

FLOOD RISK

A fully detailed FRA and Drainage Strategy has been prepared by Godsell Arnold Partnership Ltd, and forms part of this application package, as noted above. The report concludes.

o The site is located within Flood Zone 3 and therefore at high risk of flooding from fluvial sources which has been addressed and mitigated as far as reasonably practicable.

o The access and egress routes are compromised in the event of flooding and therefore safe refuge is provided on the first floor and the carpark to the southeast of the leisure centre where ground levels are higher.

o The site has been identified as being at very low of flooding from surface water.

o A Flood Emergency Plan has been produced and will be held by the site owner and staff of the site to be aware on the actions to take to reduce the risk of flooding.

o This report demonstrates that the proposed development will have a minimal impact on flood risk, both within the site and off-site.

o The surface water drainage has been designed to accommodate for a 1 in 100-year storm event with an additional 45% for climate change and 10% urban creep which allows for additional area with minimal flood risk.

o Areas within the proposed drainage system that will require regular maintenance have been highlighted by this report. If regular maintenance is not put in action, this can result in system failure and environmental effects.

o The use of leaf guards on rainwater down pipes and a catchpit manhole provides sufficient mitigation to remove pollution hazards from surface water before discharging it into the existing drainage which conveys surface water to a watercourse therefore the site will not impact on water quality.

o The drainage strategy has followed the standards as laid out in the National Standards for Sustainable Drainage and has demonstrated compliance with all Standards 1 to 7.

ECOLOGY

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving 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. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021.

A full detailed report by KP Ecology has been prepared by KP Ecology and forms part of this application package, as noted above. The report concludes:

i) No protected species, evidence of protected species, or habitats for protected species were observed within the boundary of the development site, except for the shrubs/bushes around the building, which provide suitable habitat for nesting birds. All nesting birds are protected under The Wildlife & Countryside Act 1981 (as amended).

ii) The site is adjacent to the River Avon System Special Site of Scientific Interest (SSSI), Avon Valley (Bickton to Christchurch) SSSI, Avon Valley Ramsar, River Avon Special Area of Conservation (SAC), and Avon Valley Special Protection Area (SPA). Therefore, mitigation measures will be necessary to ensure no impacts on these protected sites during construction.

iii) Enhancements are proposed in accordance with the National Planning Policy Framework (NPPF, 2024) and the Environment Act 2021.

iv) This application is not exempt from the Biodiversity Net Gain (BNG) requirement. The Landscape Service will provide the BNG metric as a separate document.

DESIGN & APPEARANCE

Policy HE2 complements 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.

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, and the dual pitched roof matches that of the existing pool building from which it extends.

This corner of the existing building has a varied palette of materials, and the proposals pick up on elements of them all. A brickwork plinth and vertical timber cladding form the external walls, broken up with square windows of proportions matching the main building, providing natural surveillance and light. To comply with building regulations, new means of escape doors are required from both floors, and new metal frame escape stairs shown. The roof is a dual pitch, with ridge and eaves heights running level with, or similar to, the existing. The roof will be of a standard profiled insulated steel type, finished in grey to match existing.

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, with an improved and enhanced planting scheme, and the footpath will be retained as it is.

The proposals will be of a bulk, mass and finish that follows the aesthetics of the existing building, and its setting within the wider character area will be compatible and should be considered a positive integration, that has been carefully considered by the design team.

HIGHWAYS

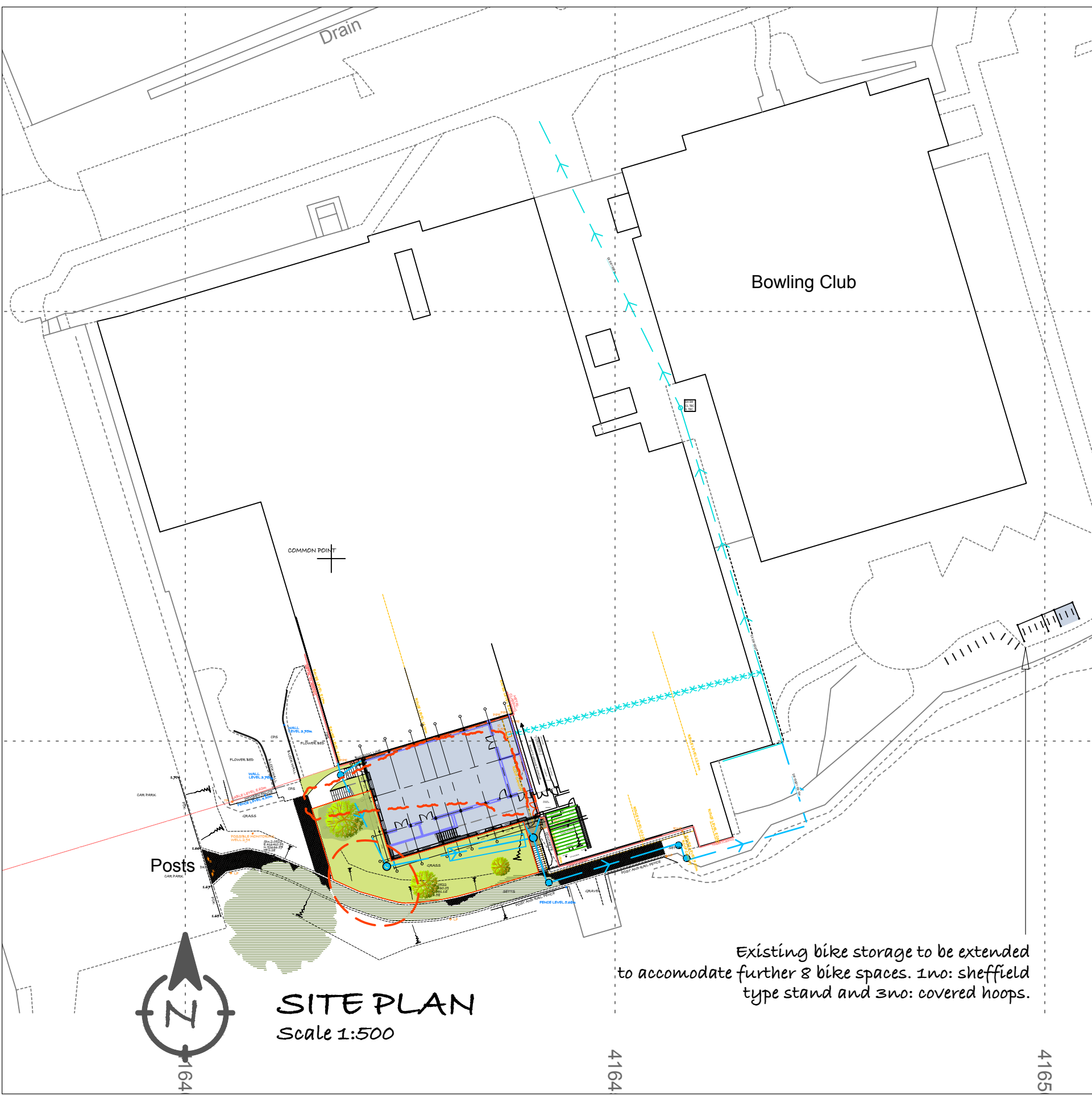
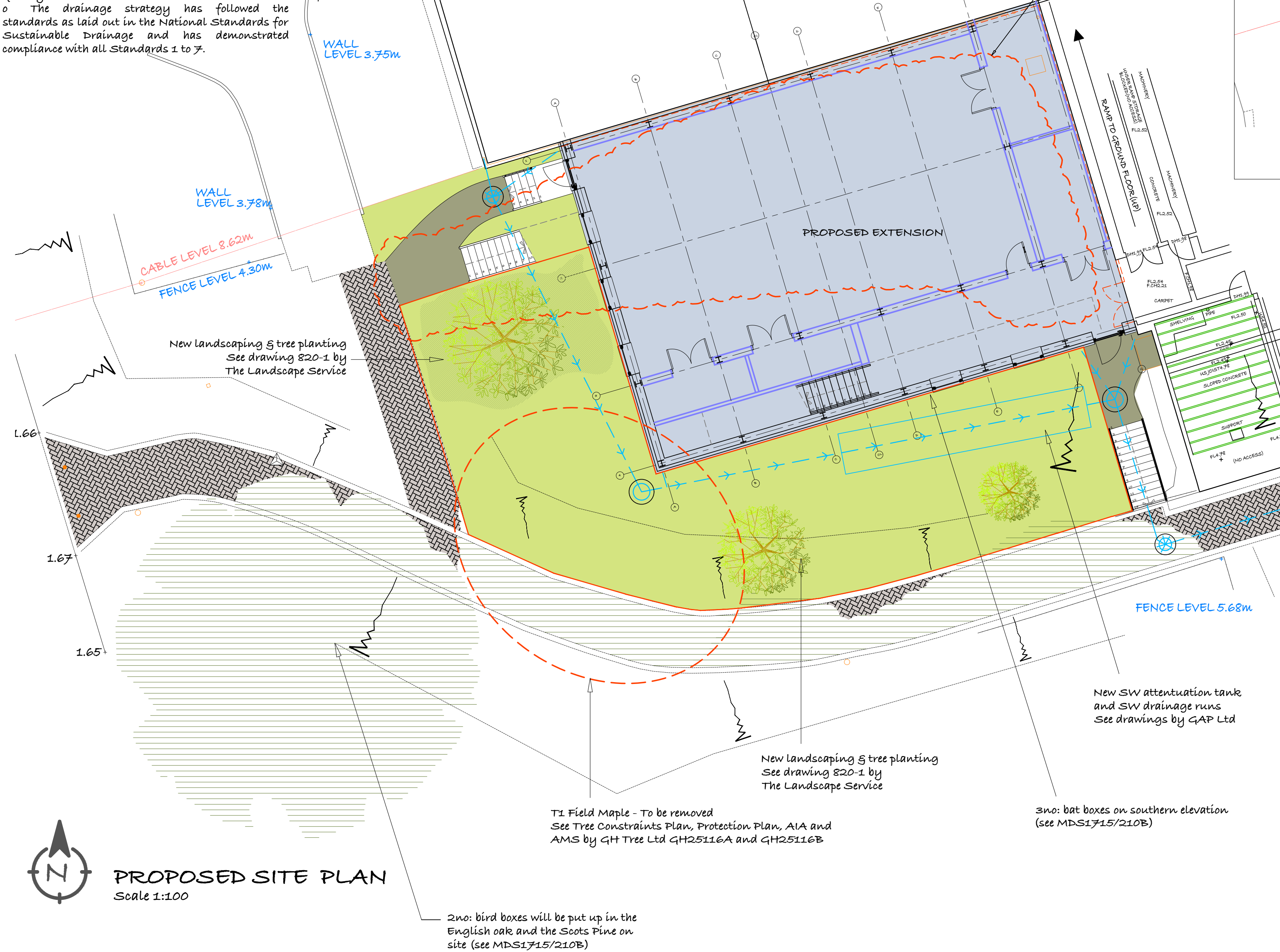
The existing vehicular access and parking arrangements to/from the site are adequate to serve the proposed development. There is an existing ramped access for less able users.

The proposed development is not considered to have a material impact upon the safe and efficient operation of the highway network whilst there appears ample space within the site to provide cycle parking to required standard.

The existing onsite car parks comprising of 263 spaces, can accommodate the approximate 1.5 space demand generated by said floorspace. A car park of this size is likely to exceed parking demand generated by the existing facility.

Notwithstanding the above, the proposed increase in floorspace generates a cycle parking demand for 7 spaces. Additionally, an increase in staffing levels generates a new cycle parking demand of 0.2 spaces per FTE staff, Table 15 of the BCP parking Standards SPD (2021) refers.

G3 small dwarf coniferous group - To be removed. See Tree Constraints Plan, Protection Plan, AIA and AMS by GH Tree Ltd GH25116A and GH25116B



Birds — There is nowhere suitable on the building to put up bird boxes; two bird boxes will therefore be put up in the English oak and the Scots Pine on site (Figs. 11-13). The boxes will be woodstone/woodorete, and area available from various suppliers, including: www.birdfood.co.uk/, www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes



Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 version no: 3 (or most current update) by Katie Pollard at KP Ecology.

Bats — Three woodstone or UV-stabilised recycled plastic bat boxes will be installed on the south elevation of the building (Figs. 7-10) to provide suitable features for bats. Woodstone/UV-stabilised recycled plastic boxes are available from various suppliers, including: <https://www.wildcare.co.uk/bat-boxes>, <https://www.nhbs.com>



Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 version no: 3 (or most current update) by Katie Pollard at KP Ecology.

© This drawing may not be copied or distributed or displayed without prior consent. All dimensions to be checked on site by contractor and not scaled from this drawing. Morgan Design Studio Ltd accept no liability for any expense, loss or damage of whatever nature and however arising from any variation made to this drawing or in the execution of the work to which it relates, which has not been referred to them, and their approval obtained.

These plans have been produced for the benefit of seeking relevant Planning and/or Building Regulation approval from the LPA. Do not scale from these plans and ensure that all necessary construction design, planning, tree protection and ecology requirements are fully detailed and approvals sought from the relevant authorities, prior to commencing any works on site. All subject to a measured building survey and accurate setting out by Builder.

This document must be read in conjunction with all other drawings, specifications, reports and supporting information. Contractor should not make any alterations to the specification without a specific written instruction from the Principal Designer. Any other alteration will not be recognised.

As a minimum, all work must be to the Building Inspectors approval as works progress, reports and supporting information. Contractor should not make any alterations to the specification covering over any works. Generally, all materials should conform to the latest editions of the appropriate British Standard issued by the British Standards Institute.

The contractor is to carry out everything necessary for the proper execution of the works, whether (or not) shown on the drawings or described in the specification, providing it may be reasonably inferred there from.

Good Practice - Where and to the extent that materials, products, and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred from the project documents, and in accordance with good building practice.

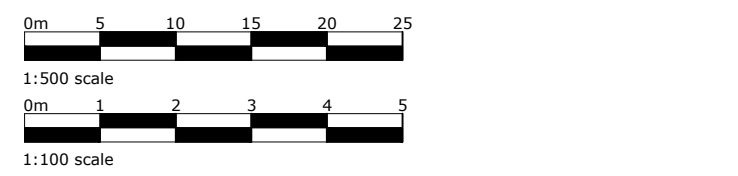
The Principal Contractor should carry out all duties on site, in accordance with the requirements of the CDM Regulations 2015 and all current updates, and in line with the Pre-Commencement HSE File.

The Building Safety Act introduces duties on individuals and organisations that commission, design, construct or refurbish buildings to ensure that they comply with Building Regulations. Dutyholders under the Building Safety Act are responsible for ensuring that completed buildings are safe to occupy. All dutyholders must demonstrate the appropriate skills, knowledge, experience and behaviours, and organisations must demonstrate organisational capability. Dutyholders are required to work together to plan, manage, coordinate and monitor the design, construction and any refurbishment work.

Principal Client - Commissions the building work
Principal Designer - Controls the design work
Principal Contractor - Controls the construction and refurbishment work.
Contractor - Carries out construction and refurbishment work.

Duty holders must:
Ensure competence: Possess the necessary skills, knowledge, experience, and behaviour.
Plan, manage, and monitor: Oversee work to ensure it complies with Building Regulations.
Cooperate: Work together and share information with other duty holders.

Maintain the Golden Thread: Ensure that information about a building's design and safety is kept updated, and accessible to all relevant parties.



C	PLANNING APPLICATION	SM	31.03.2026
REV.	DESCRIPTION:	BY:	DATE:

Morgan Design Studio
2 River Mews, Blandford Forum, Dorset, DT11 7AX

CHARTERED PRACTICE

MORGAN Design Studio Ltd

CLIENT:
BCP Council
Facilities Management Customer & Property Unit 4 Balling Road, Branksome, Poole, BH12 1BJ

PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM
CHECKED:
DATE: 28.10.2025
REVISION:

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: As Shown (@A1)
SHEET SIZE: A1
SHEET NO:

PROJECT NO: MDS1365
STATUS:
DRAWING NO: MDS1715/207
REVISION: C