



Planning Committee

Application Address	Two Riversmeet Leisure Centre Stony Lane South Christchurch BH23 1HW
Proposal	Erection of new 2 storey extension, to provide 2 fitness studios. Regulation 3 application by BCP Council.
Application Number	P/26/01695/FUL
Applicant	BCP Council – C/O Mrs Adriana Correa
Agent	Simon Morgan Morgan Design Studio
Ward and Ward Member(s)	Christchurch Town
Report Status	Public
Meeting Date	20 th August 2026
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report
Reason for Referral to Planning Committee	Called in by Cllr Canavan with the following comments - This is a BCP owned facility. In the interests of transparency, I am seeking to ensure this comes before the Planning Committee.
Case Officer	Jenny James
Is the proposal EIA Development?	No

Description of Proposal

1. The proposal is for a dual pitched extension to the rear of the existing pool building. It would be approximately 18m in width and 12.4m in depth and the height would match the host building at the ridge and with the same roof profile. The materials proposed are timber vertical boards to the top part of the building and brick to the lower part with a metal clad roof and aluminium powder coated windows.

Description of Site and Surroundings

2. The Two Riversmeet Leisure facility site is bordered to the north by Stony Lane South. To the northeast, is the former gas works site and commercial units, to the northwest are the vacant Christchurch Civic Offices and to the south is the Riversmeet Green Space.
3. The site is adjacent to the Christchurch Town Centre Conservation Area and there are no listed buildings within the setting of the proposed extension. The land to the east is occupied by the local bowls club, and a public car park. The wider facility site lies within current flood zones 2 and 3 and future flood zone 3a (2133) as identified in the Strategic Flood Risk Assessment, the application site is within Flood Zone 1. The site is within the Christchurch Town Centre Boundary.

Relevant Planning History:

4. 18/94/0317/F - Extension to leisure Centre to form weights room and fitness rooms – Granted 26/09/1994
5. 8/02/0300 - Replacement of existing roof mounted air handling plant with new unit of same manufacture and provision of new flue and raising of existing flues by approx. 1m - Granted 05/07/2002
6. 8/11/0121 – Single storey extension to existing gymnasium facility - 27/05/2011

Constraints

- Wider site in Flood Zone 2 and 3 – Application site (red line) in Flood Zone 1
- Christchurch Town Centre
- Dorset Heathlands 5km Zone
- New Forest SAMMs 13km Zone
- Draft Christchurch Neighbourhood Plan Area

Other relevant duties

7. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate 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.
8. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
9. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
10. 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.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

- BCP Environmental Health – No objection subject to conditions for contaminated land.
- BCP Highways – No objection subject to cycle parking facility being extended by 8 spaces.
- BCP Ecology – No Objection subject to compliance conditions

- BCP Biodiversity – No Objection subject to conditions
- BCP Trees – No objection subject to compliance conditions
- Lead Local Flood Authority – No objection subject to compliance condition
- Dorset Wildlife Trust – No response
- Environment Agency - No comment – due to location in Flood Zone 1
- Christchurch Town Council – No objection - *Members noted that the proposal is located at the rear / south west corner of the existing building and considered that it would not give rise to any significant design or visual concerns. Members also recognised the benefits of the facility and, in general, acknowledged the strong public benefit of enhanced leisure provision as a positive contribution to health, fitness and wellbeing. No concerns were raised in relation to highways impact, amenity, design or scale, and Members agreed that the proposal would be a beneficial addition.*

Representations

12. Site notices were erected around the site on 16/04/2026 and again on 09/07/2026 due to amendments with an expiry date of 23/07/2026. One response was received noting the site boundary had an error, in the northwest corner where a small area of land not in the ownership of BCP was included. This was rectified and no further comments received.

Key Issue(s)

13. The key issue(s) involved with this proposal are:
- Principle of development
 - Design and Appearance
 - Flood Risk
 - Contamination
 - Trees
 - Ecology
 - Biodiversity Net Gain
 - Highways
 - Contaminated Land
14. These issues will be considered along with other matters relevant to this proposal below.

Policy context

15. 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...

Christchurch and East Dorset Core Strategy 2014

KS1: Presumption in favour of sustainable development

KS2: Settlement Hierarchy

KS5: Provision of employment land

KS9: Transport Strategy and Prime Transport Corridors

KS11: Transport and Development

KS12: Parking Provision

CH1: Christchurch Town Centre Vision

CH2: Christchurch Town Centre boundary

PC1: Employment land hierarchy

HE2: Design of New Development

HE3: Landscape Quality

ME1: Safeguarding Biodiversity and Geodiversity

ME2: Protection of the Dorset Heathlands

ME3: Sustainable development standards

ME4: Renewable Energy

Saved policies of the Christchurch Local Plan 2001

ENV1 Waste facilities in new development

ENV2 Protection of development from nearby polluting operations

Draft Christchurch Neighbourhood Plan May 2026 (Reg 16 stage – limited weight afforded)

Policy 1. Principles for Good Design

Policy 7. Opportunities for walking and cycling

Policy 9. Managing Parking Requirements

Policy 10. The Town Centre Strategy

Supplementary Planning Documents and Guidance

BCP Parking Standards SPD 2021

Christchurch Character Assessment

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

Including in particular the following:

Section 2 – Achieving Sustainable Development

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 strong 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 in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Principle of development

17. The site is within the Town Centre and as such the site is captured by Policy CH2 (Christchurch Town Centre boundary) which states there will be the focus for uses including employment and offices subject to compliance with other national and local policies. Town centre uses including employment, retail, leisure and entertainment, offices, arts and culture and tourism may be appropriate subject to compliance with other policies.
18. Policy CH1 Christchurch Town Centre Vision Christchurch will continue to act as the key town centre in the Borough and will be the main focus for retail development. Future growth and development will be based around promoting the town centre as a place to shop, participate in leisure activities, enjoy culture, access key services, and enjoy good food and drink.
19. As this application seeks to extend an existing leisure use which is considered an appropriate town centre use, and subject to compliance with other policies the proposal is considered in principle to be acceptable and in accordance with policies CH1 and CH2.

Design and Appearance

20. Policy HE2 compliments the design requirements in section 7 of the NPPF by requiring development be compatible with or improve its surroundings in relation to 11 criteria including layout, site coverage, visual impact and relationship to nearby properties. Para 130 of the NPPF states;
21. 'Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;...
22. The proposed extension has a rectangular footprint that sits between two elements of the existing leisure centre. The extension employs a fairly utilitarian aesthetic which is typical of this type of building, the roof materials are described as Kingspan insulated profiled roofing panels to match the existing. It will be continuous from the existing roof. The elevations will be made up of a brickwork plinth and vertical timber cladding. The windows will be Anthracite Grey double glazed aluminium windows, with timber surround to reveals. These materials are considered appropriate and assist in linking the extension in visually.
23. Two new means of escape doors are required from both floors, and new metal frame stairs are shown from the first floor down to the adjacent ground level. These are lightweight in appearance and will not add unnecessary bulk and mass to the proposal.
24. The ground levels vary, and there is a footpath that runs from the western carpark, past the proposed site and connects with the eastern car park and main Leisure Centre Entrance. The area immediately around the extension will be landscaped (discussed later in this report), and the footpath to the main entrance will be retained as it is.

The proposals are considered acceptable in terms of bulk, mass and finish and to accord with policy HE2 of the Christchurch and East Dorset Core Strategy 2014 and the NPPF.

Flood Risk and Drainage

25. The application site falls entirely within Flood Zone 1, but parts of the wider site fall within the current flood zones 2 and 3 and future flood zone 3a, and this would include the means of access and egress to the site via the car park. It is acknowledged that the actual area where the proposed extension is located there are no recorded flood risk indications.
26. In terms of the flood risk assessment the use would be categorised as "less vulnerable" in the Flood Risk Vulnerability Classification as it is a commercial use and does not involve residential occupation. However, as parts of the wider site are affected a Flood Risk Assessment and Drainage Strategy has been submitted.
27. The NPPF states in para 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
28. Paragraph 172 further explains, all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
 - a. a) applying the sequential test and then, if necessary, the exception test as set out below;
 - b. b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
 - c. c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as

possible of natural flood management techniques as part of an integrated approach to flood risk management); and

- d. d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

- 29. Paragraph 175 states, the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).
- 30. Importantly however, paragraph 176 sets out that, Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
- 31. Footnote 62 states - This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park. The proposed extension footprint is approximately 220sqm and therefore the footnote 62 threshold is not triggered and so a sequential or exemptions test is not required in this instance.
- 32. The site is non-residential and provides leisure facilities and car parking, therefore there will not be any permanent occupancy of the buildings or external areas. In the event of a flood visitors will either be warned to not travel to the leisure centre or will be evacuated off-site if possible before flood levels are too high. If this is not possible due to flood levels blocking the access and egress route, then visitors can remain in the building on the first floor at 5.05m in areas above the level of flooding until flood waters subside and safe egress is available.
- 33. If the building is required to be evacuated and people cannot remain on the first-floor then people can exit via the first-floor staircase which leads to a pedestrian route which directs people to the carpark to the southeast which is on higher ground above flood levels where people can remain. Existing ground levels of the path are to be maintained, which are above the predicted flood levels for the River Avon.
- 34. The LLFA have provided comment on the, updated FRA and Drainage Strategy dated July 2026 and email received on 30/07/2026 confirming no objection to the proposal given its size and the vulnerability of the development, subject to a compliance condition for full adherence to the updated Drainage Strategy, network calculations and run off rates and attenuation tank details.
- 35. Subject to compliance conditions the updated FRA and Drainage Strategy and Flood Emergency Plan sufficiently explain how the proposed development and the site mitigate the risk of flooding in terms of a 'less vulnerable' development as far as reasonably practicable and therefore the site is suitable for this development and prevents risk to people now and in the future and accords with the requirements of the NPPF and policy ME6 of the Core Strategy (2014).

Contaminated Land

- 36. Saved Policy ENV2 safeguards against harmful impacts of development on sites where land pollution or land contamination is an issue. The application site falls within an area previously used as a tipping site, therefore it is necessary to ensure that there are no contamination risks to people or the environment as a result of the proposed works.
- 37. The applicant submitted a Contaminated Land Desk Study Report (Phase 1) dated January 2026 and a Geotechnical and Contaminated Land Investigation Report (Phase 2) dated April 2026 both by ACS Ltd.
- 38. These documents were independently assessed by Campbell Reith Ltd, which concluded that the Phase 1 Desk Based Assessment dated January 2026 was acceptable and set out correct parameters for further contamination investigation, this would meet the requirements for part 1 of the standard contamination condition.

39. Given the above, it is recommended that the standard BCP contaminated land conditions are suitable for this application, with the additional note that the (Phase 1) Contaminated Land Desk Study Report, Ref: 25-60557, dated January 2026 is approved but must be adhered to and the remaining parts of the condition will require submission. Subject to the recommended conditions in terms of contamination the application is in accordance with saved policy ENV2 and Core Strategy policy ME3.

Highways and Parking

40. In accordance with the BCP Parking Standards SPD 2021 (Parking SPD) the application site is located within parking zone B. Submitted plans indicate that the proposed fitness studios will result in a net increase of circa 250m² of additional floorspace for the existing sports facility which, in this location, generates a standalone parking demand for 2 cars and 7 cycles.
41. The Leisure Centre (East) Car Park, shown within the applicant's red edge, comprises of circa 170 spaces including 10 disabled bays. A car park of this size is likely to exceed parking demand generated by the existing facility and is considered to provide ample capacity to accommodate the minimal increase in demand arising from this proposal. Additional public parking capacity is also available to the north of the site, along Stony Lane South.
42. The Site Plan shown within Drawing No. MDS1715/207 REV C indicates an additional 8 cycle spaces will be provided across 3 covered hoops and one external stand, in proximity to existing cycle parking facilities. The LHA consider the extension of the existing cycle shelter, and row of Sheffield stands, is an appropriate design to increase cycle parking within the site.
43. The applicant has confirmed in the future the existing cycle stand may be replaced and so the condition wording will include an option for the details of a new replacement cycle shelter design or location to be submitted for approval prior to works on the cycle parking beginning.
44. Pursuant to paragraph 116 of the National Planning Policy Framework (NPPF), this proposal is not considered to result in an unacceptable impact on highway safety, nor a severe impact on the operation of the road network and is considered acceptable.

Trees and Landscape

45. Policy HE3 states development will need to protect and seek to enhance the landscape character of the area. The proposals include the loss of all of the coniferous trees and shrubs that runs along the existing southern elevation and a mature Field Maple in the southwest corner of the application site. The reason for the loss of these trees is due to the location of the extension and the changes in ground levels to accommodate the development.
46. The Council's Tree officer has assessed the revised Tree Survey and Arboricultural Impact Appraisal and Arboricultural Method Statement and Tree Protection Plan by G Tree Ltd. The information confirms the reason for the loss of the Field Maple, it will be lost due to proposed change in levels to facilitate construction and proximity to proposed structures. Therefore, no objection was raised to its loss subject to the planting of a suitable replacement tree in mitigation for its loss.
47. The group of coniferous trees and shrubs located adjacent the existing building will be lost with this development as they are directly where the proposal is sited. The planting does represent a good level of visual amenity to this part of the Leisure Centre site and therefore the loss will need to be mitigated with appropriate replacement planting.
48. The submitted Landscape Plan and Tree Canopy Cover Plan GH25116d confirms the locations for the planting of 6 new trees on the site and 2 large trees next to the site but within the blue line boundary, which is considered to be feasible given the site's constraints. The species recommended in the report are Pendunculate oak, (*Quercus robur*), Common sycamore, (*Acer pseudoplatanus*) for new large canopy trees and Fastigate hawthorn, (*Crataegus monogyna* 'Stricta') and Field maple Liasco, (*Acer campestre* 'Liasco') for small canopy trees. These proposals for replacement tree planting are supported. The applicant has submitted an appropriate soft landscape scheme that includes a 37sqm area to the west of the extension that will contain various lower planting, the species to include, 20 x *Achillea millefolium*, 20 x *Anemone nemorosa*, 20 x *Briza media*, 5 x *Juniperus communis*, 5 x *Juniperus communis*, 5 x *Pinus mugo*, 5 x *Hebe rakaiensis*, 5 x *Skimmia*

japonica. This will present a good quality of planting. An appropriate Landscape Management Plan will be required by way of condition to ensure the maintenance of the proposed landscape plan.

49. There are 8 trees outside the application site but still in close proximity that will need to be protected during the development process. They are located on the far side of the retained pedestrian path and are appropriately detailed on the Tree Protection Plan GH25116b. Site hoarding or fencing is to be erected along the edge of the footpath during construction to prevent damage to the trees or their root protection zones.
50. Further conditions will be necessary to ensure compliance with the revised Arboricultural Method Statement and Tree Protection Plan, the Landscape Plan. Further to this a Landscape Management Plan will be required, but to prevent duplication of conditions this will be included in the LEMP condition discussed in the BNG section of this report.
51. Subject to the above-mentioned conditions, the proposals are considered to be acceptable in relation to trees and landscaping, in accordance with policy HE3 of the Core Strategy (2014).

Ecology

52. The National Planning Policy Framework (2024) at paragraph 187 states planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity. Policy ME1 aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks. Where development is considered likely to impact upon particular sites, habitats or species, it will need to be demonstrated that the development will not result in adverse impacts.
53. A 'Preliminary Ecological Impact Appraisal Two Riversmeet Leisure Centre' by KP Ecology Ltd (PEA) was submitted to assess the existing ecology on site and set out any required mitigation. The PEA sets out there are no protected species present on site however there are nesting birds within the trees, and therefore mitigation will be required.
54. The Councils ecology officer assessed the PEA and agreed with the biodiversity enhancement and mitigation recommendations as given in section 6 and 7.
55. These include the installation of 3 bat boxes on the south elevation; the removal of the existing house sparrow box on the south elevation by a qualified ecologist and after confirming there are no nesting birds present, relocated to the west elevation in an appropriate location; two additional house sparrow boxes will be erected on the western elevation; and 4 bird boxes will be erected in the English Oak and Scots Pine on site. These mitigation measures are considered appropriate and will be controlled via a compliance condition that ensures they must be implemented in full and maintained in the future. Furthermore, the clearance of any vegetation must be carried out outside bird breeding season of 1st March to 31st August inclusive, and this will be controlled via a compliance condition.
56. Given the above, the application is considered to comply with the NPPF and policy ME1 of the Core Strategy (2014).

Biodiversity

Biodiversity net gain required

57. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy ME1 – safeguarding biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
58. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development

may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

59. A Biodiversity Metric and BNG/HMMP Statement by The Landscape Service has been submitted with the application.
60. The development would result in the loss of all existing area habitat units (0.43) including the 6 trees which are 7.5cm or larger and recorded in the metric. The proposed development would provide 0.11 units comprising 6 x small trees with a target condition of moderate, an area of modified grassland and an area of introduced shrub.
61. The proposed trees are only worth a fraction of the biodiversity value of the existing established trees. The development results in a loss of -0.32 units (-74.15%). However, this is considered unavoidable due to the nature of the development and the necessity of the loss of the trees has been accepted by the Councils Tree and BNG officers.
62. The applicant has indicated that the deficit will be made up through the purchase of offsite units or credits.
63. It is considered that in this case the design and layout of the proposal has retained as many habitats, as is possible and as such, though the 10% BNG cannot be achieved on site, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits. Conditions and informatives will be applied to secure the Non-significant Landscape and Environmental Management Plan and the discharge of the statutory condition for a Biodiversity Gain Plan prior to commencement of development.
64. Therefore, the proposal can be made acceptable and in accordance with the relevant legislation and Policy ME1 in the Local Plan by way of a mixture of retention and enhancement and purchasing units or credits.

Planning Balance / Conclusion

65. As set out above it is considered that the proposal is acceptable on the basis that;
66. The application to extend a leisure use in this town centre location is appropriate and in accordance with policies CH1 and CH2.
67. The design is considered to fit comfortably within the location and setting against the existing building in terms of height, and massing and the proposed materials and fenestration will match the existing and accord with policy HE2.
68. The application site is located within Flood Zone 1 but the access and egress to the leisure facility is in Flood Zone 2 and 3, and therefore as a 'less vulnerable' development appropriate information has been secured to ensure the development as far as reasonably practicable, is suitable for this development and prevents risk to people and the drainage systems now and in the future, in accordance with NPPF and policy ME6 of the Core Strategy (2014).
69. The proposed tree planting and landscape plan is considered acceptable in terms of mitigating the loss of the existing trees and landscaping on the site. Subject to compliance with conditions for tree protection, landscape management and maintenance the proposals comply with policy HE3 of the Core Strategy (2014).
70. Subject to conditions for further site investigation in accordance with the standard land contamination condition, the application is considered acceptable in terms of contamination and in accordance with saved policy ENV2 and Core Strategy policy ME3..
71. In terms of ecology on the site, subject to conditions to implement and maintain the enhancement and mitigation measures as described above and a condition to restrict the removal of the trees to outside bird breeding season, the application is acceptable and in accordance with the NPPF and policy ME1 of the Core Strategy (2014).

72. Subject to conditions and the statutory informative the application complies with BNG legislation and policy ME1 of the Core Strategy (2014).

Recommendation

73. Grant subject to conditions.

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

MDS1715/200 E Location Plan

MDS1715/201 C Site Survey Plan

MDS1715/202 C Existing Ground & First Floor Plan

MDS1715/203 C Existing Elevations

MDS1715/204 C Proposed Ground Floor Plan

MDS1715/205 C Proposed First Floor Plan

MDS1715/206 C Proposed Ground & First Floor Plan

MDS1715/207 C Proposed Site Plan

MDS1715/208 D Proposed Roof Plan

MDS1715/209 C Proposed Sections

MDS1715/210 D Proposed Elevations

820 - 1 - R1 R2 Landscape Plan

22275-GAP-XX-XX-DR-C-9301-P02

22275-GAP-XX-XX-DR-C-9000-P07

GH25116.1a.b.c.d Tree Protection Plan & AMS 2RM BH23 1HW

Arboricultural Impact Assessment and Method Statement Rev 1 GH25116.1 by G Tree LTD dated 01/07/2026

Flood Emergency Plan

Flood Risk Assessment and Drainage Strategy updated July 2026 by GAP LTD

Contaminated Land Desk Study Report by ACS dated January 2026

Preliminary Ecological Appraisal by KP Ecology Version 4 updated 2nd July 2026

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form and in approved plan reference MDS1715/210 D Proposed Elevations

Reason: To safeguard the visual amenities of the locality.

4. No part of the development hereby permitted shall be used unless the approved Emergency Flood Plan has been shared with the management staff and responsible employees of the Leisure Centre, to ensure safety and evacuation strategies are known ahead of time in case of future flood events.

Reason: In order to prevent risk to people from flooding.

5. The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme as listed in condition 2 above and shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure provide satisfactory drainage for the development.

6. Unless otherwise agreed by the Local Planning Authority, development shall not commence until conditions 1 - 3 have been complied with. The risk assessments should be undertaken by competent and suitably qualified persons to assess the nature and extent of contamination at the site in accordance with 'Land Contamination Risk Management' published by the Environment Agency.

Previously a Phase 1 Contaminated Land Desk Study Report, Ref: 25-60557, dated January 2026 prepared by Analytical Construction Services (ACS) Ltd has been reviewed and approved so must be adhered to in line with the following:

1. Site Investigation

- a. If a Phase I has established potentially unacceptable risks to sensitive receptors from the site condition, then a detailed intrusive investigation (Phase II) in accordance with 'Land Contamination Risk Management' published by the Environment Agency shall be undertaken. A Phase II report will be submitted and approved in writing by the Planning Authority prior to development works commencing. The Phase II report will comprise an assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition in the context of the proposed development. The report shall be prepared by a suitably qualified and competent person and shall include :
 - i. A detailed site investigation comprising an assessment of soil, groundwater and ground gases / vapours to establish the extent, scale and nature of contamination on the Site (irrespective of whether this contamination originates on the Site).
 - ii. An updated Conceptual Site Model (CSM) shall be included showing all potential pollutant linkages and an assessment of the potential risks to human health (Site end-users and construction workers), the built environment, controlled waters and sensitive ecology.

If the Phase II report identifies any unacceptable risks, a remediation strategy will be required

2. Remediation Scheme

- a. Remediation will be required if the Phase II establishes the presence of a significant pollutant linkage. If required, a remediation strategy / plan will be submitted to and approved in writing by the Planning Authority prior to development works commencing. The report shall be prepared by a suitably qualified and competent person and the works thereafter will be carried out in full accordance with the remediation strategy / plan. No development works (other than investigative works) shall commence on-Site until such a time as a detailed

remediation scheme for the development site has been submitted to and approved in writing by the Planning Authority.

- b. If required, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on-Site.
- c. Following completion of remediation works and prior to first occupation, a Verification Report which demonstrates the effectiveness of the completed remediation works, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the Planning Authority.

3. Reporting of Unexpected Contamination:

- a. The presence of any previously unencountered contamination that becomes evident during the development of the Site shall be reported to the Planning Authority in writing within one (1) week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken, and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to re- commencement works in the affected area. The approved details shall be implemented as approved.
- b. Following completion of the above remediation works a Verification Report must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

- 7. Prior to the new floorspace being brought into operation, the existing cycle parking facilities will be increased in capacity by 6 covered spaces and 2 open spaces in accordance with the approved plans. Any changes to the design or location of the cycle shelter will need to be submitted to the Council for approval in writing prior to the works for the cycle shelter begin. The cycle parking shall thereafter be retained, maintained and kept available for its intended purpose, at all times.

Reason: To ensure the proper construction of cycle parking facilities and to encourage the use of sustainable transport modes.

- 8. No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Impact and Method Statement and Tree Protection Plan from GTREE LTD, dated 01/07/2026, Ref: GH25116 Rev1.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

- 9. The approved Landscape Plan and the Tree Canopy Cover Plan GH25116d, including the planting of 6 trees within the boundary and 2 trees next to the site within the leisure centre boundary shall be carried out in the first planting season following substantial completion of the development or the first occupation/use of any part of it, whichever is the sooner. Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree/plant of

the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

Reason: In the interests of securing the amenity and the appearance of the development and the locality.

10. Biodiversity recommendations as given in section 6 and 7 of 'Preliminary Ecological Impact Appraisal Two Riversmeet Leisure Centre' by KP Ecology Ltd must be implemented in full and maintained.

Reason: compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and ME1 Safeguarding Biodiversity and Geodiversity - Christchurch and East Dorset Local Plan.

11. Vegetation clearance on this site must be carried outside the bird breeding season of 1st March to 31st August inclusive, unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended).

12. No part of the development hereby permitted shall be commenced, unless there has first been submitted to and approved in writing by the local planning authority a Landscape and Ecology Management Plan ("LEMP"). The LEMP shall accord with all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission and the recommendations contained in PEA by KP Ecology and in particular include:

1. A timetable for the provision of all identified habitat, ecological matters and landscaping; and
2. Details and arrangements as to future on-going retention, management and maintenance, including provision for the replacement of any plant or tree associated with the habitat provision found damaged, removed, dead or dying.

The approved LEMP shall at all times be accorded with and the identified habitat, ecological matters and landscaping at all times retained, managed and maintained in accordance with the approved LEMP.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

Informatives

- 1 In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant was provided with pre-application advice and was provided with the opportunity to address issues identified by the case officer and permission was granted.

2 BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

3 Bats

If bats are found during works that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted. This is required by law, as all bats are protected

under The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

4 No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

5 Streetworks

Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

Background Documents:

P/26/01695/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included