

Application Number:	P/FUL/2025/03321
Webpage:	Planning application: P/FUL/2025/03321 - dorsetforyou.com
Site address:	Land at Northern Slip Road West Moors Junction West Moors Road Ferndown
Proposal:	Demolition of the existing buildings, removal of storage containers and erection of replacement building for the seasonal sale of fireworks and associated year-round storage
Applicant Name:	Mr John Mitchell
Case Officer:	Claire Hicks.
Ward Member(s):	Cllr Skeats, Cllr Shortell

1. Reason application is going to committee:

At the request of the Committee Chair in the light of an objection from a Ward Member.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of Development and Impact upon the Green Belt	• Acceptable: The site benefits from a certificate of lawfulness. The proposed redevelopment of the previously developed land can benefit from exception 154(g) of the NPPF (2024) so is not inappropriate development within the Green Belt.
Impact on the Character of the Area	• Acceptable: The design of the proposed development is considered to be appropriate for the context of the site and would not adversely affect the street scene and character of the area so complies with policy HE2.
Impact upon Biodiversity and Dorset Heathlands	• Acceptable subject to conditions to secure compliance with with Policy ME1 (Safeguarding biodiversity and geodiversity)
Flood risk and drainage	• Acceptable subject to condition to secure surface water management plan. Material

Issue	Conclusion
	considerations weigh in favour of approval despite lack of sequential test.
Economic benefits	Understood to be associated with the maintenance of 3 part time (equated to 0.5 FTE) jobs.

4. Description of site

The site is to the north of the A31 on an island of land surrounded by the slip roads serving West Moors/Ferndown. The application site has a 'curved' rectangular shape following the old highway.

The site benefits from a lawful development certificate (granted on 11 November 2025) for the use of two buildings and containers on the land for use for the seasonal sale of fireworks between 15 October - 10 November and 26 December - 31 December each year and associated year-round firework storage. The operator benefits from an annual licence from Dorset Council Trading Standards to store explosives on the site.

The majority of the site is hard surfaced and it appears that the site was used as a road before changes to the A31, but there is existing vegetation and mature trees alongside the edge of and adjacent to the site.

Slop Bog and Uddens Heath lies to the west of the southern part of the application site. The A31 provides a barrier between the site and designated Dorset Heathland. Land to the east has permission for use by horses (P/FUL/2023/06980).

5. Description of development

The proposed development is to demolish the existing buildings, remove the storage containers and erect a building for the seasonal sale of fireworks and associated year-round storage.

6. Background and relevant planning history

Application No.	Description	Decision	Date
P/CLE/2025/04929	Use of existing 2 no. buildings and land outlined red for the seasonal sale of fireworks between 15 October - 10 November and 26 December - 31 December each year and	Granted	11/11/2025

	associated year-round firework storage, including the permanent stationing of 2 no. storage containers on the land outlined in red and cross-hatched blue for firework storage purpose. Seasonal stationing of a further container for firework storage, between September to January each year, on the land outlined in red and hatched black		
03/01/0507/FUL (only part of the current site included)	Erection of 2 sheds for bee keeping	Granted	14/06/2001
03/96/0284/FUL (only part of the current site included)	Erection of 2 sheds for bee keeping	Granted-temporary until 2001	15/05/1996

7. List of constraints

- Within Green Belt
- Within 400m heathland buffer – Dorset Heathlands (Slop Bog & Uddens Heath)
- Within New Forest Recreational Area with a 13.8km buffer
- Within Environment Agency Flood Zones 2 and 3
- Risk of Surface Water Flooding Extent 1 in 30 – covers part of access into site, but not the proposed building footprint area
- Risk of Surface Water Flooding Extent 1 in 100 – covers part of access into site, but not the proposed building footprint area
- Risk of Surface Water Flooding Extent 1 in 1000 – covers the majority of the site including the proposed building footprint area
- Environment Agency - Groundwater – Susceptibility to flooding
- Ancient & Semi-Natural Woodland - Distance: 4.73m & 373.6m
- Natural England - RAMSAR - Distance: 60.27m
- Site of nature conservation interests (SNCIS): SU00/093 - Uddens Water East; - Distance: 23.16m
- Site of nature conservation interests (SNCIS): SU00/039 - Broadmoor Coppice; - Distance: 30.17m

- Site of nature conservation interests (SNCIS): SU00/040 - Pennington's Carr & Copse; - Distance: 64.65m
- Special Area of Conservation (SAC) (5km buffer): Dorset Heath (UK0019857); - Distance: 60.27m
- Minerals and Waste Safeguarding Area - ID: 5529.0
- Minerals and Waste - Sand and Gravel

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. National Highways

No objection

Consider that the development is unlikely to result in a material change in trip generation associated with the existing use of the site.

No existing collision history associated with either use the access or the roundabout junction.

The proposed development is unlikely to result in an unacceptable or severe impact on the SRN in safety or capacity terms, in line with the requirements of DfT Circular 01/2022 and the NPPF, nor should it adversely impact the operational SRN highways asset.

2. Natural England

No formal comments to make on the proposal.

Advised the authority to review any local concerns relating to the application which is located within close proximity to Slop and Bog Uddens Heath SSSI.

3. Dorset Wildlife Trust

No comments received.

4. Dorset Fire & Rescue Service

No comments received.

5. Dorset Council (DC)- Highways

No objection

Parking spaces accord with Dorset Council's standards for parallel parking arrangements. The proposed small stone surfaced turning area to facilitate easier turning within the site is an improvement on the existing situation.

No change is proposed to the existing site access off the roundabout and there are no recorded collisions related to the use of the site access.

No material harm to the transport identified to the transport network or highway safety.

6. DC - Trees (East & Purbeck)

No objection. A condition is recommended.

7. DC- Flood Risk Management Engineer

- It appears that the new building would be on higher ground.
- Noted that the building is in Flood Zone 3- EA Standing Advice should be checked.
- There is no increase in permeable area and it is acknowledged that the proposed development area would be where there is an existing road surface.
- Directing water to a culvert is acceptable.

8. DC - Building Control East Team

No comments received.

9. DC - Rights of Way Officer

No comments received.

10. West Moors Town Council

No objection

11. West Moors and Three Legged Cross- Councillor Skeats

Objection- Inappropriate development of temporary use containers to formal building that will impact on the greenbelt and watercourses with an important site of Slop Bog in close vicinity. Fundamentally this is development of the green belt further with commercial use. Should the recommendation be for approval, would ask it goes to planning committee, otherwise follow officer recommendation.

Representations received

The application was advertised by site notice. No third party comments were received.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

- KS1: Presumption in favour of sustainable development
- KS2: Settlement hierarchy
- KS3: Green Belt
- KS11: Transport and development
- KS12: Parking provision
- HE2: Design of new development
- HE3: Landscape quality

- ME1: Safeguarding biodiversity and geodiversity
- ME2: Dorset heathlands
- ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.

- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Inc. Determining Planning Applications and Flood Risk and Coastal Change

Supplementary Planning Documents and Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Dorset Council Level 1 Strategic Flood Risk Assessment 2024

East Dorset Countryside Design Summary SPG

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

There is a ramp to the proposed building to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated. No harm to persons with protected characteristics is anticipated.

13. Public Benefits

Financial and non-financial benefits of the proposal, including public benefits are summarised in the table below:

What	Amount / value
Material considerations	
None	
Non material considerations	
Business rates	Unknown- to be assessed

14. Planning Assessment

Principle of Development and Impact upon the Green Belt:

- 14.1 The principle of use of the site for seasonal sale of fireworks and associated year around storage has been established by the lawful development certificate.
- 14.2 The application site lies within the Green Belt between West Moors and Ferndown.
- 14.3 Cllr Skeats, one of the Ward Members, has objected to the proposed development due to impact on the green belt.
- 14.4 Paragraph 153 of the NPPF (2024) states that
“153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and

should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

⁵⁵ Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.”

- 14.5 Exceptions to inappropriate development are set out at paragraphs 154 and 155 of the NPPF (2024). The NPPF (2024) exceptions with potential relevance for the scheme are found at paragraph 154 (d) and (g):
154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:...
d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;...
g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

Exception 154(d) - Same use and not materially larger

- 14.6 There are two buildings on the site which have a lawful use for the seasonal sale of fireworks and associated year-round firework storage.
- 14.7 It is not considered that the proposed building can be classed as a replacement building as the proposed building would not be sited on the footprint of the existing buildings. Additionally, even if the building was considered to be a replacement building, it would be materially larger than the one it replaces:

All measurements approximate	Existing buildings	Proposed building
Floor area	Building 1 = 29m ² Building 2 = 8m ²	59m ²
Volume	Building 1 = 81m ³ Building 2 = 19m ³ (based on details provided with the CLE)	224m ³

- 14.8 The proposed building would be materially larger than either of the existing buildings so 154(d) cannot be relied upon.

Exception 154(g) - Limited infilling or the partial or complete redevelopment

14.9 In addition to the two lawful buildings, the site is also extensively hard surfaced as former highway therefore the site falls within the NPPF definition of previously developed land (PDL):

'Land which is lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.'

14.10 The PDL definition goes on to identify exclusions, but none are relevant to the site which is therefore previously developed land.

All measurements approximate	Existing structures	Proposed building
Total floor area	Building 1 = 29 Building 2 = 8 Container 1 = 14 Container 2 = 7 Total = 58m ²	59m ²
Total volume	Building 1 = 81 Building 2 = 19 Container 1 = (14 x 2.5)= 35 Container 2 = (7 x 2.5)= 17.5 Total = 153m ³	224m ³
Heights	Building 1 = 3.2m Building 2= 2.8m Containers = 2.5m	4.9m

14.11 The proposed building would have a very similar floor area to the existing structures that would be removed and will be sited in a similar location.

14.12 The proposed building would represent an increase in volume of approximately 71m³ compared to the existing structures that would be removed. Although higher than the existing buildings, the proposed structure will remain modest in height and will not have a materially greater visual impact on Green Belt openness than the existing lawful development on the site.

14.13 It is recognised that the Green Belt between Ferndown and West Moors plays an important role in preventing the towns from coalescing, and this strip of Green Belt is narrow, however the redevelopment proposal is of sufficiently modest scale that it would cause only modest loss to Green Belt openness and would avoid substantial harm to the openness of the Green Belt. The proposal therefore accords with exception 154(g) of the NPPF (2024) so is not inappropriate development within the Green Belt.

- 14.14 The current use of the land is low key; during the majority of the year the site is used for the storage of fireworks with seasonal retail sales only. It is judged necessary to impose a condition controlling the use so that it remains seasonal and use of the site for alternative uses within Classes E is prevented without express permission. This is necessary to avoid harm to the character of the area and the Green Belt that could arise from more intensive uses. The proposed development would comply with saved policy KS3 of the Local Plan and the National Planning Policy Framework (2024), Section 13.

Impact on the Character of the Area

- 14.15 Section 12 of the NPPF (2024) highlights the importance of good design which should contribute positively to making places better for people. Local Plan Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include layout, site coverage, architectural style, bulk, height, materials, landscaping and visual impact.
- 14.16 The proposed building would have a simple apex form and is appropriately designed for its proposed storage use. The proposed dark green colour of the profiled sheet cladding would assist with visual integration, and it would be well screened by existing vegetation and mature trees on the site. The proposed development would not have an adverse visual impact on the immediate area.
- 14.17 The design of the proposed development is considered to be appropriate for the context of the site and would not adversely affect the street scene and character of the area. The proposed development would comply with Policy HE2 (Design of New Development) of the Local Plan, and NPPF (2024) Section 12 (Achieving Well Designed Places).

Impact upon Biodiversity and Dorset Heathlands

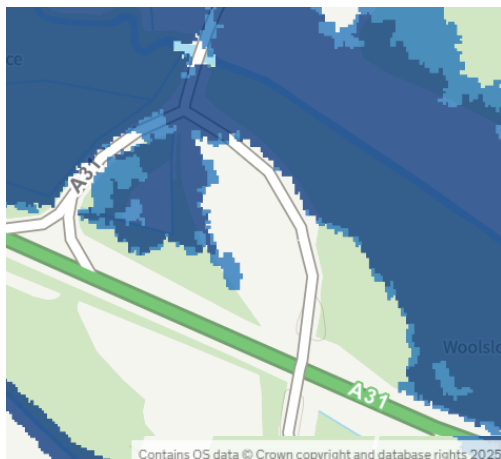
- 14.18 Cllr Skeats has objected to the proposed development due to anticipated impact on the local watercourses and on the adjacent Slop Bog SSSI.
- 14.19 Slop Bog and Uddens Heath lies to the southwest of the application site, while the A31 provides a barrier between the application site and the Dorset Heathlands Habitat Site.
- 14.20 The submitted Flood Risk Assessment explains that water runoff will be northwards away from the SSSI and identifies that the installation of a catchpit to remove any gross solids or sediments before surface water is discharged into the ditch will secure water quality management in line with CIRIA C753 SuDs manual. This can be secured by condition.
- 14.21 Natural England were consulted and raised no objection but as the proposed building and new hardstanding area will be located close to the SSSI boundary it is also judged necessary to require the submission of an Environmental Management Plan by condition.

This is to ensure that potential impacts on the SSSI during construction e.g. dust and water pollution are appropriately managed to avoid harm.

- 14.22 A condition to control the use of the land is also necessary to avoid harm to the SSSI from alternative uses that could be more intensive.
- 14.23 The existing buildings/structures are considered unlikely to be suitable for bats, but a precautionary informative note will be added to any planning approval.
- 14.24 Subject to conditions the proposed development will comply with Policy ME1 (Safeguarding biodiversity and geodiversity) of the Local Plan.

Flood Risk

- 14.25 The application is accompanied by the Flood Risk Assessment which identifies that:
- The site lies within Flood Zone 2
 - The proposed commercial use of the land falls within the 'less vulnerable' classification
 - The flood risk is where the existing ditch is located along the west of the existing tarmac road with an overland surface water path from south to north towards Uddens River (confirmed by topographical levels)
 - Environment Agency data identifies likely flood risk at 14.11m (including 45% increase for climate change)
 - The proposed finished floor level of 4.14 will accommodate for 300m freeboard thereby avoiding flood risk.
 - No flooding has been experienced by the existing and previous owners
 - No flood risk is anticipated because the flood water will follow existing flow paths, being directed north, away from the building which will be significantly higher than existing flood levels.
- 14.26 Evidence available to the Council includes Environment Agency mapping and the Strategic Flood Risk Assessment (SFRA). As evidenced by the latest Environment Agency mapping, the site lies within Flood Zones 2 (light blue) and 3 (dark blue). Although the FRA was completed prior to the Environment Agency update, the change from Flood Zone 2 which denotes medium risk of flooding (1% chance of flooding from rivers) to Flood Zone 3 which denotes high risk of flooding (1% or higher chance of flooding from rivers) does not undermine the conclusion of the assessment as the topography has not altered.





- 14.27 Land to the west of the site is at risk of surface water flooding in a 1 in 30 year event (above) and parts of the application site are at risk in a 1 in 100 year event (below)



- 14.28 These appear to relate to the existing drainage ditch along the west of the tarmac road. Taking into account topography it is considered reasonable to assume that risk of surface water flooding is low.
- 14.29 The site is also identified by the Council's SFRA as being in an area that is susceptible to groundwater flooding.
- 14.30 NPPF para 170 requires that '*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*'
- 14.31 Para 173 requires a sequential risk-based approach to be taken to individual applications in areas known to be at risk from flooding. Para 175 clarifies that '*The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).*'

- 14.32 PPG (ref ID: 7-027-20220825) states *'In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.'*
- 14.33 The proposed development does not fall within any of the exceptions at footnote 62 and it is clear that the site lies in an area at risk of flooding. The FRA identifies that the new building, intended for a 'less vulnerable' commercial use, would have a floor level with an appropriate freeboard to avoid flood risk, but the parking spaces to serve the commercial use would be at risk of flooding so it is considered that the sequential test is required.
- 14.34 Having regard to NPPG para ref 7-027a-20220825 it is considered that a realistic area of search would be close to the settlements of West Moors or Ferndown as the site sits in a rural area between the two. The majority of these settlements are affected by high ground water but there may be available sites where fluvial and surface water risks are lower. No sequential test has been submitted in support of the application.
- 14.35 Due to high ground water levels infiltration is considered unlikely to be viable for the site. It is recognised that this previously developed site has no surface water drainage so the FRA assumption that the current site surface water (3.3.3) follows existing ground levels appears reasonable. The FRA confirms that the proposed drainage scheme, with water from the new building being diverted to a ditch at a controlled rate, would avoid any increased risk of flooding. The Council's Flood Risk Management Engineer is satisfied in this regard.
- 14.36 Without a sequential test to conclude that there are no other reasonably available sites, the requirements of policy ME6 cannot be fully met, but the scheme will incorporate appropriate flood resistance and resilience measures to reduce overall flood risk so that the proposal is considered acceptable in this regard.

Environmental implications

- 14.37 The demolition of the existing buildings and the erection of the proposed replacement building would be associated with some carbon emissions and waste but the existing buildings do not have foundations so limited waste will be generated. A small part of the building is anticipated to be insulated and heated during the season when sales take place and the new building will improve opportunities for efficiency compared to the existing.

15. Summary of issues and the planning balance

- 15.1 The proposal is acceptable in principle and is not inappropriate in the Green Belt. Impacts on biodiversity can be mitigated by the imposition of conditions. The applicant suggests

that the development is associated with the maintenance of 3 part time (0.5 FTE) jobs although it is not clear whether these would be lost if the application were to be refused.

- 15.2 The conflict with policy ME6 due to failure to demonstrate that proposal meets the flood risk sequential test weighs against approval, however officers are mindful that there are existing buildings on the site in use for firework storage and sales. These are at risk of flooding and there is no evidence of existing surface water management. The proposed building would only marginally increase the footprint of lawful structures on the site, will be positioned on land which is already impermeable and would incorporate flood resistance measures (raised floor) to avoid flood risk for future users. The use is less vulnerable and although four parking spaces and an enlarged turning space will remain located in the Flood Zone, the nature of the use of the site for commercial purposes mean that it is very unlikely that people would enter the site during a flood event, reducing the likely risk to marginal.
- 15.3 Although the development does not comply with the development plan as a whole because compliance with the sequential test has not been demonstrated as required by policy ME6, it is considered that the proposal would reduce flood risk compared to the lawful situation as set out above, and this benefit outweighs the policy conflict.
- 15.4 The agent agreed the pre-commencement conditions on 26 November 2025.

16. Recommendation: Approve subject to the following conditions:

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

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 6140-001 Location and Block Plans
 - 6140-001 Proposed Site Plan
 - 6140-003 Floor and Roof Plans and Elevations

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

3. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
 - a) Risk assessment of potentially damaging construction activities.

- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts, including impacts on the SSSI during construction (may be provided as a set of method statements).
 - d) The times during construction when specialist ecologists need to be present on site to oversee works.
 - e) Responsible persons and lines of communication.
 - f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - g) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

4. Prior to first use of the replacement building, the development shall be completed in accordance with the proposed works detailed in Appendix G of the Flood Risk Assessment and Drainage Strategy, by Godsell Arnold Partnership Ltd, dated 26/03/2025. The drainage scheme shall be maintained in accordance with the details at Appendix I of that document thereafter.

Reason: To reduce the risk of flooding.

5. Prior to the first use of the replacement building, the existing buildings shall be demolished, as shown in the Site Plan (drawing number 6140 - 001).

Reason: In order to safeguard the green belt.

6. The external materials to be used for the walls and roof shall be maintained dark green in colour.

Reason: To ensure a satisfactory visual appearance of the development.

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the application site shall only be used for the seasonal sale of fireworks between 15 October - 10 November and 26 December - 31 December each year and associated year-round firework storage and not for any other purposes whatsoever.

Reason: In the interests of the Green Belt, the character of the area and to protect the nearby SSSI and Dorset Heathlands Habitat Site.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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 case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
3. The Natural Environment Team recommends measures are implemented to minimise the risks of deleterious or polluting materials and detrimental effects to the water, the water channel and the site. The applicant should refer to Pollution Prevention Guidelines ([Withdrawn] Works in, near or over watercourses, PPG5: prevent pollution - GOV.UK (www.gov.uk))

The Natural Environment Team advises that fishery interests are taken into account by timing any in-channel works to avoid the fish spawning season (October-March). Spawning fish are protected from disturbance under the Salmon and Freshwater Fisheries Act 1975. The applicant should contact the Environment Agency for detailed site-specific advice if works will be carried out within the fish spawning season.

4. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>