
Planning and Design and Access Statement

Temporary modular building (retrospective), AFCB
training and academy complex, Canford, Poole

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Temporary Modular Building, AFCB training and academy complex, Canford, Poole



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1. Introduction and Purpose of this Document

1.1. Introduction

1.1.1. This Planning, Design and Access Statement has been prepared by Savills (Central South Planning) on behalf of AFC Bournemouth ('the Applicant') in support of a full application for planning permission and advertising consent for a time-limited modular building and associated works (retrospective) ('the Proposed Development') at the AFC Bournemouth training and academy complex, Canford, Poole ('the Site').

1.1.2. The purpose of this document is to explain the planning context and the justification for the proposal. It is structured as follows:

- Section 1: Introduction
- Section 2: A description of the site context and planning history
- Section 3: Details of the proposed development
- Section 4: Planning policy context and relevant considerations
- Section 5: Conclusions

1.1.3. It is supported by the following information:

- Site Location Plan (Drawing ref. 30562/AFCB LOC4)
- Site Plan (Drawing ref. 30562/AFCB BLOCK6)
- Floor plans and elevations (Drawing ref. HD12999_01_RevB 13 x UK123 Aug22 DG)
- L2Energy Energy report
- Lindsay Carrington Ecology report
- Calcinotto Flood Risk Assessment and Drainage Strategy

2. Site, Surroundings and Planning History

2.1. Site location and context

- 2.1.1. The training and academy complex site comprises land that was previously the Canford Magna golf course following its closure in April 2016. AFCB secured planning permission in 2018 and 2019 respectively to turn this land into a training and academy complex (*replacement of existing golf club and grounds maintenance sheds with football training centre providing changing rooms, fitness, medical, classroom and ancillary catering facilities; the profiling of the surrounding golf course to provide training pitches, covered pitch, a grounds maintenance building, floodlights and security gatehouse, served by existing road access from the A341 Magna Road*) (details provided in the Planning History section of this document). An initial phase of demolition and pitch formation was undertaken in 2020 and AFCB plans to progressively build out the complex over the coming years to allow effective training to a premier league standard.
- 2.1.2. The proposed temporary building site is located towards the centre of the training and academy site.
- 2.1.3. The character of the training complex site is that of man-made parkland including artificial ponds and a variety of introduced woodlands, many of which are non-native species to promote rapid growth. The natural terrain is generally level but was modified in the 1990s to provide artificial mounds and bunkers for the golf course. Between the former golf course fairways are lines of trees.
- 2.1.4. An existing complex of buildings previously stood in the central area of the former golf course site, including the golf clubhouse, maintenance buildings and car parking. These have been demolished as part of the training and academy complex permission. Two cottages are located beyond the eastern boundary of the site, both of which are vacant.
- 2.1.5. To the west of the site lies Canford School and its grounds. There are several listed buildings in the school complex, including the Grade I listed main Canford School building, John of Gaunt's Kitchen and Nineveh Court. These buildings are all inside the Canford Magna Conservation Area, which abuts the wider training and academy complex site to the west. The school complex also includes modern accommodation blocks close to the north-western corner of the wider site.
- 2.1.6. Beyond Canford School lies the village of Canford Magna, a residential settlement that includes the Canford Real Tennis and Squash Club.
- 2.1.7. The wider area is rural in character. The River Stour flows a short distance to the north and east of the wider site, with the rural hamlet of Hampreston situated beyond. There are isolated dwellings to the south at Moortown farm and Knighton.
- 2.1.8. The closest public highway is the A341 Magna Road, which runs on a north-west to south-easterly alignment between the residential settlements of Merley and Bearwood. Access to the Site is currently gained from Magna Road, by means of a signalised junction.

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2.1.9. The Site is in the South-East Dorset Green Belt but subject to no other environmental designations. The temporary building would be located in Flood Zone 1, although parts of the pedestrian access path and existing car park are located in Flood Zones 2 and 3 for the ordinary watercourse in the western part of the wider training and academy complex site.

2.2. Planning History

2.2.1. The planning history for the former golf course and immediate surrounding area is summarised below:

Table 1: Site Planning History

Planning Reference	Proposal	Decision	Date
APP/19/00867/F	'Variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge'	Granted	23 October 2019
APP/19/00426/F	Reprofile two fields (engineering operation)	Granted	12 August 2019
APP/17/01196/F	Replacement of existing golf club and grounds maintenance sheds with football training centre providing changing rooms, fitness, medical, classroom and ancillary catering facilities; the profiling of the surrounding golf course to provide training pitches, covered pitch, a grounds maintenance building, floodlights and security gatehouse, served by existing road access from the A341 Magna Road.	Granted	16 January 2018
APP/17/01275/C	Variation of conditions 2 and 5 of Planning Permission APP/16/01064/C as described in that Description of Development to allow the implementation of an alternative parking scheme (which retains the same number of approved spaces).	Granted	15 November 2017
APP/Q1255/A/99/1017789	Change of use of the green keepers' equipment and maintenance store to a 67 bedroom hotel, managers flat, swimming pool, pedestrian links and an extension to the car park	Granted on appeal	2015
APP/16/00339/Y	'Mineral extraction and restoration work and change of use from golf course to suitable alternative natural greenspace (SANG)'	Refused	May 2016
APP/16/01064/C	'Change of use of Canford Magna Riverside Golf Course to suitable alternative natural greenspace'	Granted	September 2016
APP/09/01229/F	'Erect floodlights around existing Franklin Field Astro pitch'	Allowed on Appeal (APP/Q1255/A/10/21296 55) 22/02/2011).	September 2016
APP/11/01204/F	Erection of building for greenkeeping, comprising two machinery stores and one workshop (incorporating staff facilities).	Granted	December 2011

- 2.2.2. Planning permission APP/17/01196/F was granted subject to planning conditions in respect of time limit for implementation, approved drawings, phased delivery, limitations of use, landscaping, ecology and biodiversity mitigation, landscape and ecological management plan, archaeological observation and recording, porous surface materials, vehicle speed management along the access road, Stour Valley Public Right of Way marking scheme, floodlighting and indoor pitch roof details.
- 2.2.3. Planning permission APP/19/00867/F, which was a minor material amendment to APP/17/01196/F and sought to change various elements of the original scheme design, was granted subject to similar conditions, albeit requirements for a revised flood risk assessment, surface water drainage, arboricultural method statement, veteran tree fencing and hours of floodlight use were added. The approved layout/landscape plan is provided below a Plan 1.
- 2.2.4. The relevant pre-commencement planning conditions for permission APP/17/01196/F (scheme phasing, ecology, archaeology and landscape and ecological management plan) were satisfied in May and October 2019 and physical works (demolition of existing buildings, earth works and levelling to prepare for the laying out of pitches and around the main building locations) undertaken to lawfully implement the planning permission. The same planning conditions and works were directly applicable to permission APP/19/00867/F, being mutually inclusive and required in order to commence the 2019 permission. It was on this basis that the LPA confirmed in writing that the 2019 permission had been lawfully implemented.

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Plan 1: excerpt of approved Landscape Plan for permission ref. APP/19/00867/F



2.3. Planning control

- 2.3.1. It is intended that the planning permission for the proposed temporary building would be time-limited, with a planning condition requiring its removal no later than five years from the date of the permission granted, or within 6 months of the occupation of the permanent training academy pavilion building (whichever is the sooner). There would also be a requirement via condition to restore the land to its previous condition, or to lay out the land in accordance with the drawings approved under the 2019 extant consent (whichever is the most desirable course of action at the time having regard to the wider training complex).
- 2.3.2. Planning Practice Guidance (paragraph 014 Reference ID 21a-014-20140306) recognises that under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only and that this may be appropriate to enable the temporary use of vacant land or buildings prior to long-term proposals coming forward.

2.4. Pre-application advice

- 2.4.1. AFCB sought pre-application advice from BCP Council prior to the submission of the application. Relevant feedback from this process is summarised below:
- The provision of temporary accommodation to serve as offices for staff and changing facilities for sports facility users is consistent with NPPF para. 149(b) (*'The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'*). It is considered an appropriate land use for the site and an appropriate facility in connection with the extant permission for the training and academy complex.
 - The proposed building would be located further to the west of the buildings permitted under the extant 2019 planning permission and would result in new built footprint in an area where football pitches are to be built. However, the building would be temporary in nature, only to be used while the large permanent facilities are under construction on the site, would have a lesser impact than the approved buildings, being barely visible from any view off-site and would be removed from the site within an agreed timescales. Therefore a temporary single-storey building which uses sympathetic materials would not have an unacceptable impact on the openness of the Green Belt.
 - A planning condition could be used to require the complete removal of the temporary building after a time period (likely 5 years) from the approval date. This would ensure that the extant 2019 planning permission is capable of being built out in its approved form and is not compromised. The condition would also require either the reinstatement of the land to its former state, or the implementation of the grass pitch approved through the 2019 permission, once the building is removed.

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- To take account of the potential for an overlap period while the temporary and permanent structures are on-site simultaneously and to ensure the cumulative impact on openness is limited, a planning condition would be necessary to require the removal of the building within 6 months of the occupation of the main permanent building.
- There is no objection to the height, form and massing principle of the single-storey design and the shallow roof would help to minimise the scale of the building and reduce its impact on Green Belt openness. The architectural appearance and materials / finishes is supported subject to the submission of materials details as part of a planning application.
- Details of car and cycle parking areas and waste storage areas should be provided with the application.
- It is not considered that the proposal would impact on the setting of the Grade I listed Canford School, which sits within the Canford Magna Conservation Area, nor any other heritage asset. A permission would need to be subject to the same archaeological watching brief conditions as the extant permission.
- Officers note that as a temporary solution, the building is unlikely to result in an increase in trip numbers to the site compared to the extant 2019 permission. Notwithstanding this, conditions requiring signage and speed management measures on the access road applied to the extant 2019 permission would need to be re-applied for a planning permission for the temporary building.
- Car parking for the temporary permission must be demonstrated through the application and where it is proposed to re-use the existing car parking on-site this should be shown on the submitted drawings. Details should also take into account the potential for coach parking.
- Details of how additional surface water runoff from the building roof and any hardstanding, including any temporary or permanent car parking proposed, must be submitted with a planning application. Permeable surfaces should be used wherever possible.
- The approach to install drainage infrastructure which would form part of the wider system of the extant permission can be supported in principle subject to details being provided to demonstrate that this would not impact on the ability to implement the extant permission at any phase.
- The proposal should have regard to hard and soft landscaping measures to ensure the building fits within the setting and has an acceptable impact on biodiversity.
- The proposal should comply with Poole Local Plan policy PP37 which requires a minimum of 10% of future energy through renewable sources and BREEAM 'Very Good' rating. Photovoltaics should be considered in order to achieve this in addition to building fabrics which prioritise heat retention.

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- 2.4.2. Whilst given without prejudice, the pre-application advice stated that a planning application for the time-limited temporary building would be supported subject to a review of the detailed design information and supporting documents.

3. Proposed Development

3.1. The Opportunity

- 3.1.1. Following AFCB's relegation from the Premier League in 2020, the decision was made not to progress works at the Canford training and academy complex beyond those undertaken to implement the 2018 and 2019 planning permissions. It was necessary for AFCB to take stock of its position in the Championship and reallocate monies as necessary in the long term interests of the future success of the club. During this time the AFCB academy continued to rent an artificial football pitch at Canford Park Arena, with academy staff operating out of rented offices at Bournemouth University. However, this arrangement was not considered a long-term sustainable solution for the club in terms of both ongoing costs and the standard of facilities available.
- 3.1.2. In May 2022, AFC Bournemouth was successful in its campaign to return to the Premiership and with it came an improved financial position and renewed vigour to invest in training and academy facilities at Canford. These facilities are seen as critical to the development of talent and long-term performance as a Premiership club.
- 3.1.3. Given its size and the nature of the facilities proposed, the training and academy complex is likely to take a number of years to build. Given the resources available to AFCB at this point in time, the decision was made to build the outdoor artificial pitch in advance of the other training facilities, which would enable the academy to relocate from its current rented pitch and premises. It would also provide capacity for some first team training activities. In order to operate effectively from the new artificial pitch, nearby office, meeting, changing and welfare facilities are required for the academy staff and players (according with the wider training and academy complex Use Class F2c (formerly Use Class D2 Assembly and Leisure). It will enable the professional squads to work in an environment that provides effective preparation, coaching, recovery and medical treatment. Branding on the elevations of the building will show the club crest and is subject to advertisement consent.
- 3.1.4. AFCB requires the modular building for a time-limited period of up to five years, within which time it anticipated that the club would have built all or the majority of the wider training and academy complex. At the end of the five year period, or when the main building has been constructed (whichever is the sooner), the modular building and associated works would be removed from the site to make way for the laying out of a grass pitch.

3.2. Scheme Description and Design

Design

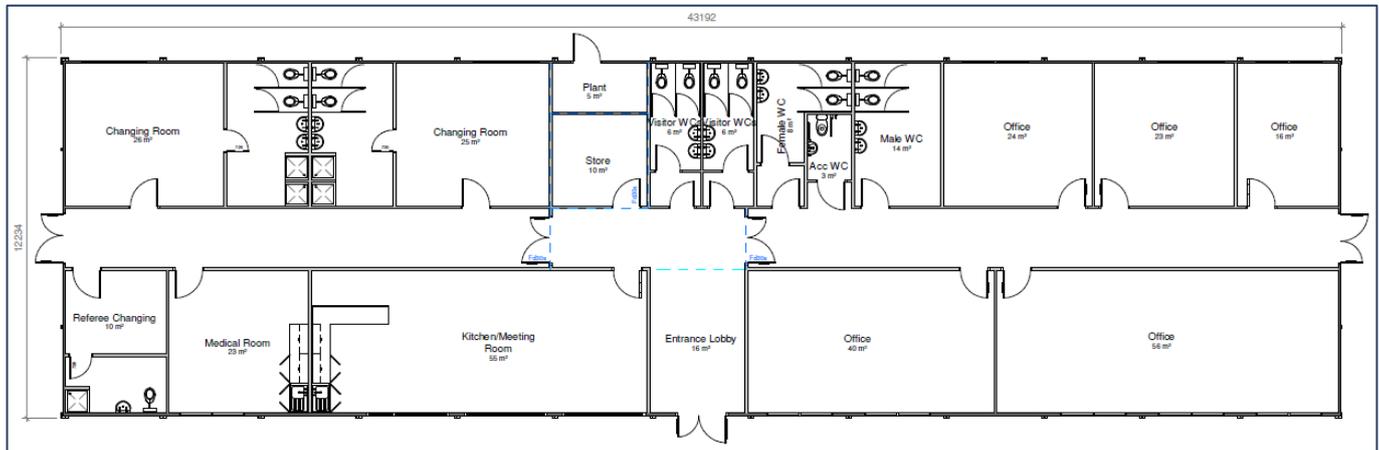
- 3.2.1. The Proposed Development comprises a single storey building of traditional modular prefabricated design provided by Portakabin. It would be approximately 43.2 metres long x 12.2 metres wide x 3.51 metres tall, with a gross internal area of 508 sq. metres (see Figure 1 below).

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Figure 1: Proposed floorplan from Portakabin



- 3.2.2. It would have a flat roof with windows spaced regularly along the front and rear elevations. The main entrance/ egress point will be located in the centre of the western elevation, with secondary access/ egress points on the north and south elevations. Rooms of varying sizes will be oriented off a central access corridor.
- 3.2.3. The building would be sited on concrete pads and would connect to electricity, water and foul sewerage. Surface water runoff shall be managed through the use of below ground attenuation storage prior to controlled discharge to the adjacent watercourse. Foul sewerage would connect into the infrastructure to be provided as part of the permitted wider training complex. Refuse collection would occur within the building, with arrangements made for collection from a storage area (4 x 240L wheelie bins) adjacent to the car park by a commercial waste operator at the appropriate time.
- 3.2.4. The building would be wrapped in a wood-effect vinyl, which has been chosen to ensure a more interesting finish than the stock green Portakabin façade and to help it assimilate within the surrounding landscape. Figure 2 provides an indicative visual of what the building is likely to look like.
- 3.2.5. Advertisement consent is sought for the use of the AFC Bournemouth club crests and associated wording to be placed on the exterior of the building. Please refer to plan reference AFC Bournemouth Vinyl Proof V3. The club crests will be 2055mm x 2677mm. Additionally, motto text is proposed on the NE elevation to read 'Together Anything Is Possible'. This text (letters combined) will be 8381mm x 419mm in size.

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Figure 2: Indicative image of proposed building from Portakabin (note: final appearance could differ)



Access

- 3.2.6. An area of hardstanding (type 3 stone or similar) would be laid between the western elevation and the artificial football pitch. This will serve as circulation space for the users of the building and also as a crane pad during installation and removal.
- 3.2.7. The primary point of access will be via double doors on the southwestern elevation. Secondary access points would be available on the south-eastern and north-western elevations. A ramp would be installed adjacent to the south-eastern access point to ensure disabled access.
- 3.2.8. Six cycle spaces (3 x Sheffield Stands) would be located adjacent to the proposed building for use by academy staff, players and visitors.
- 3.2.9. A four metre wide path for use by people travelling between the car park and the building/AGP on foot would be laid between the proposed building and the existing hard surfaced car park area to the south. This path would be lit with low-level bollard lighting (c. 1.0m high) spaced at approximately 10 metre intervals. This path would also be used by people accessing the disabled car parking spaces adjacent to the building and occasional emergency vehicle access.
- 3.2.10. Staff and building users would park within the existing car park area, which has capacity for approximately 84 car parking spaces. Two disabled car parking spaces would be located adjacent to the building in order to minimise travel distances. An area for coach parking would be provided adjacent to the car park. Lighting (c. 3m high) would be installed in the car park for the safety and convenience of the users.
- 3.2.11. Vehicle access would occur via the existing access road from Knighton Lane.

4. Planning Policy

4.1. Development Plan Policy and Supplementary Guidance

4.1.1. The Site lies within the administrative area of Bournemouth, Christchurch and Poole Council (BCP). BCP is the local planning authority responsible for preparation of the development plan and for decision-taking. The following development plan and guidance documents are relevant to the assessment of this proposal:

Development Plan

- Poole Local Plan (2018)
- The Bournemouth Christchurch and Poole Waste Plan (2019)
- The Bournemouth, Dorset and Poole Minerals Strategy (2014)
- The Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Guidance

- BCP Parking Standards SPD (January 2021)
- Poole Heritage Assets SPD (2013)

4.1.2. The National Planning Policy Framework ('NPPF') (2021) will also be a material consideration.

4.2. Poole Local Plan

4.2.1. The Poole Local Plan sets out a vision for how Poole will respond to challenges and meet its growth needs over the period 2013-2033. **The vision and strategy for Poole** are set out in chapter four of the Local Plan and include seven main objectives. Objective 5 involves '*enhancing the outstanding natural setting and built environment of Poole*'. To this end '*growth will be accommodated sensitively to respect the exceptional natural and built environment*' through a range of measures including:

- raising the standard of design to respect and enhance the character of Poole;
- protecting and enhancing the historic environment to provide a valuable reminder of Poole's past;
- creating clearly defined Green Belt boundaries separating town and countryside to protect the setting of Poole;
- protecting and enhancing green infrastructure and nature conservation sites of international, European, national and local value;
- protecting the Dorset heathlands from visitor pressure through provision of new Suitable Natural Alternative Greenspace (SANG) between Merley and Bearwood (as part of the Stour Valley Park concept) and expansion of SANGs at Upton Country Park with ongoing monitoring measures . . .'

4.2.2. **Local Plan Policy PP2: Amount and broad location of development** includes the following provision:

(6) Green Belt

The new inner boundary of the South East Dorset Green Belt within Poole is shown on the Policies Map. The Council will carefully manage the Green Belt in accordance with national policy.

- 4.2.3. The application site lies entirely within the South-East Dorset green belt.
- 4.2.4. Local Plan chapter seven, entitled 'Poole's economy remains strong and continues to grow', includes **Policy PP20: Investment in education**, which states that:
- 'The Council will continue to work with its partners, including schools, academies, colleges and universities to upgrade and improve education facilities, to ensure there are sufficient places to meet needs and to ensure that the courses provide students with the skills needed by local businesses . . .'*
- 4.2.5. **Policy PP26: Sports, recreation and community facilities** states that *'the Council supports proposals for new sports, recreation and community facilities or the enhancement/expansion of existing facilities if they are located in areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes . . .'*
- 4.2.6. Chapter nine of the Local Plan is entitled *Enhancing the outstanding natural setting and built environment of Poole*. The chapter includes the following policies of relevance to the current proposals:
- **Policy PP27: Design** – which amongst other things promotes a good standard of design, the protection of notable trees and the replacement of trees that are lost, and development that is compatible with surrounding uses. Supporting paragraph 9.4 defines good design as *'development that functions well, fits in with and enhances an area's character within its context'*.
 - **Policy PP30: Heritage assets** – which affords protection for buildings and features of historic, architectural and archaeological significance.
 - **Policy PP32: Poole's nationally, European and internationally important sites** – which protects nature conservation interests. The policy includes reference to the Stour Valley SANGs described above, which are intended to provide mitigation for residential developments in north Poole.
 - **Policy PP33: Biodiversity and geodiversity** – a protective policy for the natural environment which states that *' . . . Where relevant, new development should seek to incorporate ecologically sensitive design features to secure a net gain in biodiversity as appropriate . . .'*
- 4.2.7. Local Plan chapter 10, entitled *Promoting sustainable, safe and convenient access*, includes **Policy PP35: A safe, connected and accessible transport network**. This policy requires new development to include safe access to the public highway and to be accessible to sustainable forms of travel.
- 4.2.8. Chapter 11 of the Local Plan is entitled *Protecting Poole from the challenges of climate change* and includes **Policy PP38: Managing flood risk**. The policy steers development away from areas at risk of flooding and promotes the use of sustainable drainage systems in major new development.
- 4.3. Bournemouth, Dorset and Poole Minerals Strategy 2014**
- 4.3.1. Dorset County Council is the Minerals and Waste Planning Authority for Dorset and is responsible for the preparation of minerals and waste planning documents for the Borough of Poole, Bournemouth Borough

Council and Dorset. The Minerals Strategy 2014 is a plan setting out the vision, objectives and policies for meeting Bournemouth, Dorset and Poole's mineral needs. It sets out the strategy for quarrying stone, sand and gravel, ball clay and other minerals within the county, taking into account the need to meet requirements in a sustainable manner. The plan contains the policies and criteria used for considering planning applications for mineral developments.

- 4.3.2. The application site is located in an area that is safeguarded for minerals extraction by Policy SG1: Mineral safeguarding area of the Minerals Strategy 2014. Proposals for non-mineral development within the Mineral Safeguarding Area will be resisted unless it can be demonstrated that the sterilisation of proven mineral resources will not occur as a result of the development, and that the development would not propose a serious hindrance to future mineral development in the vicinity.
- 4.3.3. A planning application for mineral extraction and restoration work and change of use from golf course to suitable alternative natural greenspace, on land that includes the current application site, was refused on 27 May 2016 on the ground of its impact upon neighbour amenity by reason of noise and dust. The AFCB training and academy complex was also granted permission in 2018 and 2019 respectively. Nonetheless, the current application would not compromise the potential for future mineral extraction on the land.

4.4. National Planning Policy Framework

- 4.4.1. The National Planning Policy Framework (NPPF, July 2021) sets out the Government's policy for planning and how these are to be applied. It explains the Government's requirements for the planning system, which must be taken into account in planning decisions as a material consideration.
- 4.4.2. The NPPF states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'* (NPPF paragraph 7). Paragraph 8 identifies economic, social and environmental objectives necessary for the achievement of sustainable development. Paragraph 9 highlights the active role that planning policies and decisions should play in guiding development towards sustainable solutions whilst taking local circumstances into account.

Promoting sustainable transport

- 4.4.3. The promotion of sustainable transport is dealt with in Section 9 of the NPPF. It states that 'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe' (para. 111).

Achieving well-designed places

- 4.4.4. Section 12 of the NPPF promotes good design. According to paragraph 130:

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;*
- e). optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f). create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Protecting green belt land

- 4.4.5. Section 13 of the NPPF relates to the protection of the green belt. Paragraph 137 reaffirms that the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts being their openness and their permanence.
- 4.4.6. NPPF paragraph 138 defines the five purposes that the green belt serves as:
 - *to check the unrestricted sprawl of large built-up areas;*
 - *to prevent neighbouring towns merging into one another;*
 - *to assist in safeguarding the countryside from encroachment;*
 - *to preserve the setting and special character of historic towns; and*
 - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 4.4.7. Paragraph 147 states that ‘*inappropriate*’ development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’. Paragraph 148 directs decision makers to give substantial weight to any harm to the green belt when determining planning applications. The ‘very special circumstances’ can only be invoked where the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 4.4.8. According to paragraph 149, new buildings in the green belt should be regarded as being ‘inappropriate’ except where they constitute (*inter alia*):
 - *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the green belt and do not conflict with the purposes of including land within it;*

- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*

Meeting the challenge of climate change, flooding and coastal change

4.4.9. Section 14 of the NPPF sets out policy with regard to climate change, flooding and coastal change. Paragraph 159 requires inappropriate development in areas at risk of flooding to be avoided by directing development away from areas at highest risk. In circumstances where development is necessary, it should be made safe from flooding without increasing flood risk elsewhere.

Conserving and enhancing the natural environment

4.4.10. According to paragraph 180 of the NPPF:

When determining planning applications, local planning authorities should apply the following principles:

- a). if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b). development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c). development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d). development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

4.4.11. Paragraph 185 gives further guidance relevant to the determination of planning applications:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a). mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b). identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c). limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

Conserving and enhancing the historic environment

4.4.12. Section 16 of the NPPF provides policy on the historic environment. According to paragraph 194:

‘In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportional to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance . . .’)

4.4.13. Paragraph 197 states that, in determining planning applications local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.4.14. When considering the effects of a proposed development on the significance of a designated heritage asset, paragraph 199 advises that great weight should be given to the asset’s conservation, and the more important the asset, the greater the weight should be.

4.4.15. Paragraph 202 adds that, where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.5. Conclusion

- 4.5.1. This chapter has identified the planning policy context for the consideration of the temporary building proposal, with reference to development plan policy, supplementary guidance and the NPPF. The chapter that follows examines the extent to which the proposal responds to these policy requirements, under individual policy topic headings.

5. Assessment

5.1.1. This chapter assesses the Proposed Development against the applicable planning policy framework on a topic-by-topic basis, under the following headings:

- Principle of development and Green Belt
- Design and appearance
- Biodiversity
- Heritage
- Flood risk
- Access and parking
- Energy
- Sustainable development

5.1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, when taking decision on planning applications, decision makers 'must be made in accordance with the development unless material considerations indicate otherwise'. An assessment of the Proposed Development against the relevant adopted policies and material considerations is provided below.

5.2. Principle of development and Green Belt

5.2.1. The principle of development for a training and academy complex has been established through planning permissions APP/17/01196/F and APP/19/00867/F and, as explained earlier in this statement, these permissions have been lawfully implemented. The temporary modular building is wholly consistent with the training and academy use and will provide accommodation and facilities for academy staff and players in the period up to the delivery of the main pavilion building.

5.2.2. The proposed use is appropriate for the Green Belt location, with NPPF para 149 (b) recognising that the provision of appropriate facilities for outdoor sport is not inappropriate, provided that the openness of the green belt is preserved and it does not conflict with Green Belt purposes.

5.2.3. In determining the 2017 training and academy complex planning application, the planning officer concluded that the permanent academy building is intrinsically linked to the provision of a successful academy and training complex, that achieves the range and standard of facilities required for category 1 status of the EPPP Youth Development rules. The building is not inappropriate development in the Green Belt in accordance with the NPPF. The use of the previous golf course site also provided the opportunity to make use of an existing sporting facility with no greater impact on the openness of the Green Belt than the existing use. The impact on Green Belt openness was also concluded to be less than other developed sites in the Green Belt.

5.2.4. A smaller, temporary academy building in a broadly similar location to the permanent building is not 'inappropriate' in Green Belt use terms and its impact on openness would be less than the approved buildings of the extant 2019 planning permission, being barely visible from any view off-site. This is recognised in the Council's pre-application response. There is logic from an openness, landscape and visual and operational perspective for it to be co-located with the artificial football pitch.

5.2.5. After a period of five years, or within six months of the occupation of the main pavilion building, whichever is the sooner, the temporary modular building would be removed from the training and academy complex, which would ensure that cumulative impacts on openness are limited. This could be controlled through an appropriately worded planning condition.

5.3. Design and appearance

5.3.1. The following points are relevant to the design and appearance of the Proposed Development and the principles of good design:

- The building has been co-located with the artificial football pitch in order to minimise the distance users are required to travel between the two facilities.
- The orientation of the building, with the main elevation facing the artificial pitch, would provide users with views of the football training activity, particularly from the larger office and meeting room/ kitchen space.
- Rooms will be accessed from a central corridor running in a broadly north-south orientation. This represents an efficient use of space and is necessary due to the build-up of the prefabricated modular units that come together to create this building.
- At c. 3.5m high, 43m long and 12m deep the height, scale, bulk and mass of the building is considered appropriate for the site and its location within it. It would be viewed in the context of the artificial pitch, a much larger structure which includes associated fencing (c 5m high) and floodlights (c.15m high). It is low-level with a flat roof and would have a minimal visual impact. This is considered an appropriate and proportionate solution given the immediate needs of AFCB and the emerging character of the site as a football training and academy complex.
- With the use of a wood-effect vinyl wrap and grey windows and doors, the appearance of the building is considered appropriate for the site and immediate context. The proposed materials also represent an improvement on the traditional Portakabin product.
- The large club badge image and motivational text running along the top of the western elevation (included as part of the vinyl wrap) is considered appropriate given the intended use of the building and its location.
- The building would be sited on an area of existing low-value grassland and no trees will be lost as a result.

- The building is wholly compatible with the approved training and academy use and there would be no adverse impacts on residential amenity. The nearest residential properties are the two dormitory blocks at Canford School some 300m north west of the temporary building location and no unacceptable noise or light emission issues are expected.
 - The building would be safe and secure with lockable, windows and doors. The orientation of windows along the western elevation will ensure natural surveillance over the artificial pitch and its users and the area of hardstanding in front of the building. Where necessary, privacy glass could be added to changing room windows to ensure user privacy.
 - The area of hardstanding between the building and the artificial pitch would serve as functional and practical circulation and amenity space for users and will also provide an appropriate area for cycle storage.
 - The level access path and hardstanding would enable access for all users. A suitable access ramp would be provided adjacent to south-eastern elevation adjacent to the proposed disabled car parking spaces.
 - Waste collection and recycling would be collected within the building and then taken to an external bin storage area located within the car park for a commercial operator to collect. This would comprise 4 x 240l wheelie bins.
 - The area around the proposed hardstanding and temporary building would be left as, or laid to, grass. This is considered a proportionate landscape strategy given the time limited nature of the building and the approved landscape scheme for the 2018 and 2019 permissions which see this area turned to a grass football pitch.
 - The temporary building would not prejudice the delivery of the wider training and academy complex – after a period of five years, or within six months of occupation of the main pavilion building (whichever is the sooner), it would be removed from site and the land beneath it returned to level ground or turned into a grass football pitch.
- 5.3.2. The proposal therefore accords with Poole Local Plan Policy PP27 and NPPF para. 130 and represents good design.
- 5.4. Biodiversity**
- 5.4.1. The Lindsay Carrington Phase 1 habitat survey update submitted with this application confirms that the proposed temporary building site is of low value from an ecological perspective.

- 5.4.2. The semi-improved grassland has been heavily disturbed by the construction machinery for the adjacent artificial football pitch and it has been heavily degraded and reduced to bare ground in places. Species diversity is limited and reduced to a few fast growing species that have recolonised the area. The habitat surveyed contained no potential to support reptile species or nesting birds and the Site is located some distance from the badger sett that was recorded in the far north of the wider training ground site, as part of the 2018 and 2019 planning permissions.
- 5.4.3. The Proposed Development would not cause adverse impacts to protected species or habitats and no specific mitigation is required for the proposal. The habitat enhancement and ecological mitigation approved under the 2019 planning permission would be sufficient for this application as the temporary building and associated works are a temporary part of the wider training and academy complex proposal.
- 5.4.4. Proximity to Dorset Heathlands is not a concern in this instance given that the proposals are not providing residential development nor encouraging visitors to the protected heathland. The same is also true in regards to effects on Poole Harbour as the nature of the development would not provide a net increase in homes, tourist accommodation or a tourist attraction.
- 5.4.5. The pathway and car parking lighting has had regard to Bats and Artificial Lighting in the UK (BCT 2018). Lighting columns would be three metres or less and have been located away from the trees to the west of the car park. Low-level lighting bollards will be used on the path. LED lights will be selected to emit minimal ultra-violet light, peak higher than 550nm and be of a warm/neutral colour <2,700 kelvin and where necessary cowls or hoods would be used to reduce light spill.
- 5.4.6. The proposal therefore accords with Poole Local Plan policies PP32 and PP33 and NPPF paragraphs 180, 182 and 185.

5.5. Heritage

- 5.5.1. It is not considered that the temporary building and associated works would adversely impact on the setting or character of Grade I listed Canford School buildings or the Canford Magna Conservation Area. In approving the training and academy complex planning application in 2018, the case officer concluded that the development would preserve the character and appearance of the Conservation Area and there would be no direct impacts on the listed school buildings or intervisibility between the two sites. This position remains unchanged for the temporary building proposal, which is a much smaller form of development to that approved under the 2018 and 2019 permissions. This is reflected in the pre-application advice received from the LPA.
- 5.5.2. The risk to below ground archaeology is also considered to be low. Archaeological investigations that were undertaken for the 2017 application recovered a number of ground features relating to biological and paleo-environmental remains (pottery, flint tools, field systems) across the wider site area and the planning officer at the time felt that there was a low probability of encountering further finds, or disturbing any remaining features, as a result of the training and academy complex works.
- 5.5.3. The proposal is therefore considered to accord with Poole Local Plan policy PP30 'heritage assets' and section 16 of NPPF.

5.6. Flood risk

5.6.1. The Calcinotto Flood Risk Assessment submitted with the application draws the following conclusions:

- The Environment Agency's (EA) flood mapping confirms that the majority of the Site lies within low probability Flood Zone 1. However, part of the existing car park and adjacent access road/path, is shown to lie in Flood Zones 2 and 3, which are classified as having medium or high risk of fluvial flooding.
- The BCP Council Strategic Flood Risk Assessment and the EA's Product 4 data indicates that the flood zones are associated with the minor tributary watercourse which flows through the wider training ground site in a south-easterly direction prior to discharging into the River Stour. The Site is not shown to be at risk of flooding from the River Stour (main channel) during the design flood event (1% annual probability plus climate change).
- The flood zones associated with the tributary (ordinary watercourse) are assumed to be approximate only, based on the local catchment characteristics and rainfall runoff regime, rather than hydraulic modelling. However, in the absence of other data, the FRA relies on the EA flood maps for fluvial and surface water flood risk associated with the watercourse.
- The footprint of the temporary building will be located entirely within Flood Zone 1, where all land uses are appropriate with regards to flood risk.
- Development within Flood Zones 2 and 3 is limited to a connecting path between the car park and proposed building and a minor extension to the existing car park. This can be classified as 'less vulnerable' land uses in flood risk terms. Predicted peak flood water depths during the design flood event are <300mm, rising to approximately 500mm in the western area of the exiting car park adjacent to the watercourse.
- The proposals are considered to pass the sequential test because the proposed building is entirely within Flood Zone 1 and only minor development is proposed within Flood Zones 2 and 3. No land raising is proposed within the floodplain and therefore there would be no loss of floodplain storage as a result of the development. The elements within Flood Zones 2 and 3 represent minor development (<250m²) for which the sequential test does not apply. They are also associated with the existing, consented infrastructure (e.g. the new artificial pitch) and it is not feasible to consider alternative locations at a lower risk of flooding. The car park ('less vulnerable') is considered an appropriate form of development within Flood Zones 2 and 3a.
- Predicted peak flood water depths for the design flood event are relatively shallow (<300mm), and these are considered worse case as there is no record of historic flooding within the application site. However, the site is located partially within the Environment Agency's Flood Alert Area for the Lower Stour and Tributaries, and it is recommended that a Flood Warning and Evacuation Plan be prepared for the development. The site manager should sign up to the Environment Agency's free Flood Warning Service and the Flood Warning and Evacuation Plan would set out the appropriate actions to be taken in the event of a Flood Alert being issued or flooding occurring on site without warning

- In addition, a sustainable surface water drainage strategy is presented for the temporary building, to ensure the appropriate management of surface water runoff on site. Surface water runoff from the building shall be attenuated to a peak discharge rate of 1.0l/s, through the use of below-ground attenuation storage, prior to controlled discharge to the adjacent watercourse. A discharge rate of 1.0l/s is considered the lowest rate that is practical and achievable, to minimise the risk of blockage or failure of the drainage system. The system has been designed for a 1:30 year rainfall event plus 10% climate change allowance, but operates, fully surcharged with no on-site flooding, during a 1:100 year event plus 10% climate change. A 10% climate change allowance is considered appropriate given the 5 year design life of the building.
- The FRA concludes that the proposed development of a temporary building to provide changing rooms and offices to support the consented adjacent sports pitch, plus associated minor infrastructure, is appropriate and sustainable with regards to flood risk.

5.6.2. In summary, the proposal is considered to accord with NPPF para. 167 and Poole Local Plan Policy PP38.

5.7. Access and parking

- 5.7.1. The proposed vehicular access to the site is unchanged from the 2018/2019 planning permissions and would be via the existing private driveway that serves the former golf course. The driveway branches from Knighton Lane, approximately 50 metres from the signal controlled junction with the A341 Magna Road.
- 5.7.2. The number of vehicle trips for the Proposed Development would be within the total vehicle trips assessed as part of the 2018/2019 planning permissions (it has less capacity than the permanent building) and subsequently found to be acceptable.
- 5.7.3. Speed calming and Stour Valley Public Right of Way signage improvements along sections of the private access road are condition requirements to the 2019 planning permission and would be delivered at the appropriate time by AFCB to ensure the safety of the users of the access road and the PROW.
- 5.7.4. The existing car park provides space for approximately 84 cars and two disabled spaces would be located adjacent to the new building. This is considered appropriate for staff and users of the temporary building (and adjacent AGP). Coach parking would be provided adjacent to the car park.
- 5.7.5. Six cycle spaces (three Sheffield Stands) for staff and visitors would be provided adjacent to the proposed building (see Site Location Plan).
- 5.7.6. The Proposed Development therefore accords with Poole Local Plan Policy PP35, NPPF and the BCP Parking SPD.

5.8. Energy

- 5.8.1. The Energy Statement submitted with the application demonstrates that the Proposed Development can meet the requirements on Part L2A 2021 Target Emission Rates by using efficient mechanical and electrical installations and furthermore ensuring that a minimum of 15% anticipated regulated energy use is provided by rooftop solar. This is in excess of the Poole Local Plan Policy PP37 requirements of 10% of energy use to be offset by renewable energy technologies.
- 5.8.2. Given the temporary nature of the building and its limited lifespan (5 years), it would not achieve a BREEAM 'Very Good' rating. However, in the context of Policy PP37, AFCB considers that this is offset by the 15% regulated energy from renewables.
- 5.8.3. The proposal therefore accords with Policy PP37 and contributes to the objective of tackling climate change.

5.9. Sustainable development

- 5.9.1. This statement demonstrates that the three overarching objectives – economic, social and environmental – will be achieved as a result of the Proposed Development.
- 5.9.2. The temporary building would contribute towards the strength of the local economy through both the AFCB academy staff that would work within the building and the wider economic contribution that AFCB makes. Research by Cardiff University in 2013 found the economic impact of a Premier League team in a town is c.£58m, and the temporary building will contribute towards AFCB maintaining their Premier League status¹. The provision of suitable training facilities would assist the club to attract and retain players and coaching staff at all levels. It would provide an attractive local option for young players who, at the moment, often join the academies of rival clubs in the region. This would reduce considerably the need for local youth players to travel and would be supported by parents for this reason alone. The academy facilities represent a significant investment in the future of the football club and therefore also the wider BCP area.
- 5.9.3. AFCB runs a Community Sports Trust which actively engages in the local community, including educational initiatives, healthy lifestyles, disability orientated football sessions and football coaching sessions for a variety of different age groups. Through the ongoing success of projects such as the Canford training and academy complex, AFCB is able to invest more resources into supporting local community groups and initiatives.
- 5.9.4. The proposal represents effective use of land and has regard to the surrounding natural and built context.
- 5.9.5. The proposal accords with Poole Local Plan policy PP1 and NPPF's presumption in favour of sustainable development.

¹ <https://www.bbc.co.uk/news/uk-wales-south-west-wales-20895147>

6. Conclusions

- 6.1.1. Planning permission is sought for a training facility building for a time-limited period on the AFCB Training and Academy site (formerly the Canford Magna Golf Course). It would provide interim space including changing facilities, a kitchen, medical room and associated office space to enable AFCB academy staff to relocate to the Canford site and for players to train to a standard necessary of a premier league club.
- 6.1.2. The building whilst prefabricated has been designed in consultation with AFCB and would provide space to meet short-term needs at the site. It has been sensitively sited and designed taking into account the needs of the end users, access, ecology, neighbouring land uses and the character of the area.
- 6.1.3. The proposal accords with national and local planning policy and relevant material considerations when read as a whole. It is a sustainable form of development, capable of contributing towards local economic, social and environmental objectives. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should be granted without delay.