planning Practice Guidance - Flexible Options for Planning Permissions (May 2014)

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and broad location of development

PP27 Design

PP30 Heritage Assets

PP32 Poole's important sites

PP33 Biodiversity and geodiversity

PP34 Transport strategy

PP35 A safe, connected and accessible transport network

PP37 Building sustainable homes and businesses

PP38 Managing flood risk

Bournemouth, Dorset and Poole Minerals Strategy 2014

SG1 Mineral Safeguarding

Relevant Planning Applications and Appeals:

7. 2018. Replacement of existing golf club buildings and grounds maintenance sheds with a football training centre providing changing rooms, a fitness and medical, classroom and ancillary catering facilities; the re-profiling of the surrounding golf course to provide training pitches, a covered pitch, a grounds maintenance building, the erection of floodlights and a security gatehouse, all served by existing road access from the A341 Magna Road was **Approved** after the SoS for Housing, Communities and Local Government declined to call the application in. (17/01196/F)
8. The approved scheme includes:
 - 13 outdoor pitches, including smaller junior pitches and goalkeeper areas, 3 of which would be floodlit.
 - Main Academy and First Team Building - 2 storey, providing all welfare, education, dining, medical needs of players as well as logistics, media, kit laundry and site operation offices.
 - 1 indoor pitch, with 2 storey entrance pavilion.
 - 1 double sided spectator stand providing changing rooms and spectator seating, located between 2 pitches for youth team matches.
 - A single storey groundsman maintenance workshop, ancillary water tanks and stores.
 - A single storey security gatehouse at the southern edge of the site.
 - Boundary enclosure.

Representations

9. In addition to letters to neighbouring properties a site notice was posted outside the site on 23 July, 2019 with an expiry date for consultation of 16 August, 2019.

10. Letters of representations have been received:

Objecting to:

- the creep of inappropriate development in the Green Belt harming openness and the purpose of including land in the Green Belt;
- unnecessary spectator stand and car park if only for training;
- impact of additional traffic especially when combined with other development in the area;
- impact on flood risk and
- nature conservation.

A neutral rep requests assessment of vehicle movements generated by other developments.

Supporting;

- The improved design of the buildings and layout;
- Improved landscape design enhancing bio diversity;
- The benefits to the football club.

Consultations

11. BCP Highway Authority: Have no objections to the amendments.
12. BCP Lead Local Flood Risk Authority: Has no objections to the revisions but queries the surface water drainage approach, particularly as a result of the increased roof size and potential absorption of the part synthetic element to the playing pitches.
13. BCP Environmental Services: No objection subject to some comments regarding integrating the landscape design with drainage swales and SUDS and recommend conditions in response to phased delivery of the scheme.
14. Natural England: Subject to securing biodiversity enhancement has no objection.
15. Environment Agency: No objection in principle but indicate the approved scheme did not adequately address the potential loss of functional flood plain associated with fluvial flooding caused by levelling the existing ground levels.
16. Airport Safeguarding: No objection to the amendments and requests a condition regarding floodlights

Constraints

- Within the SE Dorset Green Belt
- Part of the site is in Flood Zone 3 from the River Stour
- Subject to a Minerals Safeguarding policy
- Group and Woodland Tree Preservation Orders on the site

Planning assessment

Site and Surroundings

17. The application site extends across approximately 23.5 hectares of open land at the north of the Borough. It all falls within the South East Dorset Green Belt and was previously in use as a golf club. The application site extends to much of land covered by one of the courses associated with the golf club.
18. The western boundary of the site abuts the grounds of Canford School, where the nearest buildings are dormitory blocks. The recently opened Suitable Alternative Natural Greenspace (SANG) extends along the east edge of the site.
19. The site is accessed via a private drive that crosses fields and joins Knighton Lane close to its junction with Magna Road at an existing traffic light controlled junction. A section of the access drive is shared with the Stour Valley Way footpath and provides access to the car park serving the new SANG.
20. Heritage Assets close to the site are the Grade I listed main Canford School building; the John of Gaunt's Kitchen; and Nineveh Court. These form the nucleus of the Canford Magna Conservation Area.
21. There is a complex of existing buildings within the site that were used as the club house and maintenance compound, with associated parking. There are also two cottages further north into the golf course adjoining the site, both of which are vacant.
22. There are a number of trees throughout the site and along the western boundary, some of which are covered by Group and Woodland Tree Preservation Orders.
23. The River Stour lies to the east and a tributary crosses the application site connecting with the river Stour.

Key issues

Openness of the Green Belt

24. The scheme proposes a revised version of the extant scheme to demolish the existing buildings, level the grounds and erect a football training academy. Much of the scheme retains the principles of that established by the extant consent, in terms of the works across the grounds to remove the earthworks of the golf course including some of the trees and layout football pitches with appropriate goals, ball catch nets and irrigation infrastructure. Most notably this application proposes revisions to the design and layout of the training academy building and indoor pitch.
25. Adoption of the Poole Local Plan in 2018 released land close to the site from the Green Belt, however the entirety of the application site remains in the Green Belt. The position set by the NPPF still accepts the principle of the use of the

land and the erection of the majority of buildings and structures as appropriate facilities for outdoor sport preserving the openness of the Green Belt and the character of the area.

26. The indoor pitch being provided by the previous scheme was a detached building with its own reception facility, it was not considered fundamental to the principal use of the site for outdoor sport and was concluded to be inappropriate development in the Green Belt, although inclusion of such a feature made a significantly positive contribution to the quality of the overall facility and necessary to deliver a 'Category 1' academy, befitting of its premier league status. In assessing the matter in 2018 the Case Officer report considered:
27. *"The indoor pitch consists of an enclosed full size artificial surface pitch, enclosed by a fabric covered steel frame with a blockwork ground floor, and have a 2 storey entrance pavilion with changing rooms, offices, meeting rooms and treatment rooms. Whilst the indoor pitch is intrinsically linked to the delivery of a successful academy it does not directly support the primary outdoor use and would therefore be considered inappropriate development.*
28. *At NPPF para.144, Very Special Circumstances can exist to outweigh the harm to the Green Belt. There is a clear trend of decisions on applications for such indoor pitches at other academies in Green Belts being allowed under this test, Arsenal, Chelsea, Derby County, Stoke and Sunderland amongst others, with the Derby County one being called in by the Secretary of State who noted very positively that the indoor pitch contributed significantly towards the aim of Government guidance to promote sporting excellence, supporting the delivery of competent young footballers in the interests of the national game.*
29. *This facility would be principally for the youth and academy players. The presence of the indoor pitch would significantly increase training opportunities, especially in the winter, and benefit the players most likely to suffer during inclement weather. It would meet their education needs and being located onsite would increase the time the players are available to practice and train, promoting sporting excellence.*
30. *There are significant community benefits arising from the inclusion of the indoor pitch. Whilst the centre would not be open to the general public, the players signed to the youth and academy teams would be from the local community, providing all of these facilities on one site would enhance the overall education, training and learning experience for the players and their families, reducing travel times and journeys. Furthermore the club have provided details of all of the ways it engages with the community, largely based on children at school, supporting their educational and sporting development and welfare through national and bespoke programmes and incentives, all of which can only be enhanced by the presence of a successful academy and first team in the area.*
31. *The Elite Player Performance Plan (EPPP) rules allow an indoor pitch to be on a separate location, however the club already suffers from relying on split locations and a principal aim of this proposal is to bring all of the existing training facilities together on one site, therefore achieving the benefits of high*

quality facilities to benefit all age groups and levels of the club.

32. *The proposed siting of the building for the indoor pitch is within the existing golf maintenance compound, where there are landscape embankments. The application proposes to enhance the landscape edge surrounding the structure. It is close to the main academy building and central to the golf course 'estate'. Once the new landscape matures the building would be substantially screened and only limited glimpses would be apparent from adjoining land.*
33. *As presented on other indoor pitches at football academy's, and echoed in this case, there is a clear case that Very Special Circumstances should apply to the inclusion of the indoor pitch on this site. The applicant has demonstrated there are limited alternative sites available and that there would be significant additional benefit towards achieving a successful academy and enhancing the wider community and social benefits of the presence of a successful football team in the top tier of English football for the conurbation. It is concluded that these benefits would outweigh the principle harm to the Green Belt by way of inappropriateness and the very minor impact on the openness arising from any glimpsed views that might be gained of the building....."*
34. The scheme now presented proposes to site the indoor pitch immediately adjacent to and linked to the academy building. The principles of the benefits to the scheme of the provision of the indoor pitch on this site remain entirely relevant, however its larger size, footprint and therefore roof span and height would have a greater impact on the openness of the Green Belt.
35. The revised position and single building design would have minor benefits for the overall impact on openness, as the sprawl of buildings across the site would be reduced, however the larger size of the 'domed' element of the indoor pitch would counteract those benefits and be more visible from, largely long distance, vantage points. As with the previous scheme, the use of the land for sport, with appropriate facilities, does not require an indoor pitch and therefore that element would have to be considered to be inappropriate development, causing harm to the openness of the Green Belt.
36. Very Special Circumstances exist (NPPF.144) where the identified harm to openness is outweighed by other considerations.
37. The applicant sees additional benefit of providing the larger indoor pitch for the overall success of the academy over that previously proposed as it would comply with premier league rules regarding hosting games on the indoor pitch. It would also allow retention of more trees along the east edge of the site. Whilst this may not achieve significantly greater environmental, economic or social benefits over and above those previously considered to sufficiently outweigh the harm, those benefits remain sufficient to outweigh the harm resulting from the impact on openness due to the impact of the larger building.
38. Internally the proposed academy building provides all of the same variety of changing, gym, treatment, staff, welfare, media, office and class rooms as the approved scheme, however the design of the academy is significantly more striking than the approved version. The crescent shape of the floor plan and

roof form rising out of the ground results in an innovative, dramatic and interesting building, that would enhance the character and appearance of the area. This dynamic shape, contemporary style and form is entirely appropriate to the proposed use, befitting of a high performing professional sports team and reflective of the significance applied by the applicant to the importance of a successful academy for the future of the club.

39. The crescent shape would wrap around a revised parking layout, which does result in a car dominated sense of arrival at the academy, however it does largely contain all the parking in the centre of the site within the wings of the building, further reducing the sprawl of the scheme across the site.

The character of the area and heritage assets

40. The revised building design and layout would contribute positively to the character and appearance of the site and wider area
41. Having special regard to the importance of protecting features of historic significance, most notably at Canford School and the setting of the Canford Magna Conservation Area, this revised scheme would not have a demonstrably different relationship with those assets than the approved scheme. As the main aspect of the significance is the quality and design of the landscape setting for the Listed School Buildings, the impact of the proposed pitches is little different than the former golf course fairways, nor those pitches and the golf course on the school grounds, with those buildings. Furthermore it would be unlikely to view the listed buildings alongside the proposed academy buildings, without other school buildings intervening.
42. The revised layout would have no greater impact for archeaology than the approved scheme. The condition imposed on the approved scheme requiring trial trenches and a watching brief was satisfied. The proposed scheme would preserve the character and appearance of the heritage assets.
43. Beyond the harm to the openness of the Green Belt, none of the design evolution proposed would have any greater impact outside the site than the approved scheme. The relationship of pitches with Canford School and the SANG would be as approved, preserving the amenity of the surroundings.

Highways

45. There would be no greater traffic generated, parking requirements or impact on highway safety than previously accepted and considered commensurate with the traffic generated by the golf course. Works to increase capacity and safety at the Magna Road junction are underway in conjunction with the housing and employment development south of that junction. The traffic lights at that junction will respond to demands on their respective 'arms' ensuring flows are adequately managed. Future revisions to the junction may occur should the land north of Bearwood, allocated for housing development, come forward. Such revisions would have to accommodate traffic from this site and there is no expectation that they could not be adequately accommodated.

46. Revisions to the layout of the buildings and car park also results in revisions to the arrangement of service roads around the site. These would be adequately capable of accommodating the type of vehicles visiting the site. Conditions securing details of measures to manage vehicle speeds along the section of the service road shared with the Stour Valley Way would be secured again.
47. In order to safely separate out maintenance and service vehicles from staff and footballers/pupils (and their families) and access those relevant parts of the site, a service road would extend from the access drive around the north edge of the academy to its rear. This would have to pass through an area of dense trees and across the stream on the site. This requires removal of several trees and specialist construction in order to minimise the impact on retained trees. This approach is entirely acceptable, conditions could be used to secure the design approach is implemented.

Trees

48. The previous application accepted removal of trees that previously framed the fairways and greens in order to allow formation of the playing pitches. This remains acceptable and a comprehensive landscape scheme makes provision for planting new trees across the site.
49. The NPPF advises that development that results in the loss or deterioration of irreplaceable habitats (such as veteran trees) should be avoided. The revised layout and shape of the buildings achieves sufficient off set to the veteran oak tree at the rear of the building to protect the tree and avoid harm. Whilst disappointing that it does readily form part of the layout of the arrival at the scheme, its position very close to the eastern boundary limits that opportunity and it would remain an attractive boundary feature in views from the SANG to the east of the site.
50. Whilst the playing pitches would be a largely artificial landscape akin to the manicured greens and fairways of the golf course, the scheme includes a comprehensive landscape scheme that includes provision of native trees, flower meadows, mown grassland and alongside existing water features, aquatic planting. Coupled with an ecological appraisal and management plan the scheme would achieve a net gain in bio-diversity features across the site.
51. The larger roof form of the indoor pitch would capture additional rain for disposal, than the approved scheme. Due to its size it would not be possible to deal with the increased volumes by infiltration alone, so existing on site water courses would be used, with attenuation tanks to manage the discharge rates and provide back up storage. Rainwater harvesting would be used to provide water for pitch irrigation.
52. The changes proposed by this application have no bearing on the potential risk of flooding or the impact of the consented scheme on functional floodplain at the north of the site. The representation of the Environment Agency objects to the potential loss of functional floodplain caused by the reprofiling of the northern part of the site. The applicant has requested a condition is imposed to allow review of that part of the scheme, which falls in a later phase of the

development. Given the extant consent and lack of consequence for the lionshare of the development especially the buildings and the safety of users, a condition requiring more detailed levels information for that part of the site would be a reasonable approach.

Summary

- The principle of the development is consistent with the extant scheme;
- The indoor pitch would still be inappropriate development;
- The economic, environmental and social benefits to the scheme and area of the overall; scheme would outweigh the harm to openness;
- The revised design would enhance the character and appearance of the site and area;
- Heritage assets would be preserved;
- Bio-diversity and ecological enhancements are secured;
- Highway safety would be preserved;
- Residential/educational amenity would be preserved.

Planning balance

53. The principle of the use of the land remains consistent with its Green Belt location, due to their siting, scale and use, justifying Very Special Circumstances, in part, the identified harm to Green Belt openness would be outweighed by the benefits. The wider character and appearance of the area would be preserved and based on the evidence presented and mitigation achievable it can be concluded that the scheme would not be likely to give rise to significant adverse effects to the detriment of the nature conservation features and ecology in the area. The scheme has significant social, economic and environmental benefits across a much wider area than just the application site and the wider benefits of the presence of a high profile and successful football team at the highest level of English football to the conurbation are significant. The application is recommended for approval.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

Under the Town & Country Planning (Consultation) (England) Direction 2009, as the development includes inappropriate development over 1000 Sq.m and is 'major' development in a Flood Risk areas, that the EA have objected to, a decision to grant Planning Permission can not be issued, until the expiry of 21 days after the SOS has acknowledged receipt of all information required by that direction, or that they indicate they do not wish to call in the application for their consideration, whichever is the sooner.

RECOMMENDATION

Unless the Secretary of State directs that the application should be referred to him for determination, to delegate authority to the head of planning services to GRANT planning permission with the following conditions set out below, subject to alteration/addition by the head of planning services provided any alteration/addition does not go to the core of the decision.

Conditions:

1. AA01 (Non standard Condition)

The development to which this permission relates shall be begun not later than the 16th January 2021.

Reason -

This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004 and the PPG - Flexible options for Planning Permissions.

2. PL01 (Plans Listing)

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

TO BE INSERTED

Reason -

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

3. AA01 (Non standard Condition)

The scheme hereby approved shall follow the phasing plan ref:HED.1378.203 received 08/07/19

Reason -

To provide flexibility and certainty regarding delivery of the benefits considered to justify Very Special Circumstances in accordance with the NPPF.

4. RC060 (Limitation on Use)

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the development hereby approved shall be used for a Football Academy Training Centre only and for no other use purposes, whatsoever, including any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment, without formal planning permission first being obtained.

Reason -

Because of the Very Special Circumstances attached to the use and need for the extent of buildings proposed in a Green Belt location and in accordance with Policy PP02 of the Poole Local Plan 2018 and the NPPF 2019.

5. LS040 (Landscaping Scheme to be Implemented)

The proposals for the landscaping of the site, as shown on the approved plans and subject to condition No.3 in respect of phased delivery (including provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out in accordance with the agreed phasing as follows:

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

Reason -

In the interests of visual amenity, bio-diversity and ecological enhancements and to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 & PP33 of the Poole Local Plan 2018

6. AA01 (Non standard Condition)

The recommendations and findings of the Landscape Enhancement & Management Plan received 08/07/19 and Ecology Appraisal Plan received 08/07/19 shall be implemented in accordance with the timings, details and conclusions therein and in accordance with the phasing programme agreed by Condition No.3 of this planning permission

Reason:

In the interests of biodiversity enhancement in accordance with PP27 & PP33 of the Poole Local Plan 2018.

7. AA01 (Non standard Condition)

Prior to formation of the pitches in phase 2 of the phasing plan hereby approved, details of existing and proposed ground levels of those parts of the site currently at risk of flooding as identified by the EA flood maps shall be submitted to and approved in writing by the Local Planning Authority. The proposed levels shall take in to consideration the functional flood plain capacity and capabilities of the site as existing, assess the consequences for down stream flooding and minimise the potential risk. The approved details shall then be implemented and any appropriate mitigation maintained and retained.

Reason:

In the interests of minimising the potential loss of functional flood plain and limiting the down stream effect and in accordance with Policy PP38 of the Poole Local Plan 2018

8. AA01 (Non standard Condition)

The details agreed in discharge of condition 8 of PP:17/01196 dated 29/05/19 shall be complied with during implementation of the development hereby approved.

Reason

The area is of archaeological potential and it is important that any archaeological features and finds are properly recorded and in accordance with Policy PP30 of the Poole Local Plan 2018

9. HW230 (Permeable surfacing condition)

All ground hard surfaces shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the site. The hard surface shall thereafter be retained as such.

Reason:

In the interests of delivering development which does not result in unacceptable levels of run-off and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

10. AA01 (Non standard Condition)

Prior to the commencement of the development hereby approved a scheme to manage vehicle speeds along the access road and incorporate adequate passing space shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the commencement of use and thereafter maintained

Reason

In the interests of highway safety and in accordance with PP35 of the Poole Local Plan 2018

11. AA01 (Non standard Condition)

Prior to the commencement of use a scheme for way marking the Stour Valley Way Public Right of Way, where it runs alongside the access drive, including details of maintenance and enhancement of the existing footway, shall be submitted to and approved in writing. The approved scheme shall then be implemented and thereafter retained.

Reason:

In the interests of legibility and certainty for users of the Public Right of Way and in accordance with PP35 of the Poole Local Plan 2018.

12. AA01 (Non standard Condition)

Prior to the commencement of development on any phase approved by condition No.3 of this permission, details, specification, illuminance levels and spread of any floodlighting to be erected shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and thereafter retained and maintained in accordance with the manufacturers instructions.

Reason

In the interests of the character and appearance of the area, the openness of the Green Belt, amenity of neighbours and ecology and in accordance with PP02, PP27, PP32 & PP33 of the Poole Local Plan 2018.

13. AA01 (Non standard Condition)

Prior to commencement of development of the indoor pitch, hereby approved, details and samples of the materials to be used for the roof shall be submitted to and approved in writing. The approved details shall be implemented prior to use and thereafter retained.

Reason:

Due to the size of the building in a Green Belt location and to ensure the appearance is appropriate with the surroundings and in accordance with PP02 & PP27 of the Poole Local Plan 2018.

14. DR040 (Sustainable Urban Drainage)

Prior to the use of development, a scheme for the provision of surface water drainage in accordance with sustainable urban drainage principles shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be implemented in accordance with the approved scheme and thereafter retained.

Reason -

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in accordance with PP38 of the Poole Local Plan 2018.

15. TR010 (Arb Method Statement-Submission Required)

A revised arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development of any buildings or roads on site. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- a) erect protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- b) erect scaffolding and ground protection within tree protection zones in accordance with BS5837;

- c) ensure an area for storage of materials, concrete mixing and use of fires is provided;
- d) ensure the plans and particulars showing the siting of the service and piping infrastructure is implemented;
- e) ensure the specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway are constructed using a no-dig specification;
- f) ensure the works requiring arboricultural supervision are carried out by the developer's arboricultural consultant, and details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits are recorded; and
- g) details of all other activities which have implications for trees on or adjacent to the site are notified to the Local Planning Authority.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Informative Notes

1. IN72 (Working with applicants: Approval)

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified
- the application was considered and approved without delay

Background papers

Case File ref:17/01196