

Planning Committee



Application Address	St Aldhelms Academy, Herbert Avenue, Poole, BH12 4HS
Proposal	Construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops.
Application Number	APP/22/00970/F
Applicant	Bournemouth, Christchurch and Poole Council
Agent	MUGA UK Ltd
Ward and Ward Member(s)	<ul style="list-style-type: none">• Alderney and Bourne Valley:– Cllr Toby Johnson Cllr Rachel Maidment Cllr Tony Trent
Report status	Public Report
Meeting date	19 January 2022
Summary of Recommendation	Grant subject to conditions
Reason for Referral to Planning Committee	This application is brought before committee as it is a BCP Council application and is major development.
Case Officer	Monika Kwiatkowska

Description of Proposal

1. Planning consent is sought for a construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops.

Description of Site and Surroundings

2. The site is occupied by a complex of buildings shared between Rossmore Leisure Centre and St Aldhelm's Academy school.

3. The site is set behind residential properties fronting Herbert Avenue and Turbary Road. There is a large car park adjacent to the buildings.
4. The school playing fields, which are shared by the Rossmore Leisure Centre, extend to the north and east, beyond that is an area of Public Open Space leading to Bourne Bottom heath.
5. The site is within 400m of the Bourne Valley SSSI.

Relevant Planning History

6. **Rossmore Leisure Centre**

2017: Erect a 2.4m high close boarded fence secure compound to the rear of the leisure centre and install an external combined heat and power plant (chp) with individual 250mm dia. flue and compressor unit. (APP/17/01122/F). **Grant with conditions.**

2016: Prior approval application to install Solar Photovoltaic roof panels. (APP/16/00195/PA). **Grant of Prior Approval.**

2013: Install new external door for access to office and erect new cycle store. (APP/13/00552/F). **Grant with Conditions.**

7. **St Aldhelm's Academy**

2022 - Planning permission was granted for the installation of 2 no. single storey temporary Portakabin buildings to be used as additional exam space for a period of 12 months (subject to the duration of the Sports Hall project on site) – Ref: **APP/22/00302/F.**

2021 - Planning permission was granted for the permanent installation of a two-storey Portakabin Limited building to provide 5 additional classrooms along with associated store rooms and staff office space. The proposal will also include two stairwells, toilet facilities, circulation space and cycle storage. – Ref: **APP/21/00041/F.**

2015 – Planning permission was granted for the erection of a covered walkway – Ref: **APP/15/01415/F.**

2012 – Planning permission was granted for partial demolition of existing buildings and construction of a new academy building, extension of existing dining hall, new cycle parking and bin store, associated car parking and landscape enhancements – Ref: **APP/12/00668/F.**

2011 – Planning permission was granted for 2 storey external lift and terrace area. Re-position of outdoor free-standing canopy – Ref: **APP/11/01171/F**.

Constraints

8. The application site is within 400m of the Bourne Valley SSSI.

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other Relevant Duties

10. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
12. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations) regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

Consultations

13. BCP Highway Services – supports the proposal, subject to condition securing the proposed cycle parking.
14. BCP Flood Risk Authority – supports the proposal, subject to condition relating to the proposed drainage solution.

15. Natural England – supports the proposal, subject to conditions specified by the Council’s Biodiversity Officer.
16. BCP Waste Collection Authority – supports the proposal.
17. BCP Biodiversity Officer - support the proposal, subject to a condition securing specific mitigation and enhancement measures.
18. BCP Environmental Health Officer (Land Contamination) – supports the proposal, subject to a condition securing measures that can be applied in the event of reporting of unexpected contamination issue.
19. BCP Environmental Health Officer (Noise) – supports the proposal.
20. BCP Children, Young People and Learning – consulted but no comments have been received.
21. BCP Destination and Culture Services – support the proposal, highlighting the strategic need for a facility of this kind in the local area.
22. Sport England – supports the proposal, subject to condition securing the community use of the proposed pitch, its construction in line with the appropriate certification and introduction of the appropriate management and maintenance plan.

Representations

23. Site notices were posted around the perimeter of the site on 09 August 2022 with an expiry date for consultation of 12 September 2022.
24. 1 representation has been received from a local resident, raising objection to the proposed scheme. The issues raised comprise the following:
 - The existing off-road parking provision on site would not be sufficient for the scale of the proposed development as it does not cope with the existing demand.
 - The application site is untidy.
25. 3 letters of support were also received for this proposal, advising the following:
 - The proposed scheme would benefit the students attending St Aldhelm’s Academy and allow them to fulfil their sporting ambitions.
 - The proposed facility would be easily accessible and it will encourage involvement in sport activities, getting fit and active.
 - The proposed facility would enable more women to participate in football and it would be a great asset to all BCP residents.
 - The proposal would improve the existing provision of sport activities at the Leisure Centre, the local communities and the provision of sport curriculum at St Aldhelm’s Academy.

26. **Society for Poole** – Support this proposal which seeks to facilitate public health without incurring adverse impacts upon the environment, but also comment that no doubt lighting will be suitably controlled and black or dark brown adopted for fencing colours – such colours being less visually intrusive.

Key Issues

27. The key issues involved with this proposal are:
- Principle of development
 - Impact on the character and appearance of the area
 - Impact on the neighbouring amenity
 - Impact on parking and highway safety
 - Biodiversity considerations
 - Drainage and flood risk considerations
 - Land contamination considerations
 - Waste collection considerations
28. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

29. Local documents:

Poole Local Plan (Adopted November 2018)

PP01	Presumption in favour of sustainable development
PP02	Amount and Broad Location of Development
PP20	Investment in Education
PP26	Sports, recreation and community facilities
PP27	Design
PP32	Poole's Nationally, European and Internationally Important Sites
PP33	Biodiversity and Geodiversity
PP34	Transport strategy
PP35	A Safe, Connected and Accessible Transport Network
PP38	Managing Flood Risk
PP39	Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)
The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
Nitrogen Reduction in Poole Harbour SPD
Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
The Bournemouth and Poole Sports Facilities Strategy 2014-2026

30. National Planning Policy Framework (“NPPF”/“Framework”)

Section 2 – Achieving Sustainable Development

Paragraph 8 -

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For **decision-taking** this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

The following are also considered particularly relevant:

Section 8 - Promoting healthy and safe communities

Paragraph 92 –

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

Paragraph 95 –

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted”.

Planning Assessment

Principle of development:

31. This application seeks planning permission for the construction of a floodlit 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops to the rear of the Rossmore Leisure Centre. The proposed development would be located on the site of the 2 existing football pitches and the athletics track. The proposal would result in the loss of one grassed football pitch and the relocation of the other

existing pitch with the athletics track also relocated closer to the Rossmore Leisure Centre building to facilitate the provision of the proposed new synthetic pitch further to the north of the site.

32. Rossmore Leisure Centre is located within 11 hectares of land that is shared with St Aldhelm's Academy and Rossmore Library. The proposed artificial grass pitch (AGP) would be used by the St Aldhelm's Academy to expand and improve their curriculum sports provision and facilities. The proposed development would also be available for use by the general public accessing Rossmore Leisure Centre, where it would provide improved access to sports activities for the local community as well as raise the standard of play and provide training opportunities within the local area. The proposal would be funded by The Football Association and the need for this facility on site has been identified by their Playing Pitch Strategy and the Local Football Facility Plan.
33. It is proposed that the provision of the new AGP would provide the opportunity for increased usage in comparison to the existing grassed pitch by providing a floodlit outdoor pitch that would be more resilient during winter weather conditions and allow for an extension of the existing range of outdoor sport and physical activities available at the site during the daytime and evenings. In this regard, it is intended that the proposed pitch would be used primarily for football use and would have the ability to be marked out to offer a variety of football pitches (1no 11-a-side pitch, 2no 9-a-side pitches, 2no 7-a-side pitches or 4no 5-a-side pitches) and training areas to cater for all age groups.
34. Paragraph 8 of the NPPF seeks to support sustainable development that provides net gain within its economic, social and environmental objectives. The Design and Access Statement submitted in support of this application explains that *"this proposal contributes to these three areas as follows:-*
 - *Economic role – providing a self-funding facility for Academy and community use.*
 - *Social role – providing a modern facility that will encourage maximum developmental outcomes together with the health and wellbeing benefits associated with this.*
 - *Environmental role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible".*
35. Furthermore, the Design and Access Statement continues by advising: *"In a sporting context, this proposal seeks to:*
 - *Provide opportunities for pupils and the local community to participate in sport and physical activity to both improve health and skill development, particularly amongst lower participant groups;*
 - *Operate in line with the national agenda for sport taking into account nationally adopted strategies;*
 - *Generate positive attitudes in young people towards sport and physical activity and minimise the dropout rate in sports participation with age;*
 - *Increase the number of people of all ages and abilities participating in sport/ physical activity including people with disabilities;*

- *Utilise the facility to encourage a variety of Academy and local community sport based links to stimulate healthy competition that is inclusive of young people and adults;*
- *Provide affordable community access whilst also being self-financing;*
- *Contribute to The Football Association's strategic objectives for grassroots football development;*
- *Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery process of the development plan on a regular basis. The committee are to review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility;*
- *Ensure that the AGP (after being subjected to performance testing to validate necessary quality standards) is added to the FA register of approved sites for match play".*

36. This stance is supported by paragraph 92 of the NPPF, which seeks to promote healthy lifestyles and social interaction through the provision of sports facilities (amongst others) and paragraph 95 which promotes expansion of schools and widen choice of education choices to meet the needs of the existing and new communities.
37. It is considered that, in view of the above, the proposed development would be sustainable development that would promote healthy and safe communities, as outlined by the NPPF, and therefore its principle should be supported.
38. The Poole Local Plan does not directly identify a need for the proposed facility or incorporate a strategy or policy for delivering such a facility. However, Policy PP20 of the Poole Local Plan states that the Council will continue to work with its partners, including schools, academies, colleges and universities to upgrade and improve educational facilities, to ensure there are sufficient places to meet needs. Additionally, Policy PP26(1) of the Poole Local Plan supports proposals for new sports, recreation and community facilities or the enhancement/expansion of existing facilities (if they are located in the areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes). As the proposal would be located within a sustainable transport corridor (as identified by Policy PP2 of the Poole Local Plan) with easy access to frequent public transport services, the proposed expansion of the existing local leisure centre and the improved educational facility of the established school on site would be in line with the provisions of the local adopted policies.
39. In terms of need, the Bournemouth and Poole Sports Facilities Strategy 2014-2026 sets out a strategic framework which identifies the existing provision of sports infrastructure, gaps in that provision and required improvements to quality, quantity and accessibility. The strategy looks ahead to the year 2026, projecting the potential demand and needs arising from an increasing population and anticipated increases in participation by that time. With regards to football pitches, the strategy identifies that there are currently 33 full size grass pitches in Bournemouth and 38 in Poole. These are supplemented by 4 youth, 4 junior and 19 mini dedicated pitches in Bournemouth and 9 junior and 12 mini

dedicated pitches in Poole. The area of the application site falls within the area identified as B4 (Wallisdown, Winton West, Winton East and Queen's Park). Within this area, there are 10 adult/senior football pitches and 1 junior pitch, however none of these are located within the Wallisdown area.

40. In Poole, football is currently catered for by small size permanent artificial grass pitches (AGP) at the University, Hamworthy Club and Carter School which all have some community use, but the only full-size pitch suitable for football is at Canford Park Sports which is commercially run. It also identifies that the unmet demand at 2012 was for 1.5 full size pitches and that by 2026 it would equate to 2-3 full size pitches (2 for football) and therefore one of the key issues to be addressed is the immediate need for AGPs for football with provision to be made for full size AGPs which can also accommodate small-sided games. The strategy continues by stating that sites at Learoyd Road, Rossmore Leisure Centre / St Aldhelm's Academy (the application site) and Turlin Moor Recreation Ground have all been considered in the past for potential sites to have a new AGP.
41. The proposal has been assessed by Sport England, which has considered the application in light of paragraph 99 of the National Planning Policy Framework, and against its own playing fields policy, which states: *'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*
 - *all or any part of a playing field, or*
 - *land which has been used as a playing field and remains undeveloped, or*
 - *land allocated for use as a playing field**unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'*
42. Sport England has advised that the proposal would prejudice the use, or leads to the loss of use, of land being used as a playing field or that has been used as a playing field in the last five years. As a result, the proposal therefore needs to be considered against exception 5 of the above policy, which states: *'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*
43. Sport England's consideration of whether the proposal meets the requirements of the exception 5 test is provided below:
"The proposal will reduce the number of rounders pitches by one on site and result in the loss of a 200m grass running track.

The Bournemouth Christchurch and Poole playing pitch strategy highlight the need for a 3G artificial grass pitch (AGP) in the Poole area and Rossmore Leisure Centre (St Aldhelm's Academy) was one of the identified sites. This is backed up in the BCP Local Football Facilities Plan (LFFP):

As stated in the draft PPS, there is a need for at least one 3G FTP in Poole. The first option considers two possible sites; Rossmore Leisure Centre and Ashdown Leisure Centre. A feasibility study is currently being undertaken to

identify which site would be the preferred option and this plan should be updated following the outcome of the report.

There is an obvious strategic need for the full size 3G AGP. The reduction of the 200m grass running track and loss of a rounders pitch needs to be balanced against the need for the 3G AGP. Rounders could be played on the AGP, but the marking would have to be cones, I therefore do not think the loss of the grass rounders pitch is an issue.

Turning to the loss 200m running track, I note there is no evidence for any other athletics events ever taking place on the site. There are full-fledged athletics facilities at Kings Park Athletics Centre and Ashdown Leisure Centre, it is therefore my view that the introduction of the 3G AGP outweighs the loss of the 200m grass running track.

I have consulted with the Football Association/Football Foundation who are supportive and have said that it has been identified as a priority project to apply for Football Foundation Funding.

Because AGPs have a limited life it is important that there is a condition to ensure that the pitch is maintained and has a sinking fund for its replacement. Therefore, I am proposing a condition to ensure this happens.

Although the Football Foundation are looking to fund this, there is no guarantee this will happen. Therefore, the school could build and operate the AGP themselves, without external funding, in which case in order to meet the strategic need over the loss of the playing field, a community use condition will be required and a condition to ensure that the AGP is constructed correctly”.

44. Given the above assessment, Sport England supports the proposal, as it is considered to meet exception 5 of the above policy, subject to the above conditions, which can be secured accordingly.
45. Contrary to Sport England’s comments advising of the loss of the existing running track, both the running track and the second grassed football pitch would be retained on site, albeit in a relocated position, as evidenced by the submitted proposed plans. The proposed relocation of the existing sports provision would allow the retention of the rounders pitch/grass pitch and the running track (however the running track would be slightly reduced in terms of its dimensions). Alternative, greater quality, sports provision in form of the proposed AGP would be introduced on site, allowing greater use of the playing fields in winter time and during the evenings, which would not result in the loss of the existing facilities on site. As a result, the proposed scheme would comply with the provisions of Policy PP26(2), which puts emphasis on the protection of the existing sports and recreation facilities.
46. The proposal is also supported by the BCP Council’s Destination and Culture Services, which echoed the comments received from Sport England and highlighted the need for the proposed AGP in this location and the benefits arising from its provision for the community and education within the locality of the site.

47. The principle of the proposed development is therefore considered to be acceptable as it would meet an identified and immediate need; it would enhance the sports provision for the students of St Aldhelm's Academy; it would provide an enhanced facility that provides the opportunity for more intensive use and it would provide a facility that would enable wider use by the community and opportunities for participation in sport and recreation in line with the Government's policy set out in the NPPF and the provisions of Policies PP20 and PP26 of the Poole Local Plan.

Impact on the character and appearance of the area:

48. In terms of visual impact, the site is already laid to grass as it is being used as grassed playing fields and the athletic track. The playing fields are located to the rear of the Rossmore Leisure Centre and are not readily visible from the car park or school buildings. Due to the mature vegetation and trees along the northern, western and the majority of the eastern boundary with the site, it is not readily visible from the adjacent Bourne Valley SSSI. Some views, however, can be afforded from the rear gardens of the dwellings on Turbary Road and Winfrith Crescent. As such, any views into the site itself from the public domain are currently largely restricted and limited to more oblique and distant views.
49. Whilst the formation of the proposed AGP would require a degree of engineering works, this would not significantly alter the levels and profile of the site and as such the proposed pitch would not be any more visible to the surrounding area than the existing football pitch on site.
50. The proposal would include the creation of a landscape bund to the rear of the site, that is proposed to be formed from the surplus topsoil arising from the excavation works required to form the proposed AGP. Whilst the landscape bund and cycle hoops, the storage container and spectators area would be visible from Turbary Road and Winfrith Crescent, they would not be unduly prominent or have an adverse effect on the character and appearance of the site and surrounding area. In this regard, these structures would be viewed in the context of other similar storage facilities/structures within the site, whilst the landscape bund would actually serve to further reduce views into the site from the north.
51. The proposal would also include the erection of high steel open mesh fence panels around the AGP. The height would vary from 1.2m fencing in front of the spectators' area and goal storage areas, to 2m fencing behind the goal storage areas and 4.5m high fencing to the north, east and south of the pitch. This fencing would be clearly visible from the adjacent residential dwellings. This fencing is required to provide a ball-stop and whilst it would present the appearance of a more defensible boundary due to its overall resultant height, it would nevertheless be of an appropriate scale and design for the use and function of the site and together with its open/see through characteristics it is not considered that it would appear overly dominant, particularly from the residential development to the east of the site. In addition, such fencing is a common feature that is required in association with sports/recreation facilities such as that proposed.

52. In addition, it is also proposed that 6no. 15m floodlight columns would be provided on site, together with a floodlighting system, which would be used to facilitate the continued use of the AGP during evenings and throughout the winter months. Whilst the provision of the flood lights would be readily visible from the nearby residential development and glimpses would be perceived from the adjacent Bourne Valley SSSI, the flood lights would be appropriate in scale and design for the use and function of the site and not as overly prominent in their setting as to warrant the refusal of the proposed scheme.
53. Overall, the proposed scheme would not adversely impact the visual amenity of the area, in line with the provisions of Policy PP27 of the Poole Local Plan.

Impact on the neighbouring amenity:

54. With regards to residential amenity, the site is located at least 50m away from a number of residential properties in Turbary Road and Winfrith Crescent (80m separation distance). Whilst the formation of the proposed AGP itself and other ancillary works/structures (ball-stop fencing, storage container, landscape bund etc) would not cause any harm to neighbouring amenity by way of shading, loss of outlook or privacy; there is potential for noise impact and disturbance from the floodlighting associated with the proposed intensification of use of the site and taking into account the proposed hours of use.
55. The proposed scheme is accompanied by a Noise Impact Assessment, which has been assessed by the Council's Environmental Health Officer. In accordance with the submitted Design and Access Statement, the Leisure Centre's opening hours are: Mon-Fri 06:30 to 22.00, Sat 06:30 to 18:00, Sun 07:30 to 18:00 and at various times during Bank Holidays. The proposed football pitch would be open: Mon-Fri 08:00 to 22:00 and Sat - Sun and Bank Holidays 08:00 to 18:00. The proposed hours of use would be acceptable and they would not conflict with the peaceful enjoyment of the residential properties nearby. Furthermore, the noise and light pollution associated with the proposed scheme would be within the acceptable limits expected from a scheme of that nature, as advised by the Council's Environmental Health Officer, who supports the proposed development. The proposed opening hours can be controlled by condition to ensure the residential amenities of the occupants of the neighbouring and nearby residential properties are preserved.
56. The proposed lighting columns would be sited away from the residential development nearby and their hours of operation would be controlled by condition so that they could be used between 1st October and 30th April until 6:10pm on Saturdays and Sundays or 10:10pm on Mondays-Fridays inclusive and on no more than 3 weekdays (defined as Monday-Friday and excluding Saturdays and Sundays) between 1st September and 30th September until 10:10pm. During the period of 1st May to 31st August inclusive the floodlights would not be permitted to be used at any time. This would ensure that the use of the flood lights would not give rise to any materially harmful loss of amenities to the nearby residents.

Impact on parking and highway safety:

57. The proposal has been assessed by the Council's Transportation Officer who has advised that the proposed scheme would have no adverse impact on highway safety, being an existing sports facility with a reasonably sized existing car park area and additional cycle parking that is proposed.
58. The site benefits from the large car park, which can be utilised for the purposes of the proposed scheme. As the new football pitch would be used by the St Aldhelm's Academy during the day, it would not generate any additional vehicular movements onto the site.
59. The use of the proposed football pitch by the Rossmore Leisure Centre would occur in the afternoon and evening hours during the week and at the weekends. The applicant advised that the additional vehicular movements associated with this use can be easily accommodated by the existing parking provision on site. This is supported by the Council's Transportation Officer.
60. The proposal would emphasise the use of public transport, being located conveniently within walking distance of the nearest residential development of Rossmore and close to the public transport routes along Herbert Avenue.
61. The proposal would also introduce additional cycle hoops for 10 cycles and a cycle shelter for 12 cycles to encourage the local community to use the sustainable modes of transport, in accordance with the provisions of the BCP Parking Standards SPD.
62. Overall, the proposal is supported by the Council's Transportation Officer, subject to a condition securing the proposed provision of additional cycle parking on site. This can be reasonably secured. The proposed scheme therefore complies with the provisions of Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

Biodiversity considerations:

63. The application site is adjacent to the Bourne Valley Nature Reserve SSSI, which forms part of the wider designation within the Dorset Heathlands SPA, SAC and Ramsar site.
64. The application is supported by a Preliminary Ecological Appraisal. A full survey of the ecological value of the site for habitats and species inhabiting or visiting the site has been undertaken. The site and its surroundings offer suitable habitats to reptiles, nesting and breeding birds, foraging and commuting bats and badgers. An active badger sett was identified in close proximity to the proposed football pitch.
65. Natural England offered initial comments regarding the scheme, requesting further information regarding the impact of the proposed scheme on the badger sett, the landscaping details and the proposed use of the flood lights.
66. Following the initial comments from Natural England, which were echoed by the Council's Biodiversity Officer, a comprehensive badger survey (including the GPR survey that investigated the potential for badger tunnels underneath the

proposed pitch) has also been submitted to support this proposal and ensure that the proposed works would not have an adverse impact on the integrity of the existing badger sett that has been identified within the perimeter of the site. Following the receipt of these reports, Natural England now supports the proposed scheme advising that sufficient information has been provided setting out the lighting constraints and landscaping details. Natural England, however, has deferred the final assessment of this proposal to the Council's Biodiversity Officer in view of his in-depth knowledge of local ecological matters.

67. The BCP Biodiversity Officer has advised that the submitted GPR survey confirmed that it is unlikely that the badger sett extends into the application site area (i.e. within the area of the red line to this application). Notwithstanding this, the works for the proposed pitch, the installation of the lighting columns and the creation of the landscape bund would impact on a 10m buffer zone around the badger sett. To avoid the impact of the proposed works on the badger's sett, all works on site should be carried out between 1st July to 30th November inclusive (outside of the badger breeding season), as requested by the BCP Biodiversity Officer. This can be conditioned accordingly.
68. The proposed cabling for the flood lights and the position of the lighting columns would not encroach within the perimeter of the badger sett nearby, as confirmed by the submitted plans. The submitted ecological information advises that the extent of works required to install the proposed football pitch on site and the proposed mitigation measures (including the landscaped bund) would not be likely to give rise to significant adverse effects to the detriment of the nature conservation features and ecology in the area.
69. To control the impact of any works in the vicinity of the badger sett, a Construction and Environment Management Plan (CEMP) has been requested that is to be agreed with the Local Planning Authority and Natural England prior to the commencement of any work on site and that shall subsequently be implemented in full. This can also be reasonably conditioned.
70. A wide variety of mitigation measures have been proposed to ensure the ecological value of the site is maintained. In addition, a comprehensive landscape plan is also proposed that creates a variety of landscapes to compliment the ecological mitigation.
71. The Mitigation and Enhancement measures, as proposed in Section 5 of 'Rossmore Leisure Centre Preliminary Ecological Appraisal', are acceptable in principle, however a full mitigation and enhancement plan would be required to ensure the location of all the proposed mitigation and enhancement measures are specified and approved. This can be reasonably secured by condition. This would be proportionate and appropriate to the scale of the proposed scheme and in accordance with Policy PP33 of the Poole Local Plan and the provisions of the NPPF.
72. To avoid any disturbance to nesting birds, vegetation clearance on this site should be carried outside the bird breeding season of 1st March to 31st August inclusive. This can also be secured by condition.

73. With regards to the proposed floodlights, it has been identified that they could potentially have a negative impact on the environment for bats and nightjars. To control the use of the proposed floodlights and to ensure they would not have any adverse impacts on the foraging habits of the nightjars and bats, they would be restricted to being used between 1st October to 30th April only until 10:10pm on Mondays-Fridays inclusive and 6:10pm on Saturdays and Sundays and for no more than 3 weekdays (defined as Monday-Friday and excluding Saturdays and Sundays) between 1st September and 30th September until 10:10pm. The use of the flood lights would not be permitted at any time between 1st May and 31st August (inclusive). These restrictions can be reasonably controlled by condition.
74. Their operation would be controlled by a time clock to prevent them from being used outside the proposed hours of use. This is supported by Natural England and the Council's Biodiversity Officer.
75. In accordance with the Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations) and at the request of Natural England, BCP Council has undertaken an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified in the vicinity of the site. The project level appropriate assessment has been undertaken to check that the proposal provides the necessary mitigation measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:
- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
 - Dorset Heathlands Interim Air Quality Strategy;
 - Nitrogen Reduction in Poole Harbour SPD; and
 - Poole Harbour Recreation SPD.
76. Following assessment of the proposed development and the proposed mitigation and enhancement measures, the Council as Competent Authority has concluded that following appropriate assessment and with the necessary implementation of the proposed mitigation measures secured, there would be no adverse effect on the integrity of the designated sites identified in the vicinity of the site. The proposed scheme would therefore be compliant with the provisions of Policies PP32, PP33 and PP39 of the Poole Local Plan.

Drainage and flood risk considerations:

77. The application site is in the area within the upper reaches of the Bourne stream catchment where there are already significant surface water flooding issues, as advised by the Council's Flood Risk/Drainage Engineer.
78. The proposed football pitch would cover a large area of the site with artificial surface and therefore a drainage solution on site is very important to ensure the existing flood risk issue is not made worse. It is advised that the ground on site is suitable for infiltration, which aids the drainage arrangements.

79. The application form states that surface water would be disposed of to a soakaway and Drawing no: MCA-MUK2688-03 rev E (dated 24-5-22) shows the appropriate size soakaway trenches.
80. The proposal is also accompanied by a Flood Risk Assessment, which states (page 9) that *“3.2.3 Earth Environmental and Geotechnical have undertaken soakaway testing at the proposed site location, report reference B345. The testing concluded that the ground does exhibit permeability for the use in a soakaway. The soakaway testing report is presented in appendix B”*.
81. The submission of the Flood Risk Assessment has been accepted by the Council’s Drainage Engineer, who supports the proposal, subject to the imposition of a condition ensuring the implementation of the proposed drainage solution on site. This can be secured accordingly. The proposal is therefore in accordance with the provisions of Policy PP38 of the Poole Local Plan.

Waste collection considerations:

82. Due to the nature of the proposed scheme, it is not expected that it would have any additional impact on the existing waste collection arrangements on site, as advised by the Council’s Waste Collection Authority.
83. The proposed scheme is therefore supported by the Waste Collection Authority.

Land contamination considerations:

84. The application site is located in an area of reworked sand and gravels, likely related to levelling of the area prior to the use as playing fields, and some organic deposits at some depths/locations. The proposal is accompanied by a site investigation report from JPP Geotechnical & Environmental Ltd (ref: R-SI-23674-01-00, Date: November 2021), which confirms that there are no exceedances of screening values and there was no asbestos detected on site.
85. The findings of the report have been assessed and considered to be acceptable by the Council’s Environmental Health Officer. However, as described in the report, there remains the potential for undiscovered contamination hotspots to exist. In view of this, a watching brief condition should be secured, to ensure the matter of land contamination is controlled. Subject to this condition being secured, the Council’s Environmental Officer supports the proposed scheme.

Planning Balance/Conclusion

86. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme would accord with the Development Plan as a whole. It would enhance the educational and sports provision in the local area without any materially harmful impact on the visual amenity of the area, residential amenities

of the adjoining and nearby properties and all the other material planning issues discussed within the report above.

87. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

RECOMMENDATION

It is therefore recommended that this application be Grant with Conditions subject to the following:

Conditions

1. GN150 (Time Expiry 3 Years (Standard))

The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. AA01 (Non-standard Condition)

The materials to be used for the external finishes of the development shall be as specified on the approved plans, as well as the following specifications:

FIFA Laboratory Test Report, Test Manual 2015, received 15/07/22;

DualTech 868 Rebound Panel Systems by Plant Fencing specification sheets, received 15/07/22;

Centaur CS Cycle Shelters specification, received 15/07/22;

Lighting Specification, prepared by Christy Lighting Masts Ltd, CalcuLuX 7.7.2.0, dated 12/07/22 and received 15/07/22.

Notwithstanding the submitted details, all goals shall comply with Football Foundations / FA standards and comply with either BS EN748 or BS EN 16579 standards.

Reason: To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

3. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch, hereby approved, a Management and Maintenance Scheme shall be submitted to, and approved in writing by, the Local Planning Authority after consultation with Sport England. The Management and Maintenance Scheme shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended time frame, the management responsibilities, a maintenance schedule and a mechanism for review.

The Artificial Grass Pitch shall thereafter at all times be managed, maintained, reviewed, replaced and used in accordance with the approved Management and Maintenance Scheme.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

4. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch, hereby approved, the following confirmation shall be submitted to, and approved in writing by, the Local Planning Authority:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and in accordance with Policies PP26 and PP27 of the Poole Local Plan (November 2018).

5. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch hereby approved, a Community Use Agreement, prepared in consultation with Sport England, shall be submitted to, and approved in writing by, the Local Planning Authority. The Community Use Agreement shall include details of car parking provision, details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The Artificial Grass Pitch shall subsequently not be used at any time other than in strict accordance with the approved Community Use Agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

6. AA01 (Non-standard Condition)

The use of the Artificial Grass Pitch, hereby approved, shall not take place other than between the hours of 08:00am to 10:00pm Mondays to Fridays and 08:00am to 06:00pm on Saturdays, Sundays and Bank Holidays.

Reason: In order to limit the use of the artificial turf pitch and floodlighting and their associated impacts on the amenities of nearby residential properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

7. AA01 (Non-standard Condition)

The development hereby permitted shall be used in accordance with the St Aldhelm's Academy Code of Conduct (3G Artificial Grass Pitch (AGP), received 15/07/22 and the 3G STP Code of Conduct Handbook, May 2022, received 15/07/22.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

8. AA01 (Non-standard Condition)

The noise levels associated with the use of the development hereby permitted, shall not exceed those shown on the approved plan Noise Assessment based on Sport England guidelines, Drg. no: MCA-MUK2688-15, rev. C, received 15/07/22.

Reason: To protect the amenity of the occupants of the adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

9. HW100 (Parking/Turning Provision)

The development, hereby permitted, shall not be brought into use until the cycle parking shown on the approved plan (Drg. no: MCA-MUK2688-42, rev. D, received 15/07/22) has been constructed and made available for use. The implemented cycle parking provision shall be retained and kept available for those purposes at all times thereafter.

Reason: In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

10. AA01 (Non-standard Condition)

Prior to the commencement of any part of the development hereby permitted, a Construction and Environment Management Plan ("CEMP") detailing a scheme for prevention of disturbance to badgers, shall be submitted to, and approved in writing by, the Local Planning Authority.

Prior to the first use of any part of the development, hereby permitted, all works (including works related to the creation of the bund and the associated landscaping of the site) shall be carried out in accordance with the approved CEMP (and at all times thereafter the works shall be retained, and the approved CEMP accorded with).

Any works identified within the CEMP as having impact on the integrity of the badger sett shall be carried out outside badger breeding season of 1st December to 30th June inclusive.

Reason: In order to prevent disturbance to the adjacent badger sett, in compliance with Protection of Badgers Act 1992 and in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

11. AA01 (Non-standard Condition)

Prior to the commencement of any part of the development, hereby permitted, a biodiversity mitigation and enhancement plan shall be submitted to, and approved in writing by, the Local Planning Authority.

This plan shall include (but not be limited to) the mitigation and enhancement measures as specified in section 5 of 'Rossmore Leisure Centre Preliminary Ecological Appraisal' by RPS Group Ltd. The approved biodiversity and mitigation

measures shall be implemented fully prior to the first use of the Artificial Grass Pitch hereby approved and shall thereafter be retained on site.

Reason: In the interest of providing necessary mitigation of the lost foraging habitat on site and to provide the biodiversity gain as set out in the National Planning Policy Framework (NPPF) 2021 (Section 15) and BSI 42020:2013 'Biodiversity - code of practice for planning and development' and in accordance with Policy PP33 of the Poole Local Plan (November 2018).

12. AA01 (Non-standard Condition)

No vegetation clearance of any part of the application site shall take place between 1st March to 31st August inclusive [for the purposes of any part of the development hereby permitted] without the prior written approval of the Local Planning Authority.

Reason: To prevent any disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended) and in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

13. AA01 (Non-standard Condition)

Notwithstanding the details submitted within the Design and Access Statement, the floodlights hereby permitted shall only be used in accordance with the following schedule:

- (a) between 1st May and 31st August (inclusive) – the flood lights shall not be used at any time;
- (b) between 1st September and 30th September (inclusive) - the flood lights shall be only used on no more than 3 weekday evenings (defined as Monday to Friday inclusive and excluding Saturdays and Sundays) and only until 22:10 hours; and
- (c) between 1st October and 30th April (inclusive) - the flood lights shall be only used on:
 - (i) Monday to Friday (inclusive) until 22:10 hours; and
 - (ii) Saturdays and Sundays (inclusive) until 18:10 hours.

The flood lights shall be installed and thereafter at all times operated and maintained in accordance with the manufacturer's instructions provided that at no time shall they exceed the standards recommended by the Bat Conservation Trust (or any body replacing that Trust).

Reason: To prevent disturbance to birds' and bats' foraging habitats, as protected under Wildlife and Countryside Act 1981(as amended) and in accordance with Policy PP33 of the Poole Local Plan (November 2018).

14. AA01 (Non-standard Condition)

Prior to the first use of any part of the development, hereby permitted, a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules (including replacement of dead or dying plants) for all landscape areas as shown on approved plan ref: MCA-

MUK2688-40, rev. E, received 22/09/22, together with a time period for the operation of the plan [not being less than 5 years from the date of first landscape planting], shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape management plan shall thereafter be carried out as approved.

Reason: In the interests of visual amenity and to ensure that the approved turfing, seeding or landscaping is carried out at the proper times and to ensure the establishment and maintenance of all turfing, seeding or landscaping; to ensure the net gain of biodiversity on site and in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

15. AA01 (Non-standard Condition)

The construction of the development, hereby permitted, shall be implemented in strict accordance with the details of the Construction Phase Plan For Rossmore Leisure Centre, received 15/07/22.

Reason: In order that the Local Planning Authority may be satisfied that the adjacent Bourne Valley SSSI designations 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 Policies PP27, PP32 and PP33 of the Poole Local Plan (November 2018).

16. AA01 (Non-standard Condition)

The contractors' access and the contractors' compound, as shown on the approved plans, shall be used for the purposes of the construction of the development. Within 1 month of the completion of works on site, the contractors' access and compound shall be removed from the site and the land shall be brought back into its former state.

Reason: In the interests of the visual amenity and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

17. DR020 (Drainage)

The development, hereby approved, shall not be brought to use until drainage works have been carried out in accordance with the approved details (drawing no: MCA-MUK2688-03 rev F, received 12/10/22 and the Flood Risk Assessment and Storm Drainage Strategy, ref: R-00059-001-FRA-0, July 2022, received 15/07/22).

Reason: To ensure there is adequate provision of drainage facilities and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

18. HW230 (Permeable surfacing condition)

All new 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).

19. AA01 (Non-standard Condition)

In the event that any contamination that has not previously been specifically identified within any document submitted to the Local Planning Authority as part of the application to which this approval relates is found during the implementation of the development hereby permitted then this shall be reported as soon as practicable (and in any event within two working days) to the Local Planning Authority and development on any part of the site that might be affected by it shall immediately be suspended and shall not recommence save to the extent as is necessary for the purposes of compliance with this condition until a risk assessment has been carried out and submitted to, and approved in writing by, the Local Planning Authority and either:

- (a) the Local Planning Authority has confirmed in writing that work can recommence without any further action; or
- (b) (i) detailed remediation scheme(s) in relating to that identified contamination, which include:
 - (A) an appraisal of remediation options;
 - (B) identification of the preferred option(s);
 - (C) the proposed remediation objectives and remediation criteria;
 - (D) a description and programme of the works to be undertaken; and
 - (E) a verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria;

have been submitted to, and approved in writing by, the Local Planning Authority and thereafter implemented in accordance with the approved scheme(s); and

(ii) there has been submitted to, and approved in writing by, the Local Planning Authority a verification report which identifies the results of any associated verification plan(s) and demonstrates and confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

The assessments, schemes, plans and reports required for the purposes of this condition shall only be undertaken by a person whose qualifications and experience have been previously submitted to, and approved in writing by, the Local Planning Authority provided that the Local Planning Authority will not withhold consent of any person unless it is considered that the person is not suitably qualified or experienced for the carrying out of such activities.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

20. PL01 (Plans Listing)

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

Proposed Site Layout with grass pitches, Drg. no: MCA-MUK2688-02, rev. F, received 15/07/22;

Proposed Drainage, Drg. no: MCA-MUK2688-03, rev. F, received 12/10/22;

Proposed Setting Out, Drg. no: MCA-MUK2688-04, rev. F, received 15/07/22;

Site Appraisal, Drg. no: MCA-MUK2688-05, rev. E, received 15/07/22;

Proposed Pitch Layout, Drg. no: MCA-MUK2688-07, rev. F, received 15/07/22;

Proposed Location Plan, Drg. no: MCA-MUK2688-08, rev. F, received 15/07/22;

Proposed Fence Layout, Drg. no: MCA-MUK2688-09, rev. E, received 11/10/22;

Elevations, Drg. no: MCA-MUK2688-10, rev. A, received 15/07/22;

Line Marking, Drg. no: MCA-MUK2688-11, rev. A, received 15/07/22;

Proposed Access Layout with SUMO Services, Drg. no: MCA-MUK2688-13, rev. I, received 11/10/22;

Contractors Access/Compound Plan, Drg. no: MCA-MUK2688-14, rev. E, received 15/07/22;

Noise Assessment based on Sport England guidelines, Drg. no: MCA-MUK2688-15, rev. C, received 15/07/22;

Kerb Detail to Spectator Area, Drg. no: MCA-MUK2688-16, rev. A, received 15/07/22;

Floodlight Base Detail, Drg. no: MCA-MUK2688-17, rev. A, received 15/07/22;

Container Elevations, Drg. no: MCA-MUK2688-18, rev. A, received 15/07/22;

Container Base, Drg. no: MCA-MUK2688-19, rev. A, received 15/07/22;

Path Kerb Detail, Drg. no: MCA-MUK2688-20, rev. A, received 15/07/22;

Duct Box Detail, Drg. no: MCA-MUK2688-21, rev. A, received 15/07/22;

Feeder Pillar Detail, Drg. no: MCA-MUK2688-22, rev. A, received 15/07/22;

Pitch Kerb and Infill Containment Barrier, Drg. no: MCA-MUK2688-23, rev. A, received 15/07/22;

Kerb and Infill Containment Barrier to Spectator Area, Drg. no: MCA-MUK2688-24, rev. A, received 15/07/22;

Matwell Detail Infill Retention (mesh gate), Drg. no: MCA-MUK2688-25, rev. A, received 15/07/22;

Goal Recess Detail with Infill Containment Barrier, Drg. no: MCA-MUK2688-26, rev. A, received 15/07/22;

Proposed Landscaping, Drg. no: MCA-MUK2688-40, rev. E, received 22/09/22;

Existing Car Parking, Drg. no: MCA-MUK2688-42, rev. D, received 15/07/22;

3G Pitch – 200lux, Drg. no: 1, received 15/07/22;

Overview/Coverage, Drg. no: 1, rev. A, received 20/10/22;

30cm Imagery Interpretation, Drg. no: 2, rev. A, received 20/10/22;

70cm Imagery Interpretation, Drg. no: 3, rev. A, received 20/10/22;

120cm Imagery Interpretation, Drg. no: 4, rev. A, received 20/10/22;

Features, Drg. no: 5, rev. A, received 20/10/22; and

Anomalies, Drg. no: 6, rev. A, received 20/10/22.

LED Area Flood Lighting (WAPA Series), WP100/WP075/WP050, by GigaTera, received 15/07/22;

Design and Access Statement, ref. no: MCA-MUK2688-DAS, dated 17/06/22 and received 15/07/22;

Design Statement (Lighting Design) prepared by Christy Lighting Masts Ltd, dated 12/07/22 and received 15/07/22;

St Aldhelm's Academy 3G STP Code of Conduct Handbook, May 2022, received 15/07/22;

Construction Phase Plan for Rossmore Leisure Centre, received 15/07/22;

St Aldhelm's Academy 3G Artificial Grass Pitch (AGP) Code of Conduct, May 2022, received 15/07/22;

Flood Risk Assessment and Storm Drainage Strategy, ref: R-00059-001-FRA-0, dated July 2022, received 15/07/22;

Rossmore Leisure Centre Preliminary Ecological Appraisal, ref: ECO02637_871B, dated September 2022, received 01/09/22;

Rossmore Leisure Centre Badger Survey Report, ref: ECO02637_872A, dated September 2022, received 22/09/22; and

GPR Survey Report, ref: 10467, dated 20/10/22, received 20/10/22.

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

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 advised of issues after the initial site visit
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified

2. IN84 (AA passed)

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

3. TPTWI (Disturbance of Wildlife)

It is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds. Additionally, under The Conservation of Habitats and Species Regulations 2017 it is an offence to destroy a bat roost or kill a bat;

including bat roosts in trees. It is advisable to consult your tree surgeon or consultant to agree an acceptable time for carrying out any work. Currently bird nesting season is regarded as 1st March to 31st August inclusive, but law applies to bird nests throughout year when active. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 060 3900 enquiries@naturalengland.org.uk

4. IN21 (Protection of Bats)

There is evidence that bats are foraging within the site. All bats are fully protected under the Wildlife & Countryside Act 1981. Section 9 of the act makes it an offence to intentionally kill, injure or disturb a bat and to damage, destroy or obstruct access to any structure that is used by bats for roosting. Under the provisions of the Wildlife & Countryside Act 1981 you must consult Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park,, Higher Shaftesbury Rd, Blandford Forum DT11 8ST before proceeding with the development authorised by this notice.

5. IN22 (Protection of Badgers)

The attention of the applicant is drawn to the fact that if badgers are found to be present on the site, they are subject to protection under the Badgers Act 1992. Under this Act, no works which may cause disturbance to badgers may be carried out without a License issued by English Nature. A License will also be required if works are to be carried out which involve destruction of a badger sett and this will normally involve arrangements for badger translocation. There is a closed season for works involving setts from December to June. You are advised to contact English Nature as soon as possible if badgers are found to be present. Necessary arrangement can take a considerable time to conclude and delays are likely if sufficient time is not allowed. The applicant is advised to contact Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park, Higher Shaftesbury Rd, Blandford Forum DT11 8ST for further advice.

6. IN00 (Non-Standard Informative)

The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

7. IN00 (Non-Standard Informative)

The applicant is advised that for the purposes of Condition 13, the term "dusk" means one hour before sunset at the application site.

Background Documents:

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

Case Officer Report Completed: 28/10/22

Officer: Monika Kwiatkowska

Date: 28/10/22

