



EASTERN BCP PLANNING COMMITTEE – 20 AUGUST 2026

ADDENDUM SHEET

6a

Address: Broadwaters, Wick Lane, Christchurch BH6 4LA

Application number: P/25/04159/FUL

Update a: New National Planning Policy Framework (NPPF) August 2026

The National Planning Policy Framework 2026 was released by the government on 17 August 2026.

It sets out the government's policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts. This version replaces the previous National Planning Policy Framework published in December 2024, which has been considered in the report.

As a result, it is necessary to correct any paragraph references and identify any inconsistency or major changes with the main issues in the report.

Principle of development

Paragraph 20 of the committee report under Presumption in favour of sustainable development to include reference to the National Planning Policy Framework 2026.

Policy S4: Principle of development within settlements replaces the old paragraph 11 presumption in favour of sustainable development of the 2024 NPPF.

Section 14 Achieving well-designed places.

Section 19 Conserving and Enhancing the Natural Environment.

Section 20 Conserving and Enhancing the Historic Environment.

Making Effective Use of Land

Policy L2 of the NPPF 2026 requires effective use of land and states that "substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

b. Making better use of vacant and underutilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lockups, car parks and other transport infrastructure which are no longer required)”.

Officer Response: The proposal accords with the above policy L2 (b) and as such should be supported.

Development in Conservation Areas

Policy HE9 (3) of the NPPF 2026 relates to development in Conservation Areas and states that:

“Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.”

Officer Response: The significance of this part of the Wick Village Conservation Area is the spacing between the application site and the adjacent buildings, which allows important views around these buildings and of the sylvan setting. Such spaces between buildings reinforce the verdant and mature landscape setting, which is also a key component helping to define the character and appearance of the Conservation Area.

The policy reflects the conclusions at paragraph 37 in the report and as such should be supported.

Specialist forms of accommodation

Policy HO9 of the NPPF 2026 states that “Development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users. This includes:

a. Specialist housing for older or disabled people:

i. Being located where residents will be able to access frequently used services easily and safely by walking, wheeling (including mobility scooters) and by public or on-site transport services; including through facilities provided as part of the scheme; and

ii. Being delivered to M4(2) or M4(3) accessibility standards”.

Officer Response: The site is accessible to services and facilities within walking distance, albeit that there are a limited range of shops and services within Wick Village itself. The District Centre of Tuckton and the main bus routes are approximately 700m to the west, and there are some shops and services and bus routes on Broadway which is just under 600m to the south. There is also a small ferry service to cross the river to Christchurch town centre.

It is noted that the existing pedestrian walkway along the entrance of the site may not be wide enough to enable a safe passage of users of mobility scooters and pedestrians.

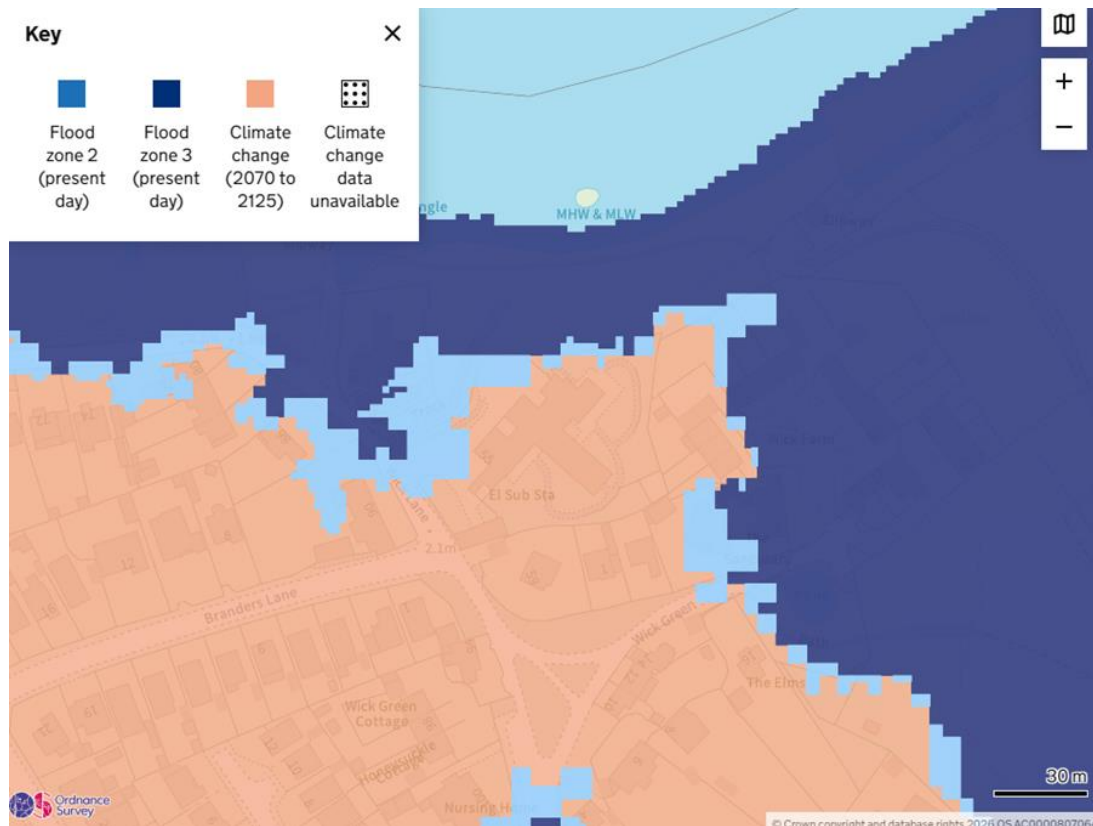
The Local Highway Authority (LHA) upon initial consultation stated that: "Ideally, the LHA would seek the widening of the footway along Wick Lane where it fronts the site however, it is acknowledged that the presence of tree roots would limit the ability to widen significantly and that this section of footway effectively ends immediately to either side of the site. Consequently, the LHA would not insist upon footway widening in this instance, for a change of use application, however, should a new build development be proposed on this site in the future and result in a noticeable intensification in pedestrian trips to/from the site, highway improvements might be required. To mitigate a sole reliance on the use of a narrow footway fronting the site, pedestrian access to the open space and river path to the north of the site could be provided via a secure gated entrance."

It is Officer's view that this could be secured by a condition if required. There is a footpath to the side of the site close to the main vehicular entrance, and access to the river path at the rear of the site. There is a raised bund for flood defence so it may be more suitable for pedestrians than mobility scooters. Mobility scooter users would otherwise have to negotiate a small section of Wick Lane outside 49-53 Wick Lane to the north before meeting the main footpath which runs adjacent to the river to Tuckton.

In relation to M4(2) or M4(3) accessibility standards, these are optional Building regulations accessibility standards. They would be best practice but in this case the building is a conversion where it may potentially be more difficult to retrofit the required accessibility standards.

Update b – Flood Risk Issues

Update to paragraph 86 of the committee report. The whole site is also identified to be at risk of future flooding as a result of climate change, as identified in the Environment Agency Flood Risk Map below:



The applicants' Flood Risk Assessment does cover this issue.

Policy F7 (2) of the revised NPPF 2026 states that: “Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:

- a. Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement.
- b. The development will be safe throughout its lifetime taking account of the vulnerability of its users.
- c. Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- d. The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and
- e. It can be demonstrated that flood risk will not be increased elsewhere.

Officer Response: As stated above, the Christchurch SFRA reflects the EA climate change mapping and identifies the site as being within future flood zone 3a (i.e. not part of the functional flood plain 3b) with future flooding being the result of tidal flooding.

The applicant has stated in the accompanying Flood Risk Assessment prepared by Bellamy Roberts that; in addition to resilience measures proposed, the residents will be advised to register for advanced flood warnings, and to complete their own Flood Preparedness Plan. That should follow the template created by the Environment Agency.

The measures proposed are considered adequate and could be dealt with by condition to ensure compliance with Policy CS4 of the Bournemouth Core Strategy (2012) and Policy 3.24 of the BDWLP (2002).

In terms of resilience measures Insert at paragraph 89 the list of various measures proposed by the applicant to ensure that the building would be appropriately flood resistant and resilient by:

- fitting all entrance doors with flood barriers.
- using flood resistant materials that have low permeability to at least 600mm above the estimated flood level.
- making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level.
- using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level.
- raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level.
- making it easy for water to drain away after flooding such as installing a sump and a pump.
- making sure there is access to all spaces to enable drying and cleaning.
- making sure that soil pipes are protected from back-flow such as by using non-return valves.
- providing automatic covers on all air bricks which will close when flood water rises.

Update c: Add additional condition 14: (Flood evacuation plan).

Notwithstanding the details submitted in the Flood Risk Assessment prepared by Bellamy Roberts, full details of measures for residents to safely access and exit the building during design flood conditions including evacuation strategy during extreme flood shall be submitted and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted.

Reason: To ensure the safety of future occupants during a flood event and for the lifetime of the development and to comply with Policy F7 of the National Planning Policy Framework 2026 and Policy CS4 of the Bournemouth Local Plan: Core Strategy 2012.

Update d: Add additional informative note (6):

In accordance with Policy DM3 of the 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 the opportunity to address issues identified by the case officer and permission was granted.

Recommendation: Approve

6b

Address: Two Riversmeet Leisure Centre, Christchurch BH23 1HW

Application number: P/26/01695/FUL

Update a: New National Planning Policy Framework (NPPF) August 2026

The NPPF was updated and published on Monday 17th August and so this application must be determined taking into consideration the new 'national decision-making policies' within. Each relevant policy is listed below, and following each policy it is briefly stated how the application complies with the new wording.

S4: Principle of development within settlements – This replaces paragraph 11 presumption in favour of sustainable development of the 2024 NPPF, as mentioned in paragraph 16 of the committee report. **Complies**

TC2: Development in town centres – states,

In considering proposals for development in town centres, substantial weight should be given to the benefits of:

- a. Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and
- b. Improving or retaining access to local shops and other facilities which provide day-to-day services for the local community.

Complies – Appropriate town centre use and intensification.

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits -

1. Substantial weight should be given to the benefits where:

- a. New or improved public service infrastructure or community facilities would be provided; and

b. Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).

Complies – The proposal is for accessible, improved leisure centre offer, which supports the health and wellbeing of the community.

DP3: Key principles for well-designed places

Design considerations which replaces reference to Section 7 of the NPPF and Para 130 of the 2024 NPPF. **Complies – the design of the extension is in keeping with the existing context.**

TR3: Locating development in sustainable locations, in terms of transport

states Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable...

Complies – It is an existing site in a sustainable town centre location, with existing car parking capacity and increased cycle parking offer agreed with details to be secured by condition.

TR6: Assessing Transport Impacts

This policy replaces reference to Paragraph 116 of the 2024 NPPF in the report in relation to highway safety. **Complies**

F7: Ensuring development is safe from flooding

1. Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

Complies – development itself is in Flood Zone 1, and where the periphery of the wider site is in Flood Zone 2/3, safe access and an emergency plan has been evidenced in the submitted documents that is proportionate to the 'low vulnerability' of the development type.

2. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:

a. Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;

Complies – development located in Flood Zone 1 – lowest flood risk.

b. The development will be safe throughout its lifetime taking account of the vulnerability of its users;

Complies - The low vulnerability of users due to leisure centre nature of the use, meaning no visitors overnight and being advised to stay away in the case floods via flood warnings. In the case of people being on the site, the emergency flood plan demonstrates they can remain in the building or the car park safely as these are not expected to flood and remain in Flood Zone where no water is expected.

c. Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;

Complies – Emergency Flood Plan supplied and accepted, including flood warnings, advice to stay away during flood events and the building and car parking being at sufficient levels so that people can remain safely there if people are still onsite.

d. The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and e. It can be demonstrated that flood risk will not be increased elsewhere.

Complies – flood risk will not be increased elsewhere through sufficient drainage details being provided and agreed by the LLFA. The development itself is not likely to be flooded due and therefore damaged due to being located in Flood Zone 1.

F8: Sustainable drainage systems and watercourses

1. Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

Complies – the sustainable drainage system has been assessed and agreed by the LLFA, confirming acceptable control flow rates and reduction of volumes of runoff, this is further secured by a compliance condition for the implementation, retention and maintenance.

N2: Improving the natural environment

1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

Complies – the application has considered in depth the landscape and biodiversity on site.

c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;

Complies – the application has provided a suitable Landscape Plan, Tree Protection Plan GH25116b and Tree Canopy Cover Plan GH25116d, that takes into consideration the Councils ecology, biodiversity and tree policies along with the BCP 2050 Urban Forest Strategy.

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

On balance complies - The nature and location of the proposed development mean the retention of the existing trees and vegetation is not possible, however the replacement planting, and mitigation through BNG requirements mean this has been fully mitigated, through replacement landscaping and tree planting onsite and with the planting of 2 larger trees offsite and through the purchase of BNG units or credits.

f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

Complies – sufficient measures have been secured via compliance conditions to ensure impacts to birds, swifts and bats are minimised, and appropriate ecological enhancements, in the form of boxes are installed for birds, swifts and bats.

g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

Complies - The above-mentioned planting and ecological enhancements are secured and appropriate management plans are required via condition.

N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces;

and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

Complies – submission included detailed arboricultural information, and the proposed tree planting and species have been assessed as appropriate to the location.

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

Complies - Landscape management details are required through the LEMP condition, that must be approved alongside the BNG statutory condition.

DM3: Determining development proposals

1. When considering development proposals, local planning authorities should:

a. Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;

b. Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;

c. Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;

d. Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal;

e. Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and f. Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.

All of the above criteria have been considered and appropriate steps were undertaken positively, proactively and proportionately, and within a reasonable timeframe taking into consideration the need for amended information and re-consultation with view to working towards making the application acceptable.

Update b: Update to Condition 10:

The 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 prior to first use of the development hereby approved and maintained thereafter.

Reason: compliance with National Planning Policy Framework (2026) Policy N2 paragraph 1.F "Minimise any adverse impacts on biodiversity and include features which support priority or threatened species" and policy CS30 "enriches biodiversity and wildlife habitat". and ME1 Safeguarding Biodiversity and Geodiversity - Christchurch and East Dorset Local Plan.

Update c: Update to Informative Note 1:

In accordance with Policy DM3 of the 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.

Update d: Additional condition (13)

Officer report update required, to additional Environmental Officer consult response on the submitted Construction Management Plan (CMP). The comments confirm the CMP is satisfactory, proportionate to the scale and the risk of proposed development and proposes sufficient control measures to minimise noise, vibration and dust impacts providing measures proposed are implemented throughout the development.

As such a compliance condition (no13) will need to be added as following,

The approved Construction Management Plan (Noise and Dust Control) must be adhered to at all times during works to construct the approved development.

Reason: To minimise impact on amenity of a nearby residential properties or other sensitive uses.

Recommendation: Approve