

Application Number:	P/FUL/2025/06576
Webpage:	Planning application: P/FUL/2025/06576 - dorsetforyou.com
Site address:	Kids Love Nature Avon Forest Park Brocks Pine St Leonards And St Ives BH24 2DH
Proposal:	Erect a classroom dome ancillary to existing kindergarten
Applicant name:	Ben Walliman
Case Officer:	James Brightman
Ward Member(s):	Cllrs Bryan, Cllr Goringe

1. Reason application is going to committee:

The application site is owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable. The proposal represents an extension to the building used by 'Kids Love Nature' kindergarten, is in general compliance with Core Strategy PC4: The rural economy and is appropriate development in the Green Belt
Scale, design, impact on character and appearance	The proposed structure would not harm the character and appearance of the area
Impact on the Green Belt	The proposal is appropriate development in the Green Belt
Flood risk and drainage	No adverse impact from flooding
Economic benefits	The proposal would enhance the facilities of the kindergarten and has potential to enhance the business in addition to employment opportunities in the construction
Highway impacts, safety, access and parking	No adverse impact on highway safety would result from the proposal
Impact on trees	No adverse impact on trees would result

Issue	Conclusion
Biodiversity	No adverse impact on biodiversity would arise and appropriate Biodiversity Net Gain would be provided
Environmental Implications	Air & noise pollution during construction
Financial benefits	Receipt of business rates generated by the use

4. Description of site

- 4.1 The application site is within Avon Heath Country Park which is operated by Dorset Council. The kindergarten business run by 'Kids Love Nature' has operated from within the existing Visitor Centre since 2012.
- 4.2 The Kindergarten ([Avon Heath, Outdoor Nursery | Nature, Outdoor nurseries | Kids Love Nature](#)) is attended by children aged between 2 – 5 and is open between 07:45 to 18:00 for 51 weeks of the year. The kindergarten partners with the Rangers at the Park who teach the children about the unique habitat at the park and the importance of conservation.
- 4.3 The wider park area comprises a lorry/coach park, car park, toilets, a visitor centre, cafe and paved area. The site has 2 classrooms and a 1-acre private garden with woodland, vegetable garden, large sandpit, fire pit, pond, mud cafe, outdoor classroom and 4 chickens.
- 4.4 The site is screened by tree belts to the north, south and west
- 4.5 Vehicular access to the site is via Brocks Pine from the A31 to the northwest.
- 4.6 The site is in the countryside outside any settlement boundary, within designated Green Belt and within an Area of Great Landscape Value.

5. Description of development

- 5.1 It is proposed to erect a domed structure on land immediately to the south of the visitor centre on the existing outdoor play area for the kindergarten. The dome would be 4.85m high with a footprint of 7.89m x 7.2m. A small flat-roofed toilet would be positioned adjacent to the north of the dome with a footprint of 1.6m x 2.6m and height of 2.2m.
- 5.2 The dome structure would have an insulated olive-green coloured PVC outer cover and can be power washed. It does not require traditional foundations and uses a low impact spiked frame to provide the necessary support. A small area of decking is to be provided around the dome.
- 5.3 It is proposed to increase the number of full-time employees from 7 to 11 and part-time employees from 4 to 6. This is to accommodate up to 9 additional children at the

nursery. The children will be up to 9 months old and the agent advises that at first, they will predominately be siblings of children already attending the nursery.

- 5.3 The nursery holds daily Ranger-led sessions teach children about the unique habitat and foster a deep understanding and appreciation of the natural world. This is complimented through the learning experiences the children receive within the two existing classrooms and within the 1 acre secure garden, featuring a vegetable patch, supersized sand pit, outdoor classroom, mud kitchen, pond, woods and chickens.
- 5.4 The agent has confirmed that all children currently at the nursery live within a 5 mile radius of the site.

6. Background and relevant planning history

Planning application	Proposal	Decision
03/84/0139/HST	Construct Access From A31 To Land Proposed For WC, Picnic Area, Visitors Info. Centre & Parking Spaces	Granted 24/01/1984
03/86/0803/QF	Car Park And Toilet Facilities	Granted 27/10/1986
03/87/1494/JM	Erect Visitor Centre	Granted 29/12/1987
03/91/0006/JF	Refreshment Facility	No Objection 07/02/1991
3/2007/0502	Re-profiling existing earth bank, redistribution of spoil to extend the bank approximately 30m in a north-westerly direction. Redistribution of spoil to remove steep drop in ground level between the edge of the car parks and the woodland fringe The construction of a pond surrounded by an oak fence.	Granted 11/07/2007
3/2008/0052	Extension to visitors centre, construction of infill panels to overhanging eaves	Granted 31/03/2008
3/11/1062/CPO	Alterations to Information Centre and change of use to part of the Information Centre from D2 to D1	Granted 03/04/2012 In addition to standard conditions, Conditions imposed to; require a Travel Plan to be agreed

		restrict use of the site for an outdoor Nature Nursery school only
P/OUT/2021/04412	Hybrid planning application for: (i) full planning permission for the change of use of agricultural land to Suitable Alternative Natural Green space (SANG) (as an extension to the existing Avon Heath Country Park); the demolition of existing cafe and visitor centre in Avon Heath Country Park; engineering works to remove hard standing from existing country park and restore the land as greenspace; and construction of means of access and car parking to serve the SANG and country park; and (ii) outline planning permission with details of access submitted for approval and all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval for the development of a surf lagoon, outdoor climbing wall, visitor reception, cafe and administration building, and associated landscaping, together with erection of buildings in the country park extension incorporating new visitor centre (allowing for the continuation of such activities as the 'Nature School' at Avon Health Country Park) and new cafe (to replace demolished country park buildings), car park kiosk, toilets, play facilities and SuDS features; and the erection of wild play structures.	Appeal against non-determination – Appeal Allowed. 19/02/2024
P/PAP/2025/00489	Provision of overspill parking area & potential to erect small ancillary	Response issued 13/10/2025

	buildings under permitted development	
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7. List of relevant constraints

Area of Great Landscape Value (AGLV)

Mineral Strategy 2014 – Mineral Safeguarded Policy SG1 - Sand and Gravel

Groundwater – Susceptibility to flooding;

Dorset Council Land Freehold: Avon Heath Country Park (North) including The Chalet & The Rowans, St Ives, Ringwood - Reference FH003421

Existing ecological network - Terrestrial and Higher Potential ecological network

Bournemouth Greenbelt;

APPROVED Dorset suitable alternative natural greenspace (SANG)

8. Consultations

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

Consultees

1. Dorset Council (DC) - Highways - No Objection.

- The proposal does not present a material harm to the transport network or to highway safety

2. DC - Building Control - comments

- Access for the fire brigade must be in accordance with Approved Document B Vol 2 section B5

3. DC - Trees (East & Purbeck) – No objection

- The trees affected by the scheme are lower quality trees and the proposal is acceptable subject to the erection of tree protection fencing which should be secured through a condition.

4. Dorset Wildlife Trust - No comments received

5. DC - Public Health Dorset - No comments received

6. DC - Asset & Property - No comments received

7. DC - BNG Natural Environment Team

- the proposal will retain as much of the existing habitats as possible with a small loss of modified grassland, bare ground and urban trees.

- as the site is leased, it is not possible to secure habitat creation/enhancements for 30 years on-site and off-site purchase of credits to meet the shortfall of 0.06 habitat units is proposed to achieve 10% net gain and this is acceptable.

8. St Leonards & St Ives PC - Objection

- proposal incompatible with the character of the area and does not fit comfortably in the landscape.
- Proposal conflicts with the green belt.

9. St Leonards and St Ives Ward Members

- No comments received

10. Minerals & Waste Team

- No need to consult as the proposal is 'de-minimis' and the dome would not have any adverse impact on minerals

Representations received

No other representations from third parties have been 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 and saved policies within the East Dorset Local Plan 2002:

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

PC4: The rural economy

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.

Emerging neighbourhood plans (NPs)

St Leonards & St Ives NP - no weight can be given at present.

Local Nature Recovery Strategy

The site for the proposed dome is (but not in) adjacent to a Nature Area of National Importance (St Leonards & St Ives Heaths) and adjacent to a High Opportunity Nature Area. The proposal has no adverse implications for these areas.

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 13 'Protecting Green Belt land'
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

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.

Areas of Great Landscape Value 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. Age is a protected characteristic, and the proposal would expand a nursery facility.

13. Public Benefits

The proposals would provide financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Enhancement to a commercial children’s nursery with potential to increase the number of children in attendance by 9.	Unknown
Non-material considerations	
None	

14. Planning Assessment

Principle of development

- 14.1 The site is in the countryside outside any settlement boundary and requires a countryside location to provide the type of early years education to accord with the kindergarten business aims.
- 14.2 In respect of Core Strategy Policy PC4: The rural economy, the proposal represents a development that would aid the economic viability of the existing kindergarten by providing an enhanced facility for the children and allow additional children to attend. Although the site is not on the edge or within an existing settlement, it lies relatively close to the edge of the settlement of St Ives, approximately 750m to the northwest.
- 14.3 The existing use may be considered a land-based rural business given it relies on a countryside location to provide the nature-based learning experience for the children. To be acceptable in respect of Policy PC4, the proposal needs to meet the following applicable criteria from this policy:

‘Should be consistent in scale and environmental impact with its rural location avoiding adverse impacts on sensitive habitats, Areas of Great Landscape Value (AGLV) and landscapes identified through landscape character assessments and the openness of the Green Belt.’

The proposed dome is modest in scale and would not have an adverse impact on the AGLV. There would be some impact on the openness of the Green Belt, but this is accepted given the proposal is considered to be ‘appropriate development’ in the Green Belt.

‘Should not harm amenity and enjoyment of the countryside through the impact of noise and traffic generation.’

It is not expected there would be a significant increase in traffic generated by the proposal, other than during the construction period which will be of short duration.

‘Should minimise additional trips on the highway network and are accessible by sustainable modes other than the car.’

It is not expected there would be any further trips to the site, other than during construction.

- 14.4 On the above basis, the proposal is considered to be compliant with Policy PC4 and acceptable in principle.
- 14.5 There would be economic benefits from enhancing the appeal of the kindergarten that would retain and increase the client base for the business and increase the number of employees at the business, and the Council would continue to receive business rates generated by the use.

Scale, design, impact on character and appearance

- 14.6 The proposed dome is of modest scale measuring 4.58m in height with a circular footprint of 7.2m by 7.89m with the attached toilet measuring 2.2m in height with a footprint of 1.6m x 2.6m.
- 14.7 The dome would be sited close to the existing larger visitor centre building and would be seen in conjunction with it, so reducing its visual impact. The appearance and olive colour of the dome would be appropriate for its rural context, and it would sit comfortably in respect of the visitor centre and other structures in the immediate vicinity.
- 14.8 Core Strategy Policy HE3 Landscape quality requires development to protect and seek to enhance the landscape character of the area and that its siting, design, materials, scale and landscaping are sympathetic with the landscape quality and lists 5 criteria to respect:
- 1. The character of settlements and their landscape settings.*
- The proposal would have no impact on the character of settlements and their landscape settings
- 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.*
- The proposal would have no impact on these features
- 3. Features of cultural, historical and heritage value.*
- There are none of the above features affected by the proposal
- 4. Important views and visual amenity.*
- There are no important views affected and the proposal would have no adverse impact on visual amenity
- 5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion*
- The proposal would have no greater impact on tranquillity than the current use/activities at the site. The agent has advised that the outer layer of the dome is insulated, and its thickness, combined with the coloured PVC material, ensures that no light will escape through it. As such, there will be no potential for light pollution in the surrounding area. The doors would allow some light emission, but this is not expected to be significant given the hours of operation of the nursery of 07:45 to 18:00.
- 14.9 The proposal dome is considered to comply with the criteria set out in Policy HE3, as its siting, design, materials, scale and landscaping are sympathetic to the character of this part of the AGLV.

Impact on the Green Belt

- 14.10 The proposal would not interfere with the most important purposes of the Green Belt set out in Core Strategy policy KS3, being to: protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them and to maintain an area of open land around the conurbation.
- 14.11 The proposed dome is considered to effectively be an extension to the existing kindergarten premises that operates from part of the visitor centre and as it is situated

close to the visitor centre building, it would represent an 'adjunct' to this building as a structure that is supplementary to the main part of the building.

- 14.12 The concept of an 'adjunct' in Green Belt policy has been established in planning appeals where Planning Inspectors have considered detached buildings for ancillary use to be 'adjuncts' and treated these as extensions to a building.
- 14.13 As an extension to a building, the dome may be considered under National Planning Policy (NPPF) paragraph 154 c) where to be classed as 'appropriate development' in the Green Belt, the extension (and any other extensions built since the original building was constructed) should not represent a disproportionate addition over and above the size of the original building.
- 14.14 The visitor centre has had no extensions that have increased its volume, and it is considered that the proposed dome may reasonably be seen to not represent a disproportionate addition over and above the size of the original building. Therefore, it would be appropriate development under NPPF paragraph 154 c) and there is no requirement to consider the impact on the Green Belt further.

Flood risk & drainage

- 14.15 The site is in an area shown to be at risk from high groundwater levels. The Planning, Design & Access Statement (PDAS) provides assessment of flood risk.
- 14.16 The dome would not be in an area with high risk from surface water flooding. The site is relatively flat with a very slight slope to the east, where there is a slightly lower point. The PDAS advises that if groundwater was to emerge then it would disperse from the site and surface water will drain off naturally and is likely to go into the natural pond. The pond has an overflow drain which flows into a ditch beyond the southern boundary of the kindergarten garden. The deck will keep the dome slightly above ground, and the screw foundation platform won't interfere with the table water beneath.
- 14.17 The proposal is considered compliant with Core Strategy Policy ME6 as it would not be at high risk from groundwater flooding nor increase flooding elsewhere.

Economic benefits

- 14.18 There would be economic benefits from enhancing the appeal of the kindergarten that would retain the client base for the business and increase the employees at the business.

Highway impacts, safety, access & parking

- 14.19 The proposal would be used in an ancillary capacity to the established kindergarten use and the vehicle trips from the addition of up to 9 children (who are expected to mostly be siblings of children already at the nursery) and the 4 extra part-time and 2 extra full-time staff are not expected to result in any material harm to the highway network in the immediate area given there is an acceptable vehicular access onto the A31 at the roundabout to the northwest.

- 14.20 The Planning, Design & Access Statement advises that the premises benefits from the use of a 16 space parking area in the existing Country Park car park and the wider car park is available for public use for pick-up and drop off for the kindergarten. This is considered appropriate for the additional staff to be employed.

Impact on trees

- 14.20 The Council's Tree Officer has advised that the trees affected by the scheme are lower quality trees and as such the proposed erection of a classroom would be acceptable subject to the erection of the tree protection fencing shown in the submitted Arboricultural report. A condition is recommended to require this fencing and with this in place, the proposal would have no adverse on trees and complies with Core Strategy Policy HE2.

Biodiversity

- 14.21 The submitted Ecological Impact Assessment (EclA) identifies that the proposal has the potential for impacts during construction and advises a Construction Environmental Management Plan (CEMP) is provided to prevent impacts. It also identifies mitigation and enhancement measures in Sections 6.0 & 7.0. The proposal would comply with Core Strategy Policy ME1: Safeguarding Biodiversity & Geodiversity with conditions imposed to require the development to be carried out in accordance with an approved CEMP and Sections 6.0 & 7.0 of the EclA.
- 14.22 Biodiversity Net Gain (BNG) is to be provided off-site by purchasing the necessary credits and this is acceptable given the lack of space on site to provide BNG.

15. Environmental implications

- 15.1 The construction of the development would result in some air pollution from construction vehicles, construction workers' vehicles and machinery. The manufacture of the materials also has an environmental impact from use of natural resources and energy used to make them. These impacts have to be accepted as they are to be expected for this type of development.
- 15.2 The vehicle trips from additional staff and new parents have potential to generate vehicle emissions from combustion engines.

16. Summary of issues and the planning balance

- 16.1 For the above reasons, the application is judged to accord with the policy set out in the National Planning Policy Framework and the Development Plan as a whole and there are no material considerations indicating that permission should be refused.
- 16.2 Pre-commencement conditions were agreed by the agent on the 19/1/2026

17. Recommendation

Recommendation: GRANT, 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:

Drawing Nos: Block.01 Rev A; LP.01 Rev C & IAW-1

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) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) 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 commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Treecall Consulting Ltd Arboricultural Impact Assessment Ref DS/43525/AC dated 5 Sept 2025 and Protection Plan Ref: TC1 dated 5 sept 2025 shall be implemented and at least 5 working days notice shall be given to the Local Planning Authority that it has been installed.

Note: Your attention is drawn to the requirement for a pre commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Provision

dated October 2025 (reference Ecology 8733 V.02) as certified by the Dorset Council Natural Environment Team on 11/12/2025.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in sections 6.0 & 7.0 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the Local Planning Authority.

The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

Informative Notes:

1. Biodiversity Net Gain -

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

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

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

2. Building Regulations - The applicant is advised that access for the fire brigade must be in accordance with Approved Document B Vol 2 section B5 of the Building Regulations

3. 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 application was acceptable as submitted and no further assistance was required.