

# **Poole Local Plan First Alteration (Adopted March 2004)**



**Remaining 'Saved' Policies**  
**April 2012**

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## **Remaining 'Saved' Policies**



**2012**

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## **Chapter 7: Transportation**

### **Coach and Lorry Parking**

**7.57** Many visitors travel to Poole by coach, which then park for varying periods during the day and overnight. Coach parking on the highway can lead to safety and environmental problems. Coaches visiting the Town Centre are able to park at the Stadium site, off Wimborne Road, but the facilities need to be improved and extended. A Town Centre Traffic Study is examining possible sites for coach parking and terminus facilities.

**7.58** Overnight lorry parking can also pose problems, particularly in residential areas. Facilities in Poole are available at Poole Stadium and within the Port for ferry users only. On the eastern side of the conurbation, lorry parking is currently provided at Kings Park, Bournemouth. In recent years, with improved facilities at the port, the Stadium site has never been full. Existing users of the site consider that it is well located and meets their needs. In combination with the Port, it is adequate to meet the foreseeable demand for overnight lorry parking in Poole and no additional site is considered necessary.

### **T12 COACH AND LORRY PARK**

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**LAND AT THE STADIUM SITE, AS SHOWN ON THE PROPOSALS MAP, IS RESERVED FOR A LORRY AND COACH PARK, TO INCLUDE TOILETS, SHOWERS AND A FOOD KIOSK. ANY REDEVELOPMENT OF THE SITE SHALL INCLUDE SUCH FACILITIES AS PART OF THE PROPOSALS.**

## **Chapter 9: Employment**

### **Employment and Land Use**

**9.14** Poole has seen a rapid level of growth over the last few decades, with much land being developed for employment activities. Between 1998 and 2002, Poole's manufacturing sector saw an actual decrease in the workforce and relative to other sectors, also decreased from 20.2% to 17.4% over this period. This reflects an increase in other sectors, notably services. Manufacturing nevertheless is a vital element in Poole's economy and employs a higher proportion of the workforce than the regional or national average. It has also seen an increase in productivity per employee over the years. In 1996 the gross value added per employee in industry was about £28,871. By 2002 this had risen to £30,675.

**9.15** Unemployment levels in Poole were affected by widespread economic recession in the late 1980s and early 1990s. Since then Poole's economy has been performing well and unemployment rates have reflected this. Between February 2000 and December 2003, the unemployment rate in the Poole travel to work area (TTWA) reduced from 1.6% of the resident working age population to 0.9%.

**9.16** The Structure Plan states that provision needs to be made to ensure that 29 hectares of land are developed for employment uses (classes B1 to B8 of the Use Classes Order) between 1994 and 2011. Table 9.1 shows development progress as at September 2003.

**Table 9.1**

Employment Land Development Progress at September 2003

<b>Progress</b>	<b>Area (Hectares)</b>
Structure Plan development 'target' for 1994-2011	29.00
Area completed 1994-2003	28.13
Area under construction at 2003	5.61
<b>Developed or under construction at September 2003</b>	<b>33.74</b>

**9.17** The rate of development in Poole between 1994 and 2003 has been significantly higher than that for the rest of Dorset in relation to the Structure Plan's employment land provision. Table 9.2 shows that, whilst Poole's provision of 29 hectares represents 9.7% of the Structure Plan total, the actual rate of completions in Poole between 1994 and 2003 has made up some 20.2% of development in the entire Structure Plan area. If continued, such a growth rate would see Poole meeting its Structure Plan requirement by 2004. However, the Structure Plan is not seeking to restrict employment development in Poole. Indeed, its strategy and national and regional policy guidance promote the continued economic growth of the Principal Urban Areas in general and the South East Dorset Conurbation in particular. It is important, therefore, to ensure that the Local Plan allocates enough land to provide a sufficient choice of sites necessary to meet the Structure Plan requirement and ensure that Poole's economic future is not jeopardised.

**9.18** Policy E1 of the Local Plan reserves employment land for uses within classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987. Table 9.3 provides a schedule of the sites identified on the Proposals Map which shows that some 42.52 hectares of employment land is identified in Poole by Policy E1. It is important to ensure that the Local Plan provides a substantial variety of appropriate sites in terms of location, size and quality in order to meet the requirements of different employment activities.

**9.19** Future development in Poole will be limited physically by various constraints such as wildlife protection designations and the Green Belt. The current stock of employment land should thus be viewed as a finite resource. Retention of such land for employment-generating uses is vital to the economic prosperity of Poole both during and beyond the Local Plan period

and offers associated benefits of efficiently utilising existing transport links while avoiding increased pressure on the urban fringe. Hotels may justify an exception to this approach: they can make a vital contribution to the economy by promoting tourism and offering facilities for business travellers and conferences. Policies for the Central Area include the development of four hotels (see policies CA3, CA6, CA7, CA11). It is considered that hotel development within or as part of employment areas can serve to compliment such provision. In considering applications for hotels on employment land the Council will need to be satisfied that the scale, location and cumulative impact of proposals does not threaten to undermine the diversity and immediate availability of the Borough's employment land stock.

**Table 9.2**

Comparison of Structure Plan Allocations and Development Rates - Poole, Bournemouth and Rest of Dorset

Location	Structure Plan Provision 1994-2011	% Provision of Structure Plan Total	Completions 1994-2003 Area	% Completions Structure Plan of Total
Dorset (excluding Bournemouth & Poole)	251ha	83.6%	104.27ha	75.0%
Bournemouth	20ha	6.7%	6.71ha	4.8%
<b>Poole</b>	<b>29ha</b>	<b>9.7%</b>	<b>28.13ha</b>	<b>20.2%</b>
Structure Plan Area	300ha	100.0%	139.11ha	100.0%

**Table 9.3**

Schedule of Employment Land: Sites Identified by Policy E1 on Proposals Map

Employment Site	Area (Hectares) Undeveloped at March 2004	Most suitable use(s)	Other suitable use
Land at Bourne Valley Road	1.48	B1	B2
Holyrood Close	1.15	B1-B8	-
Adj. 60-62 Dawkins Road	0.11	B1	-
Kinson Pottery Estate	0.35	B2	B1
<b>Mannings Heath:</b>			
The Fulcrum (previously referred to as Mannings Heath Road/Canford Way)	7.80	B1	B2, B8
Sites south of Mannings Heath Road and north of Fancy Road	7.52	B1 B2,	B8
Sites south of Fancy Road	7.52	B2	B1
<b>Nuffield Estate:</b>			
Witney Road	2.53	B1	B2
Land north of Toys 'R' Us	1.21	B1	B2, B8

Sterte Avenue West	5.18	B1	B2
Developed or residual area (eg. new service road) at March 2004	7.67		
<b>Total Area of Employment Land</b>	<b>42.52</b>		

**9.20** On larger sites there may be an opportunity for a mix of employment uses and in some cases an applicant might propose that a small proportion of the site be dedicated to uses other than employment-generating activities. Alternatively, a temporary use could be proposed for a vacant employment site (see paragraphs 9.38 and 9.39 and Policy E7). Proposals such as these will only be acceptable if the Local Planning Authority is satisfied that the alternative uses would neither jeopardise the primary employment function of the site nor inhibit the long-term supply of employment land.

**9.21** Land which is allocated on the Proposals Map under the provisions of Policy E1 is reserved for uses falling within classes B1 (offices, high tech, research and development and light industry), B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987. Class B1 and B2 activities tend to generate high levels of employment relative to site area and/or involve the manufacture, production or assembly of goods. Storage and distribution (Class B8) uses, whilst generally not sharing these characteristics, provide an important service for many industries and are often well suited to employment sites. Similarly, there may be other activities which provide a support service to B1-B8 uses. In some cases it may benefit the local economy if such activities were to be situated on sites allocated for B1, B2 and B8 activities. These may be ancillary to, or part of, a commercial activity which incorporates a B1-B8 function or instead may be stand-alone operations. Where uses other than B1-B8 activities are proposed which provide a support service to those principal activities, these will be considered on their merits having regard to:

- a) the suitability of the local highway network;
- b) their compatibility with the location and neighbouring uses;
- c) the benefits for the local economy in terms of the number and type of jobs provided and contribution to particular sectors or existing economic clusters;
- d) the need for the proposal and the availability of alternative sites;
- e) impact upon the range and availability of land capable of meeting the Structure Plan requirement for B1-B8 uses; and
- f) compatibility with the Local Plan Strategy, particularly in relation to its environment and transport objectives.

**9.22** As regards the use of employment land for service industry which does not provide a direct support for B1-B8 activities, paragraph 9.19 above explains that consideration will be given to hotels where this does not threaten the availability and diversity of land for employment purposes. Paragraph 9.20 goes on to state that larger sites may provide an opportunity for a limited element of alternative activities on condition that the

predominant use of the site is retained for B1-B8 purposes. In addition to these circumstances, Poole Local Plan allocates a number of sites in the Central Area for a mix of uses and so there should be sufficient scope to accommodate the needs of most service industries without undermining the supply of land for B1-B8 activities. Major retail developments would not, however, be considered appropriate on sites allocated under the provisions of Policy E1.

**9.23** The 42.52 hectares of employment land identified on the Proposals Map has to be capable of accommodating development for B1-B8 uses during the remainder of the Structure Plan period up to 2011. Of the 29 hectares to be developed between 1994 and 2011, 33.74 hectares had been completed or was under construction by September 2003. There needs to be a higher allocation than the actual land to be developed over this period to ensure that there is a choice of sites available. The sites allocated under the provisions of Policy E1 are generally part of, or adjacent to, established industrial estates and employment areas and so are particularly well suited to employment uses. It is important that these sites are retained to meet the Structure Plan requirement and to support the opportunity to attract new inward investment and the expansion of existing local companies. This land is reserved for B1-B8 uses, although in the case of B8 (storage and distribution) areas of open storage will not be considered appropriate unless only for a temporary period or as an ancillary function to other activities. and other Central Area sites.

## **E1 EMPLOYMENT LAND**

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### **EMPLOYMENT LAND, IDENTIFIED ON THE PROPOSALS MAP, WILL BE RESERVED FOR USE**

**CLASSES B1 AND B2 ACTIVITIES, AND B8 ACTIVITIES THAT DO NOT INVOLVE OPEN STORAGE UNLESS FOR ANCILLARY PURPOSES OR A TEMPORARY PERIOD. PLANNING PERMISSION WILL BE GRANTED ON SUCH LAND FOR HOTELS (SUBJECT TO SITE-SPECIFIC EMPLOYMENT POLICIES IN THIS PLAN), PROVIDED THAT:**

- i) THE OPERATIONS OF ANY ADJACENT B1-B8 USES ARE NOT PREJUDICED; AND**
- ii) THE IMMEDIATE AVAILABILITY OF A DIVERSE RANGE OF EMPLOYMENT LAND WOULD NOT BE THREATENED AS A RESULT OF THE SCALE, LOCATION OR CUMULATIVE IMPACT OF SUCH DEVELOPMENT.**

## **Chapter 13: Community Facilities**

### **Education**

**13.05** Education in Poole is provided by the Borough Council. The school age population for Poole rose by 8% between 1991 and 2003, from 17,500 to 18,900 pupils. The population is not expected to grow rapidly.

**13.06** The Council's proposals for education within Poole include:

- i) replacing mobile/temporary classrooms with permanent accommodation on selected school sites;
- ii) improving specialist facilities at selected middle schools and secondary schools; and
- iii) investigating the need to extend schools, and extending them where appropriate.

**13.07** Borough of Poole supports the continued improvement and provision of educational facilities and this is reflected in Policy CF1. Potential new school sites are limited and therefore, any increase in school age numbers will mostly be accommodated at existing schools. Planning applications for alterations and extensions for schools will be supported.

### **CF1 SCHOOL SITE**

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**SITES AT THE FOLLOWING LOCATIONS, AS SHOWN ON THE PROPOSALS MAP, ARE RESERVED FOR EDUCATIONAL USE:**

- i) NORTH OF UPTON ROAD; AND**
- ii) TURNERS NURSERY.**

An aerial photograph of a coastal town, likely Poole, showing a large complex of buildings, possibly a university or government offices, situated near the water. The image is faded and serves as a background for the text.

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