

Poole Core Strategy Review

Summary of Responses to Invitation to Share Ideas and Call for Sites – February 2015

The Council in preparing the Issues and Options for the Core Strategy Review wrote to everyone on the Planning Policy database on 1 August 2014 and invited them to (i) submit any sites that they would like considered for development and (ii) discuss their ideas for the Core Strategy Review. Some of the invitees supplemented their comments by meeting officers from the Planning Policy team to discuss their ideas. Comments received up to February 2015 have also been accepted and summarised below. A summary of the written comments we received and notes taken at meetings received are set out below in the following two tables:

1. Sites put forward for development
2. Other ideas for the Core Strategy Review

Table 1: Sites put forward for development

Comment by	Site proposed
Mr H. Bailey	Proposing 37 hectares of farmland at Cruxton Farm (between Merley and Wimborne) for housing as the farm is not considered economically viable
Bournemouth Borough Council	Proposing land jointly owned by Bournemouth Borough Council and the Borough of Poole at Moortown Aerodrome, Magna Road for residential development. It lies within the Green Belt, but it is outside of the 400m heathland buffer zone around Canford Heath. Recent investigations suggest that the land is not suited for its original purpose as a new cemetery. This vacant land is available immediately.
Bournemouth University	BU estates plan, known as 'The Estates Development Framework' (EDF) looks at the potential development opportunities associated with BU's estate over a 40 year time horizon but is principally focussed on the investment of some £106 million in the built estate over the period 2012- 2018. BU is also a key stakeholder in preparation of the Talbot Village Trust (TVT) masterplan. BU has aspirations to deliver improved facilities on its Talbot Campus through the redevelopment of existing buildings and spaces, including development on TVT land to the immediate east / south east of the current campus boundary.
Bridge Property Investments Ltd	Promoting 3.9 hectares of allocated employment land at Sopers Lane for consideration for a change of use to residential. Argues site not suitable for employment due to (i) difficulty in access for HGVs, (ii) provision of a suitable access, (iii) poor location of employment site compared to other employment sites, (iv) limitations to future occupiers posed by nearby residential dwellings on HGVs and noise, (v) lack of interest in the site, (vi) there is an oversupply of employment land due to safeguarded employment land at north Poole which is also a better connected and less constrained site. Agreed in follow up phone call on 5 November for landowner to provide viability work, ascertain any constraints and to prepare some initial re-development proposals. Discussed the potential to incorporate a wider land holding as part of a mixed use residential and employment scheme.
Inland Homes	Request that requirement for office space is removed from Pilkingtons Tiles allocated site (now called Carters Quay) as there is no demand, enabling additional housing to be built.
Lees Estate	Promoting land for the creation of a new community in Lytchett Minster to benefit of both Poole and Purbeck, as a strategic location for employment, housing and improved local amenity including linkages of footpaths joining the countryside and other villages together.
Network Rail	Meeting on 16 October: Promoting 2.88 ha site around the railway station for development. Proposes to refurbish the existing station building or relocate it within the site, a multi storey car park, rationalising the three operational sidings to two and provision of a maintenance compound. Anticipate that some 1.5 ha of land can be released for development of flats. Work on site can start in 3-5 years. At the meeting, discussed the opportunity for a train loop that would enable a local train service through the conurbation–would require the Council to undertake a feasibility study. Discussed the potential to extend the allocated site to include adjacent land and buildings. Network Rail will over the next 6 months undertake a study to ascertain exactly how much land is surplus.
Talbot Village Trust	TVT would like to continue to work with the Council and other stakeholders to bring forward the emerging masterplan options for development of 58.42ha of TVT land and through the Core Strategy Review process determine how the land interests can be realised giving flexibility for a range of uses consistent with the University requirements and other development opportunities. Proposes a mixture of residential and non-residential development and associated SANGs.

Table 2: Other ideas for the Core Strategy Review

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
Bearwood Tenants and Residents Association	<p>Meeting on 25 September 2014:</p> <ul style="list-style-type: none"> • Suggested Council removes safeguarded land at North Poole from the Core Strategy and incorporates it in the Green Belt. This would provide a buffer zone between the Magna Business Park and other industrial areas at Canford Magna. • Discussed land south of Magna road where recently planning permission was granted at appeal for employment for part of the safeguarded land as shown on proposals map. • Discussed potential for mixed use scheme of housing and employment on the land with permission and housing development may have some local support. • Suggested Council obtain letters of objection to North Poole sent mistakenly to PINs when should have been sent to Council in response to 2013 Key Issues consultation. 	<ul style="list-style-type: none"> • Discussed that as the employment use has now been granted, development can take place and so Council can't change the use of the land to Green Belt. However Council can consider further south (golf course) for inclusion in the Green Belt. The Core Strategy Review will re-look at the area of land at North Poole in terms of either its potential for future development, if needed, or its future protection from development. • Will contact landowner to encourage engagement over future proposals for the land through the Core Strategy and holding an exhibition drop in during Issues and Options consultation. • Agree that would be useful to review what issues the local community mistakenly raised with PINs. 	<ul style="list-style-type: none"> • Contact landowner • Consider golf course for inclusion in the Green Belt and review • Obtain previous responses from PINS
British Marine Federation	<ul style="list-style-type: none"> • Stresses importance of improving transportation for marine businesses in Poole (e.g. Sunseeker, RNLI, etc.) within the Borough and beyond. • Identifies the importance of providing more affordable housing to help companies source and retain employees. 	<ul style="list-style-type: none"> • The Council is currently drawing up plans to improve transport connections to the Port using £23M government funding. The Council is not providing enough affordable housing to meet needs and recognises this is a big challenge for the Core Strategy Review 	<ul style="list-style-type: none"> • Explore ways to improve provision of affordable housing
Bournemouth University	<ul style="list-style-type: none"> • The Core Strategy should continue to recognise the growth in education employment that will take place at institutes such as BU and the linkages between media-related and / or creative industries (paragraph 6.9 and Strategic Objective 5). Any future planning policy framework should be positively worded to facilitate improvements to the University's estate and provide flexibility for development at Talbot Campus should the TVT proposals not be deliverable for any reason. Suggests that text is included in the Core Strategy <i>"to encourage the development of an integrated framework for the long-</i> 	<ul style="list-style-type: none"> • In light of a call-in and subsequent refusal by the Secretary of State in 2011 following a public inquiry, the mixed use allocation at TVT (Policy SSA20) requires updating to reflect proposals emerging in the new masterplan. 	<ul style="list-style-type: none"> • Identify TVT masterplan and consider including as a strategic site together with a general policy supporting the

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	<i>term management of land controlled by the TVT, Bournemouth University and the Arts University Bournemouth, to secure the maintenance and enhancement of the built and natural environment and benefits to the local community. Development proposals that contribute to the long term management of these areas and which address the Strategic Objectives of the Core Strategy would be supported.”</i>		masterplan.
Curtin, Mr and Mrs	<ul style="list-style-type: none"> Have concerns about undermining of Hamworthy Pier sea defences and calls for better management including re-use of construction materials to shore up defences. Also highlights issues of poor traffic light management on both Hamworthy bridge routes, recent gas main problems in Hamworthy and localised issues on unkempt frontage grass. Would like safe pedestrian route from the pier to the beach. 	<ul style="list-style-type: none"> Comments noted about Hamworthy Pier flood defences which will be fed into the update to the review of the Poole Strategic Flood Risk Assessment (SFRA). Any updates to the Green Infrastructure (GI) Strategy can look at better accessibility between the pier and beach. 	<ul style="list-style-type: none"> Explore comments further in SFRA and GI Strategy.
Dorset Healthcare NHS	<ul style="list-style-type: none"> The Trust is keen to develop more and stronger links between the Borough and frontline Healthcare delivery teams. 	<ul style="list-style-type: none"> We have met with Poole Hospital NHS as part of evidence gathering 	<ul style="list-style-type: none"> Continue to engage with Dorset NHS
Doyle, J.E.	<ul style="list-style-type: none"> Seeks incorporation into the Green Belt of the remaining land west of Wheelers Lane and south of Magna Road that is not part of the North Poole employment appeal decision, including the sports pitches and the low-lying land immediately to the west of Bridleway 24. Encourages the developers to site the proposed 2 new buildings at the northern end of the land adjacent to Magna Road as this will reduce infrastructure costs, with the remaining land designated Green Belt. 	<ul style="list-style-type: none"> The Core Strategy Review will re-look at this area of land in terms of either its potential for future development, if needed, or its future protection from development. 	<ul style="list-style-type: none"> Review safeguarded land at North Poole.
Environment Agency (EA)	<p>Meeting on 24 Sept 2014:</p> <ul style="list-style-type: none"> Suggests updating the Level 1 Strategic Flood Risk Assessment (SFRA) to ensure that it is consistent with National Planning Policy. The outcomes of this update should dictate if the Level 2 SFRA and the Flood Risk Management Strategy (FRMS) also require updating. Any outcomes will feed into Infrastructure delivery work in support of the Core Strategy Review. Seeks amendment to the current flood risk policy to ensure that it delivers the right flood risk management outcomes. Suggests Water Framework Directive (WFD) is considered within the environmental section of the plan, to ensure that it is consistent with delivering necessary outcomes to deliver favourable conditions within Poole Harbour. It may require a specific policy regarding the need for nutrient neutrality from development to deliver the required 	<ul style="list-style-type: none"> Agreed to prepare a Local Flood Risk Management Strategy (flooding risk associated with groundwater, watercourses, drains etc.) and combine with updated SFRA's 1 & 2 Agree that the WFD can be incorporated with policy on nitrate mitigation in Poole Harbour 	<ul style="list-style-type: none"> Prepare combined LFRMS and SFRAs Update Flood Risk policy Refer to WFD

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	outcomes for protection of the Poole Harbour designations.		
EXplora Science and Technology Discovery Centre	<p>Meeting on 7 October 2014:</p> <ul style="list-style-type: none"> • Would like to develop a Science and Discovery Centre in Poole. The nearest is at Winchester. It would cater for tourists (70%) and schools (30%). Requires a site that could accommodate a 3,000sqm building of interactive exhibits. Once a site is identified, they can prepare a masterplan and seek funding. There is no EU or Council funding. 	<ul style="list-style-type: none"> • The proposal would have a positive boost to the local economy by attracting visitors to Poole. • There are a few sites available to pursue in the Regeneration areas or allocated employment land. If it was coastal it could have good links to maritime issues and could link with Navitus windfarm if that proposal goes ahead. 	<ul style="list-style-type: none"> • Identify opportunities for inclusion within a mixed use scheme
Friends of Harbour Reach	<p>Meeting on 21 August 2014:</p> <ul style="list-style-type: none"> • Need to ensure adequate provision of green open space to cope with additional demands from new development. • Concern over lack of affordable housing coming forward as part of large developments i.e. Pilkington's site, Hamworthy. 	<ul style="list-style-type: none"> • We will review green space requirements in line with population projections. • Acknowledge that rising build costs and changes to government policy may mean that we do not achieve the affordable housing targets set out in the Core Strategy. 	<ul style="list-style-type: none"> • Review open space requirements • Explore ways to increase affordable housing provision
Hall and Woodhouse	<p>Meeting on 11 September 2014:</p> <ul style="list-style-type: none"> • Discussed the current public house market and the aspirations of Hall and Woodhouse, one of bigger local traders. • Wet pubs (only drinks) difficult to make viable due to very small profit on each drink. Some are not turning over enough to pay a tenant minimum wage for 80 hours a week. • The fabric of these buildings may not be suitable for providing food and therefore close. • Rationalisation of much of unviable stock has already taken place with capital receipts from change of use / sale re-invested in new brewery in Blandford and other more successful pub eateries. • Looking for opportunities to invest by providing a new pub / food at large housing schemes, e.g. the Regeneration sites. • Despite period of marketing have been unable to find purchaser for Darby's Corner site and will need to consider a different use for the site. 	<ul style="list-style-type: none"> • We are aware that since 2005 nine pubs have closed and been converted or proposed for conversion to other uses. • In some cases the pub may be converted to a shop through permitted development rights. • Any planning applications would be covered by rigorous tests on viability, need, etc. in Policy PCS25. This policy is robust and ensures community facilities are not lost unnecessarily. 	<ul style="list-style-type: none"> • None
Jarvis, J	<ul style="list-style-type: none"> • Council should, in consultation with nature conservation interests, prepare to protect Poole Harbour as concern about climate change increases. 	<ul style="list-style-type: none"> • The Council is working with nature conservation bodies to ensure new development does not harm Poole Harbour Special Protection Area. 	None

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
Maidment, P	<p>Meeting on 9 October 2014: Discussed a summary of comments on wide range of issues in the town made by people through social media from possible transport improvements, to carbon cost saving measures to the Council providing better communication about development that is taking place in Poole. Specific to the Core Strategy Review:</p> <ul style="list-style-type: none"> • suggestion for open space alongside waterfront by Twin Sails Bridge; • more affordable housing needed; • encourage developers to meet all housing needs not just one bed flats; • bus station needs regeneration / moving; and • encourages better use of the quay, e.g. indoor market at former site of Dundees. 	<ul style="list-style-type: none"> • Recognise the need for better communications and engaging people through social media. • In the Town Centre masterplan SPD we have identified public open space alongside the waterfront by Twin Sails. The SPD also looks at the bus station and the Quay. • We need all types of housing, with flats are more suited to town centre sites 	<ul style="list-style-type: none"> • Engagement strategy • Explore ways to increase affordable housing provision
Natural England	<ul style="list-style-type: none"> • Suggest that the issues raised at the Public Inquiry for the business park at North Poole are considered in any Green Belt review. The proximity to designated sites make some land more suited to a particular use class over another, and NE can advise. • Encourages the use of the Dorset County Council (DCC) administered Biodiversity Mitigation Protocol as part of the planning process. There is evidence from other local planning authorities that residential development is facilitated by the DCC approach that avoids delays in the planning process. • Recommend that any land coming forward under the Call for Sites consultation should be reviewed against current and emerging local policy guidance and the current Dorset Heathland Planning Framework SPD, in particular the 400m restriction, as part of any site selection criteria exercise. 	<ul style="list-style-type: none"> • The Core Strategy Review will re-look at this area of land in terms of either its potential for future development, if needed, or its future protection from development. • The other advice is duly noted. 	<ul style="list-style-type: none"> • Discuss safeguarded land at North Poole with NE.
Poole Agenda 21	<p>Meeting on 6 October, discussed the following suggestions:</p> <ul style="list-style-type: none"> • The Whole of the Core Strategy should be directed towards sustainability; • Title “Preparing Poole for Climate Change” accepts adaptation, but instead should tackle problem first, i.e. “Actions of Poole to Reduce our Carbon Footprint”; • The heading “Providing the Infrastructure to support Sustainable Growth” assumes growth is sustainable, as we live on a planet with finite resources and a limited capacity to absorb pollutants. The Core Strategy should at least acknowledge this; • Is Council reducing the need to travel or reducing the need to travel by car? • Make provision to produce more electricity from renewable sources; • Make provision to ease the flow of buses, improve cycles and pedestrian routes; • No more out of town retail, but if existing provide bus access, e.g. Tower Park • Develop attractive high density local centres to encourage local use of facilities; • Crank up the requirement for sustainable building and renewable energy generation. 	<ul style="list-style-type: none"> • Many of the actions are already covered by the Core Strategy and the Local Transport Plan. • Sustainability is at the heart of the Core Strategy, and it would be difficult to develop policy much further, bearing in mind that the Core Strategy shouldn’t unnecessarily repeat national policy, shouldn’t set policy targets that go beyond the requirements of the Building Regulations and shouldn’t unduly restrict the operation of the free market. • Government’s new Housing Standards 	<ul style="list-style-type: none"> • Ensure Core Strategy continues to push for sustainable development and be clear on what that is.

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	<ul style="list-style-type: none"> • Maintain or increase open space; • Reduce rates for useful, specialist businesses – new concept of “affordable shops”, • Pedestrianisation or calming traffic; • Prevent the unnecessary growth of betting shops, estate agents, takeaways, etc.; • Adopting a policy for “affordable shops”- similar for that for affordable homes; and • Increase the supply of houses. 	will replace locally set targets such as CSH, or dwelling size.	
Poole Hospital NHS	<p>Meeting on 24 November 2014:</p> <ul style="list-style-type: none"> • Discussed the future needs of the hospital, in particular the need to improve the maternity facility by relocating to the main hospital site. 	<ul style="list-style-type: none"> • Provides an update on the deliverability of the allocated site (Policy SSA17) 	<ul style="list-style-type: none"> • Ensure Core Strategy reflects hospital’s contribution to meeting the health and well being of the community.
Poole Housing Partnership (PHP)	<p>Meeting with PHP on 17 September 2014:</p> <ul style="list-style-type: none"> • PHP would like to use Council collected monies from Section 106 contributions for affordable housing schemes collected for this purpose; • PHP highlighted that there may be some regeneration potential of sub-standard inefficient housing stock and associated land assets; • PHP fully support the Core Strategy affordable housing policy and believe it should be extended to include all new residential development, given the levels of need; • PHP consider that better use could be made of some sheltered housing sites under their management; • PHP commented that they have planted fruit trees etc. on land managed by them, for the benefit of local communities; and • Energy: PHP are exploring the potential of setting up an ‘Energy Services Company’ which will build on their experience of installing solar PV installations and energy efficiency improvements across the Council’s housing stock. 	<ul style="list-style-type: none"> • Agree that redevelopment of existing housing sites and elderly care accommodation could have significant benefits. • We have commissioned a study to assess viability, however in the meantime, government has changed policy allowing us to only seek affordable housing on schemes of 10 units or below or a maximum combined floor space of 1,000sqm. • Support PHP in its approach to renewable energy and planting of fruit trees. 	<ul style="list-style-type: none"> • Indicate support for the regeneration of existing housing areas
Poole Youth Forum	<p>Meeting on 6 November 2014:</p> <ul style="list-style-type: none"> • Discussion about the Core Strategy Review and identification of some of the tensions and issues, particularly focussing on housing. Looked at identifying sites for flats, houses and care homes. Also looked at criteria for Lifetime Homes. 	<ul style="list-style-type: none"> • Initial engagement with young people 	<ul style="list-style-type: none"> • Use Forum to connect with young people
Reed, A	<p>Raises concerns about recent infill development, stating:</p> <ul style="list-style-type: none"> • It is evident from recent appeals where BoP decisions have been overruled by 	<ul style="list-style-type: none"> • The planning system is underpinned by the presumption in favour of sustainable 	<ul style="list-style-type: none"> • None

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	<p>Inspectors that PCS5 and PCS23 need strengthening, specifically in relation to a definition of “Character of the Area” as its subjective and open to differing interpretations;</p> <ul style="list-style-type: none"> • Cumulative effect of individual developments needs addressing strategically in terms of car parking as garages are rarely used. Increase the number of spaces per dwelling? • The balance in decision making seems in favour of facilitating the development rather than adherence to local policies, so the public loses belief in the planning process; • Would like Council to address developers “playing the system”, where true intentions of planning permissions are not declared at the start; • Council should start using its powers under Section 94 of the Town and Country Planning Act 1990 to address the issue of delayed developments. Neighbours are left with uncertainty for an extended period of time from boarded up buildings. 	<p>development, where Councils are required to work with developers to facilitate development within the context of local plan policies.</p> <ul style="list-style-type: none"> • Government guidance requires the Core Strategy to have flexible policies and be brief, rather than prescriptive, but it can be backed up by guidance that helps inform decision making, such as the Poole Characterisation Study which includes guidance on density, building height and patterns of development. • We are not currently expecting to update existing car parking guidance. • We recognise the uncertainty when plots with permission are not built, but this is a reality of the market led system and allowing development to take place when it is viable to do so. 	
Sandbanks Association	<p>Set out a number of issues:</p> <ul style="list-style-type: none"> • Focus development at Poole Old Town, revitalising the Town Centre and Hamworthy Power Station site with affordable housing; • Maintain present Conservation Areas especially that at Sandbanks; • Appropriate development of the Poole Sea Front and Beaches while respecting the present Acts of Parliament in relation to Sandbanks, and at the same time producing a workable plan that will replace and sustain services; • Implement the Poole Harbour Commissioners Plan for the Harbour and its beaches with further development of tourism and the management of increased tourist numbers; • Implement Government’s newer financial methods to provide starter homes/flats; • Maintain a revitalised quay, high street and shopping centre that meets the demands of residents and tourists; • Improved street lighting and maintain safety for all, especially the young, old and infirm; • Provision for cycle lanes separated from pedestrian walk ways, increase frequency of some buses, e.g. tourist routes, with seasonal park and ride, seasonal water taxis 	<ul style="list-style-type: none"> • The comments support the current Core Strategy approach. 	<ul style="list-style-type: none"> • None

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	<p>linking Sandbanks and other Harbour points, better variable message signs to warn visitors about the state of car parks and improve the present footpath system links;</p> <ul style="list-style-type: none"> • Explore opportunity for tidal and wave energy schemes in Poole bay; and • Concerned about lack of graduates doctors to replace retiring doctors. 		
Society of Poole Men	<p>Set out a number of issues:</p> <ul style="list-style-type: none"> • Core Strategy should be co-ordinated with car parking strategy and maximise off road parking to avoid enforcement action being required; • Avoid over commercialisation of the beaches, but moor lifesavers rafts offshore to improve beach enjoyment; • Maintain existing assets; • Core Strategy should link in with strategies beyond the Borough; • Include policies in Core Strategy where national guidance has been removed; • Ensure communities are sustainable, e.g. demographics; and • Support a number of comments made by commentators at Key Issues stage. 	<ul style="list-style-type: none"> • The Core Strategy must be co-ordinated with other strategies that affect South East Dorset. • The other comments are noted. 	<ul style="list-style-type: none"> • None
Smith, J	<ul style="list-style-type: none"> • Suggests moving rail station to land to the rear of the Kingland Road multi-storey car park by Seldown Bridge bringing the bus and rail station into closer proximity; and • Suggests the promenade at Baiter should be significantly upgraded and possibly incorporate a 'beach' on the harbour side to attract tourists to the Town. 	<ul style="list-style-type: none"> • Acknowledge that a transport hub would be ideal but challenging issues of cost and land ownership; and • Suggestion about Baiter noted. 	<ul style="list-style-type: none"> • Review physical links between buses and trains. • Review green infrastructure
Talbot Village Trust (TVT)	<ul style="list-style-type: none"> • Suggest that the Core Strategy Review should set guiding principles and a positive strategic framework for the development of the TVT masterplan and also provide flexibility for development, which may vary should the University proposals not be deliverable. Suggests that the following text is included in the Core Strategy: <i>"The Council will encourage the development of an integrated framework for the long-term management of the Talbot Village area, to secure the maintenance and enhancement of the built and natural environment and benefits to the local community. Development proposals that contribute to the long term management of this area and which address the Strategic Objectives of the Core Strategy will be supported."</i> 	<p>In light of a call-in and subsequent refusal by the Secretary of State in 2011 following a public inquiry, the mixed use allocation at TVT (Policy SSA20) requires updating to reflect proposals emerging in the new masterplan</p>	<ul style="list-style-type: none"> • Identify TVT masterplan and consider including as a strategic site together with a general policy supporting the masterplan.
Mr D. Ulldemolins	<p>Suggests that:</p> <ul style="list-style-type: none"> • The town centre/high street must be completely redesigned with larger signature stores; • As the entrance to Poole, bus station must be completely rebuilt; • The town's shopping area should be reduced and concentrated in a new rebuilt shopping centre in Falklands Square that encompasses the new bus station. The lower higher street from North Street and Lagland Street should be given over to 	<ul style="list-style-type: none"> • Some interesting suggestions for the Town Centre that we can explore through the Town Centre Planning and Urban Design SPD. 	<ul style="list-style-type: none"> • Ensure Core Strategy picks up proposals that come through the Town Centre

Name	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
	<p>eateries/café's and leisure etc. providing a natural flow from shopping to eating and entertainment.</p> <ul style="list-style-type: none"> • A new large screen cinema with tiered seating unlike the Multiplex should be built; • More seating is put in around the Quay; • The viability of a tram transportation system from North Street and Lagland Street to the Quay is investigated. This would assist the transformation of the lower high street from a poor quality shopping area to one of an entertainment quarter; and • Convert the Civic Centre to flats with the road adjacent to the park closed and another development built here. The present car park building on the site should be knocked down which would facilitate widening the A35 when redeveloping the site and alleviating any traffic flow problems by closing the road adjacent to the park. 		<p>SPD</p>
Woodland Trust	<p>Suggests that the Core Strategy Review can:</p> <ul style="list-style-type: none"> • Recognise the role that woodlands provide for community open space in place making and support more woodland creation to enhance this provision; • Support absolute protection of ancient woodland and ancient trees; • Reflect the positive role of woods and trees in adaptation to, and mitigation of, climate change and improving mental & physical health; • Have regard to the policy in Teignbridge Local Plan (2013) as a good example; and • Have regard to the Trust's Woodland Access Standard (WASt) recommendations: <ul style="list-style-type: none"> ○ that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size ○ that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes. 	<ul style="list-style-type: none"> • Agree that trees provide significant benefits, in particular in Poole, where the tree canopy is distinctive, provides a strong character and helps with the local climate and wellbeing. • Biomass opportunities will be explored as part of the emerging Poole Local Energy Plan. • The Green Infrastructure (GI) strategy can review how Poole fares against the WASt standards. • The policy wording is duly noted. 	<ul style="list-style-type: none"> • Ensure policy provides protection of trees and encourages planting. • Review how Poole fares against WASt standards in GI strategy