

Poole Core Strategy Review

Summary of Responses to Key Issues – June 2013

The Council as part of the commencement of the Core Strategy Review sought the views of organisations and the public about what key issues should be included in the Core Strategy Review. The Council asked for comments on the following question between 1 May and 14 June 2013, but also accepted comments submitted after the deadline.

What do you think are the key issues surrounding the sustainable development of Poole that the Core Strategy review should address?

To help you answer this question, we identified a number of issues that we considered the review needed to address, these being:

- *Identifying the right locations for development in Poole*
- *Supporting the local economy and providing jobs*
- *How the town's housing needs will be met*
- *Revitalising the Town Centre*
- *Transport*
- *Identifying the priority areas of the town needing improvement*
- *Creating and maintaining locally distinctive and self reliant places*
- *The approach to managing internationally protected designations*
- *How the impacts from climate change will be tackled*
- *Providing the infrastructure required to support sustainable growth*
- *Planning for health and well-being*

The Council received 25 responses, plus the Highways Agency, Scottish and Southern Energy and the Homes and Community Agency all responded with no particular comments at this stage. In addition we have combined 73 comments from residents around Bearwood who objected to a planning application for an employment site, but sought changes to Green Belt through the Core Strategy – these comments are listed as “Various – 73 residents” in the Comment by box.

A summary of the comments and officer responses are set out in the table below:

Comment by:	Summary of Issues Raised	Officer Response	Actions for Core Strategy Review
Bourne Leisure Ltd.	<ul style="list-style-type: none"> • Tourism should be identified as a stand-alone policy in the Core Strategy Review, with a specific strategic level policy developed to provide a comprehensive and balanced approach to the consideration of proposals - both for enhanced and new visitor accommodation and for attractions - that would help strengthen existing operators and support growth in both areas of the tourism sector. Such a new Core Strategy policy context should promote appropriate tourist development (including a range of visitor accommodation and attractions) that benefits the local economy. It should be fully recognised in the Review that by its very nature, such development requires a location in the Coastal Zone/in close proximity to the heathland areas and Poole Harbour. The economic benefits of such development should be balanced against the desire to manage, protect and enhance the natural environment in more sensitive areas such as at Rockley Park, provided that commensurate mitigation measures (for example, the inclusion of a buffer zone and appropriate landscaping) can be implemented to mitigate both direct and indirect impacts. • Shoreline management is a key issue that should be addressed in the Core Strategy Review. Support the current approach of 'holding the line' for flood protection along its shoreline. Any policy that seeks to address shoreline management issues should seek to hold and maintain the existing defence line, in order to allow for tourism operators to continue to retain, fund and implement appropriate coastal defence work to protect their property and to enable them to continue to operate and improve their businesses. • Any potential future Core Strategy Review policy and objectives should fully reflect the outcomes of early engagement and also, ensure sufficient flexibility within any policy to allow for coastal landowners and business operators to relocate buildings and other facilities to open space within existing sites, or to land immediately adjoining their landholdings, where necessary due to coastal erosion. 	<p>Tourism is covered by the Site Specific Allocations and Development Management DPD Policies DM4 and DM5 which may benefit from a reference in the Core Strategy Review. The Review could also address coastal issues set out in the Shoreline Management Plan 2.</p>	<p>Consider need for new tourism policy or reference Policies DM4 and DM5.</p>

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	<ul style="list-style-type: none"> Review should promote the use of non-car modes where possible, and at the same time recognise the reality and necessity of car-based accessibility, particularly for reaching tourism uses in rural and more remote coastal areas. 		
The Brendoncare Foundation	The review should address older people issues, affordable/ accessible transport, support for the voluntary sector, a more effective referral process by Adult Services and should consider the creation of 'Community Hubs' for older people.	The Council will review its policies in respect of ageing population including any specific land use requirements. Some of the issues raised are outside the scope of the Core Strategy Review.	Review policy to ensure needs of an ageing population are addressed
Chivers, A	Revitalising the Town Centre is perhaps the most important issue. The Town Centre is in a really poor state because the Council have driven away people with ridiculous parking charges and restrictions. We need to bring people, and shops back to the High Street, with free parking and easy access.	Revitalising the Town Centre is a key objective of the Core Strategy and a priority for Poole. The Council charges for car parking to raise revenue for use on the provision of better services and facilities and to encourage the use of public transport, cycling or walking to reduce traffic congestion and noise pollution, which will improve the town centre environment. However, the car parking strategy is not an issue that can be dealt with through the Core Strategy Review.	None
Cluett, C	Supports all of the issues raised by the Council	Support noted	None
Dorset County Council	<p>Collaborative working between Poole and its neighbouring authorities under the "duty to cooperate" should ensure that the strategy for future development relates to and supports those of its neighbours, covering:</p> <ul style="list-style-type: none"> the homes and jobs needed in the area; the provision of retail, leisure and other commercial development; the provision of infrastructure for transport, telecommunication, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy; the provision of health, security, community and cultural infrastructure and other local facilities; and climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape. 	Core Strategy Policy PCS36 - sets out criteria for joint working with a variety of partners including local authorities and where issues have strategic cross boundary impacts, we will seek to work collaboratively with neighbouring authorities and bodies with similar priorities. The review will need to ensure that this policy is consistent with current bodies working with similar planning priorities.	None

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	Of particular importance to the County Council is the provision of infrastructure - particularly transport, education and waste facilities.		
Dorset Police	<ul style="list-style-type: none"> • The overall crime rate in Dorset is decreasing and the area enjoys one of the lowest crime and disorder rates in the country. The continuing reduction of crime and disorder will play a valuable part in making the people of Dorset safer, feel safer and encourage business, employment and workforce into the area • The NPPF recognises the need for early consultation with the community and relevant organisations with some of the key objectives being to ensure sustainable, safe, secure, low crime and low carbon use communities in order to promote well being and economic growth in the area concerned. Early consultation with the police Crime Prevention and Design Advisors and, where appropriate, Counter Terrorism Security Advisors can significantly contribute to these goals. With an ageing population, security and safety may be more of a pertinent issue for the area. • Secured by Design (SBD) is the UK police flagship initiative supporting the principles of designing out crime and crime prevention. Reported crime and the loss and damage associated with crime in England & Wales equates to 5.5 million tonnes of CO2 per year. Therefore all 'major' commercial and residential developments and residential premises specifically for residents with special needs should achieve full SBD certification unless good cause can be given as to why this is not achievable and all new build dwellings, commercial premises, public buildings and HMOs should achieve part 2 SBD compliance. • Encouraging the use of alternatives to high value metals, such as lead and copper, should be used in the constructions unless there are other planning, heritage etc. requirements that prevent their use. 	Core Strategy policy PCS 27: Safer Communities sets out the positive measures to improve community safety that the LPA will seek to secure when considering development proposals.	Consider whether Core Strategy policy PCS 27 needs updating to include Secure by Design
English Heritage	<ul style="list-style-type: none"> • English Heritage has prepared guidance on how to consider heritage matters in Local Plans, in accordance with NPPF 	The Site Specific Allocations and Development Management Policy DM2: Heritage Assets sets the emphasis for	None

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	<p>http://www.english-heritage.org.uk/professional/advice/government-planning-policy/national-planning-policy-framework/</p> <ul style="list-style-type: none"> The Core Strategy was a notable document with a number of regarded associated initiatives including the Heritage Assets SPD; the on-going programme of preparing conservation area appraisals and management plans, and; the characterisation, streets and spaces emphasis. The review should compliment this progressive approach and commitment to the conservation of the historic environment. Supports the Council issues of revitalising the town centre, transport, identifying the priority areas of the town needing improvement and creating and maintaining locally distinctive and self-reliant places 	<p>development management proposals affecting any heritage asset in Poole. Supported by SPDs, appraisals and management plans, the policy is flexible and appropriately current in terms of setting out Poole's policy position.</p>	
Environment Agency	<ul style="list-style-type: none"> It will be necessary to update 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 you need to update the Level 2 SFRA and the Flood Risk Management Strategy (FRMS). This work should also feed into Infrastructure delivery work. The current flood risk policy is poorly constructed and will need to be amended to ensure that it delivers the right flood risk management outcomes. You will need to consider the Water Framework Directive (WFD) with the environmental section of the local plan, to ensure that it is consistent with delivering necessary outcomes to deliver favourable conditions within Poole Harbour. You may wish to develop specific policy regarding the need for nutrient neutrality from development. 	<p>In liaison with the Environment Agency, the Council will review Policy PCS34 Flood Risk, update the SFRA incorporating a Surface Water Management Plan and update the Poole Harbour nitrate issues</p>	<p>Mention WFD in Poole Harbour sections. Update SFRA 1 and incorporate the Surface Water Management Plan Rewrite flood risk policy PCS34</p>
Harris, B & S	<p>Suggests the following key issues:</p> <ul style="list-style-type: none"> Earmarking and taking steps to provide land for future industrial/work development. Making sure that "affordable housing" is not just flats/apartments but also family houses and starter homes. Repairing and upgrading the Borough's infrastructure such as roads, 	<p>The existing Core Strategy and SSA already cover all but the latter two suggestions. The latter two suggestions go beyond the scope of the Core Strategy.</p>	None

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	<p>sewers, drains, properties and public buildings.</p> <ul style="list-style-type: none"> • Maintaining and improving shopping/community districts such as Ashley Road, Broadstone, Ashley Cross, Penn Hill, Hamworthy, Canford Cliffs, Lilliput, Bear Wood, Canford Heath, Wallisdown and Branksome. • Building new schools in order to meet future demand before they are needed not when actually required (identify and purchase suitable sites urgently). • Maintain local sports and recreation areas so that young and old can play organised and informal activities in a clean, open environment. • Actively combat vandalism and anti-social behaviour - possibly educating the very young at school on the costs to their parents and themselves in the future. • Allow each ward to have one priority a year for their area with suitable resources, also letting each ward nominate a central priority for the Borough. Let the School Council also nominate a single priority each year with resources to meet it. 		
Harris, L	Is concerned about 'garden grabbing', the increase in number of blocks of flats being built and parking on pavements as Poole is losing its identity.	Core Strategy Policies PCS5 and PCS23 are sufficiently robust in terms of the criteria for assessing the impact of proposed development. The Parking & Highway Layout In Development SPD supports well designed on street parking.	None
Hobbs, F	Sets out his preferences, from the list of issues raised by the Council, in the following order 1: Identifying the right locations for development in Poole, 2: Revitalising the Town Centre, 3: Transport and 4: Planning for health and well-being.	Comments noted	None
Home Builders Federation Ltd	<ul style="list-style-type: none"> • Since the adoption of the Core Strategy there have been a number of changes to the planning regime including the National Planning Policy Framework (NPPF) and the revocation of the South West Regional Spatial Strategy, which need to take into consideration in the review. • For example, Policy PCS36 should reflect the duty to co-operate 	The Council will update the plan in line with latest national policy (and removal of regional policy). The Council will work with neighbouring authorities to update SHMA and plan to meet housing growth (including utilising the How Many Homes, What Homes Where toolkit). The Council will also undertake further viability assessment and will incorporate the	Review policies PCS 5; PCS 32; PCS 35 and PCS 36. Remove references to Draft RSS and incorporate other suggested

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	<p>and Policy PCS5 should be based on a clear understanding of housing needs in the area. The NLP report "Objectively Speaking 12 months of applying NPPF to housing targets in Local Plans: A review of examinations" (April 2013) sets out common weaknesses in a number of methodologies and demographic modelling tools.</p> <ul style="list-style-type: none"> • The SHMA is now substantially out of date and the 2012 update may not be considered to be sufficiently comprehensive to comply with the requirements of the NPPF. • The Inspector overseeing the West Northamptonshire Joint Core Strategy examination has asked the Council to take into account both the latest ONS household projections and the early 2011 census results including by reference to the "How Many Homes? / What Homes Where? toolkit". • Throughout there are out of date references to the South West RSS and PPS 3 which should be replaced with the NPPF. • Para 6.131 - Building for Life was superseded by Building for Life 12. The new scheme is no longer a score based system and should be removed from the Core Strategy as part of this review process. • Assume that Policy PCS28 - Dorset Heathlands International Designation will be replaced by the Dorset Heathlands DPD. • Consider removal of Policy PCS8 - Lifetime Homes. The costs for Lifetime Homes (para 6.49) are out of date. "Assessing the Cost of Lifetime Homes Standards" (DCLG July 2012), shows the average additional cost for complying with the 12 Lifetime Homes criterion relating to internal specification is £1,525 plus further additional costs. Para 4.58 of Core Strategy Inspector's Report queries whether the requirements should be dealt with through Building Regulations. • Policy PCS32 - Sustainable Homes and Policy PCS35 - Energy & Resources Statements. It would be more appropriate to make reference to Government's Zero Carbon Homes programme and changes to Part L of the Building Regulations on energy efficiency 	<p>costs suggested.</p> <p>SHMA will provide the relevant evidence base to meet Poole's Housing Needs and ensure that these are delivered in the right locations.</p> <p>See comment to 21 above. Where changes to the planning system have been introduced, the Review of the Core Strategy will ensure that policies contain references to current government policy.</p>	<p>revisions.</p>

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	<p>and carbon emissions rather than Code for Sustainable Homes. Are these policies compliant with Paragraph 95 of the NPPF? Inspectors Report into Core Strategy raised concerns. If CfSH, is retained in policy, the costs of CfSH should be applied in viability assessments - refer to "Cost of Building to CfSH Updated Cost Review 2011" (DCLG) where Table 2 shows the cost of building to Code 5 represents an increase of 28-31% on build costs.</p> <ul style="list-style-type: none"> • Policy PCS37 The Role of Developer Contributions in Shaping Places should refer to CIL charging schedule. Through the review the Council should undertake an up-to-date assessment of viability to include costs of affordable housing, lifetime homes, CSH and CIL. Refer to "Viability Testing Local Plans Advice for Planning Practitioners" (Harman, 2012) The BNP Paribas study omitted some. Ensure the assessment satisfies NPPF paras 173-177 • Policy PCS5 - Broad Locations for Residential Development should make provision for the under supply of housing in the early years of the plan using either the "Liverpool" or "Sedgefield" method for calculating its five year land supply. The "Liverpool" method spreads any shortfall in a given year over the remainder of the plan period, it is most appropriate where there is not a severe shortage of housing land. Whilst the "Sedgefield" model seeks to meet any shortfall earlier in the plan period, this approach best accords with Paragraph 47 of the NPPF in significantly boosting housing supply. The Council may also have to consider whether a 5 or 20% buffer is most appropriate given its poor performance in housing delivery over recent years. 		
Jarvis, J	<p>Supports all of the key issues identified by the Council and suggests:</p> <ul style="list-style-type: none"> • Protection of amenity (environmental nuisance) • Full consideration needs to be given to the impact of climate change, locations for development, and providing adequate infrastructure to protect Poole. 	<ul style="list-style-type: none"> • SSA Policy DM1: Design sets out how residential amenity will be protected. • The Core Strategy sustainability appraisal will assess the implications of growth. 	None
McCarthy	Suggest an additional policy for the housing needs of older persons,	SSA Policy DM6: Accommodation for an Ageing Population	Update SHMA.

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and Stone Retirement Lifestyles Ltd.	<p>which according to demographic toolkits will increase, in particular the 'frail elderly', those aged 75 and over, who are more likely to require specialist care and accommodation. Unless properly planned for over the next 20 years, there is likely to be a serious shortfall in specialist accommodation for the older population, which will have a knock on effect in meeting the housing needs of the whole area and wider policy objectives. A choice of housing can free up under-occupied family homes. Suggest the following text:</p> <p>"The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations. The Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances and to actively encourage developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home. The Council will, through the identification of sites, allowing for windfall developments, and / or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities."</p>	<p>sets out policy criteria for proposals for residential accommodation for the ageing population and policies SSA 4,5,17 and 18 are specific housing allocations aimed at older persons. The review of the Core Strategy will include updating Poole's Housing Trajectory to determine the level of housing delivered and adjust (if necessary) what needs to be delivered in the future. An up to date Strategic Housing Market Assessment (SHMA) will need to identify what housing type and tenure is required to balance total housing stock in Poole, taking into account demographics.</p>	<p>Possible update to Policy PCS7: Care Homes to include other forms of accommodation for the elderly, i.e. extra care</p>
Mobile Operators Association (MOA)	<ul style="list-style-type: none"> • Suggest a draft telecommunications policy that could be included in the Local Development Framework, probably the Development Management DPD with any back ground information, such as electromagnetic fields (EMFs) and public health, being contained within a Supplementary Planning Document. This could then be read with the guidance in NPPF and the Code of Best Practice to Mobile Phone Network Development to give a comprehensive background to any proposed development. • Suggest the following introductory text: <p>"Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting</p>	<p>Agree that the Core Strategy should mention support from improved telecommunications but as acknowledged by the respondent, a detailed policy would not be appropriate for the Core Strategy. The NPPF already provides appropriate and robust guidance for development management decision making for applications involving telecoms masts and repetition is unnecessary.</p>	<p>Consider the suggested wording and include in the text the support for expanding telecoms.</p>

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	equipment on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document....."		
Natural England	<p>The review should consider at least the following points in detail:</p> <ul style="list-style-type: none"> • Poole Harbour - the need for new developments to be nitrogen neutral in accordance with the Development Policy. • A refresh of the relevant Habitat Regulations Assessment (HRA), with regard to issues arising from the Heathlands SPD and DPD and development required to be nitrogen neutral • The NPPF has introduced a number of new requirements on local plans and the review should look at whether these are met by the current local plan. These include but are not limited to; <ul style="list-style-type: none"> ○ the advice from government on the need to provide policy protection for SSSIs and SNCIs has altered since the NPPF; and ○ the greater emphasis on a strategic approach to enhancing the natural environment and securing net gains for biodiversity. • Mitigation measures established under the Core Strategy, have these been effective and are there any refinements needed. • Clarify through duty to co-operate projects delivered outside of the authority area, e.g. SE Dorset Green Infrastructure Strategy, Urban Heathlands Partnership (Heathlands SPD/DPD), nutrient neutrality and delivery of land to compensate for coastal squeeze due to climate change. • Clear policy position regarding CIL to provide certainty should the application of CIL and Section 106 be further modified during the plan period. • The approach to Climate Change adaptation should indicate the role of Green Infrastructure as well as other priority actions such as water conservation, vegetated roofs and street trees. The SE Dorset GI strategy has identified some options. 	<ul style="list-style-type: none"> • An HRA refresh will be undertaken which will address whether existing mitigation is effective and include updates on heathlands SPD/DPD and the emerging Poole Harbour nitrogen implementation plan. Policy DM9 in the Poole Site Specific Allocations and Development Management DPD (SSA) covers much of the requirements of the NPPF. • The Core Strategy requires updating to incorporate CIL and will make clear that mitigation measures are priority for implementation, although this is already set out in the SSA. • Agree that plan needs updating to reflect the Green Infrastructure Strategy. 	<ul style="list-style-type: none"> • Undertake HRA. • Include reference to Poole harbour nitrogen implementation plan. Consider need for policy on national and local biodiversity, including identifying opportunities for biodiversity gains. • Include reference to green Infrastructure in section on adaptation to climate change
Pauley, M	<ul style="list-style-type: none"> • There is enormous capacity to upgrade the area between the town bridge and the twin sails crossing as a place for artisan careers, 	Core Strategy policy PCS 11: The Regeneration Area, makes provision for new Use Class A1 floorspace aimed at encouraging a mix of specialist shops in the Between the	None

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	<p>tourist interest and social housing, including high rise sail shaped blocks of flats, blending with the bridge theme.</p> <ul style="list-style-type: none"> • The addition of Backwater Quay will be an asset to tourists and locals but its trade should not be in competition with the High Street or the Town Quay. • Suggests units for artisan production with retail sales for their work, in conjunction with local schools and colleges, including fashion and all types of crafts • An area should be left for the rowing club, youth groups and scouts to launch their craft at all states of the tide. 	<p>Bridges site (b). However, the nature of specialist businesses which choose (or not) such a location is outside of the Council's control. The design of the development will be the subject of negotiation between the Council and the developer. The policy sets out the aspirations for the provision of new public quaysides.</p>	
Probert, J	<ul style="list-style-type: none"> • A key issue is the integration of Poole's economic and planning strategy with the rest of the S.E. Dorset conurbation (Bournemouth, Christchurch and Poole). How will that be structured from both the policy and implementation standpoints? There clearly must be a single Core Strategy for the whole conurbation. • Attention must be given to the desperately bad highway connection northbound from Poole to the M4 which seriously handicaps industry and Poole ferry port in relation to trade with South Wales, the West Midlands and the North-West. There remedy is to dualise the Primary Route from Ringwood to the M4 at Swindon. 	<ul style="list-style-type: none"> • The Council will work closely with surrounding local authorities to ensure that adjacent plans work together. The local authorities in Dorset have a strong relationship of working together in the preparation of evidence and agreement of strategic policy. This will continue through the new 'Duty to Cooperate' introduced through the Localism Act to replace regional planning. • This issue would be addressed through the Local Transport Plan and Local Economic Strategy in conjunction with other highways authorities. This is not within the scope of the Poole Core Strategy Review. 	<ul style="list-style-type: none"> • Ensure close working with other local authorities in Dorset • None
Revell, J	<p>Suggests a couple of additional possible key issues:</p> <ul style="list-style-type: none"> • Ways of encouraging tourism and increased visitor numbers • Ensuring the attractiveness is maintained of the harbour and the front/beaches. 	<p>The Core Strategy may benefit from greater reference to tourism. Currently it is mostly included within the Site Specific Allocations plan (2012). The Core Strategy already addresses the enhancement of the harbour and beaches.</p>	None
Scott, L	<p>Ensure that Poole remains attractive for visitors and residents.</p>	<p>Comment noted</p>	None
Smith, J	<ul style="list-style-type: none"> • Route One bus always needed. • Railway level crossing needs going over or under. • Maintain beaches / promenade with enhancement of Baiter Park area to encourage usage of entire beachfront 	<ul style="list-style-type: none"> • The Core Strategy (Policy PCS12 (v)) requires improved pedestrian links across the railway as part of the Town Centre North redevelopment proposal. • Comment noted and will be fed into Sustaining Poole's Seafront SPD. 	None

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Society of Poole Men	<ul style="list-style-type: none"> • Supports the issues listed for review assuming they cover the (i) development of the bus station, marine facilities and the Thistle hotel site and (ii) the re-opening of Scaplens Court, re-introduction of a cinema in the Old Town and the provision of 'in town' sports facilities not inferior to those previously available in the Dolphin Centre. • Also consider maintenance of existing assets within the context of the concerns expressed by English Heritage and the neglect of physical assets, improvements to the promotion of Poole and its hinterland to include support for the 'blue plaques' scheme and investment in seeking and acquiring UK / EU funding. 	The Council will review policies for the regeneration of the town centre.	Review town centre policies
South Lytchett Estate	The estate is on the boundary of Poole and Purbeck. Would like to see more co-operation between Poole and Purbeck core strategies under the duty to cooperate to ensure opportunities for growth and development are not lost. The estate has potential for providing jobs, hosting businesses and building a sustainable community.	The Council is working closely with Purbeck District Council to ensure that both Council's core strategy reviews are linked together. For example the Council expects to undertake a joint green belt review and retail study with Purbeck DC as well as working with other Dorset authorities to collect housing and employment evidence.	Ensure close working with Purbeck DC to ensure the each Council's Core Strategy Review provide clear policy on cross boundary issues
The Theatres Trust	<ul style="list-style-type: none"> • Policy PCS23 could/should include a section to protect and enhance existing city centre infrastructure especially venues for cultural activities as there is no provision in the Development Management DPD. • Would be an opportunity to include a policy statement in the reviewed Core Strategy to protect and enhance your existing community and cultural facilities as per NPPF: 70, as Core Strategy para 3.51 doesn't go far enough. • For clarity include an all-inclusive description of the term 'community facilities' such as community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. 	Core Strategy Policy PCS25 and para 6.145 currently identifies a range of community facilities (not exhaustive) and the policy clearly sets out that the loss of such community facilities will be resisted. There is also sufficient flexibility to provide for development management decisions to be taken in accordance with the guidance given in the NPPF.	Consider the suggested description of community facilities in para 6.144/145

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Various – 73 residents	73 letters of objection sent to Planning Inspectorate by local residents requesting that safeguarded land at North Poole is designated Green Belt. The comments were made in response to a planning application (appeal) for employment land to the South of Magna Road.	The site was granted planning permission at appeal for employment uses. We cannot therefore designate this land as Green Belt as it has been deemed suitable for development.	Review wider area of Safeguarded Land and consider formally allocating employment site.
Wessex Water	<p>The NPPF has removed a great deal of guidance and we request some limited revisions of policy associated with infrastructure and climate change:</p> <p>1. “Proximity Consultation Zones:</p> <p>Development proposals in close proximity to existing operational wastewater or water supply infrastructure should be subject to consultation with the infrastructure provider to ensure that the residential or commercial amenity of the proposed development will not be adversely affected by the continued operation of the existing wastewater or water supply infrastructure.</p> <p>In particular, development proposals which are sensitive to unpleasant odour emissions within 400m of sewage treatment works or 25m of sewage pumping stations will be subject to consultation with Wessex Water to ensure that the proposed development can reasonably co-exist. Within the 400m and 25m consultation zones, development proposals will be assessed against the potential for odour emissions from the facilities and where such emissions would have an unacceptable detrimental impact on the amenity of the proposed development, development will not be permitted unless adequate mitigation is agreed. Where necessary the applicant will agree arrangements with Wessex Water to prepare and complete supporting impact assessments to demonstrate that development proposals are unaffected from odour emissions, noise or vibration with or without mitigation.</p> <p>2. Utility Infrastructure Policy:</p> <p>Applications for new sites, extensions or significant development to existing sites required to provide public water supplies or process sewage and waste water will be permitted providing that they do not give rise to significant adverse effect to environmental features, local amenity or landscape".</p> <p>3. Wastewater Infrastructure Policy :</p> <p>Development proposals will only be permitted where:</p> <ul style="list-style-type: none"> • Adequate sewage treatment facilities are available or where suitable arrangements are made for their provision. Developments which may result in increased nutrient load to sensitive watercourses should incorporate adequate mitigation measures agreed with Wessex Water and the Environment 	We will be reviewing the implications of the loss of national guidance. If necessary we could include a new policy.	Consider need for new policy to include essential water and sewerage services; capacity improvements to support planned growth and protection of existing assets and safeguarding current operational requirements.

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	<p>Agency/Natural England so as to secure compliance with the requirements of the EU Water Framework & Habitats Directives.</p> <ul style="list-style-type: none"> • Adequate surface water disposal systems are available or where suitable arrangements are made for their provision. Development proposals must demonstrate satisfactory disposal of surface water and that Sustainable Urban Drainage Systems have been incorporated where appropriate. Separate systems of drainage with points of connection or outfalls should be agreed with Wessex Water. • Adequate foul drainage/sewerage facilities are available or where suitable arrangements are made for their provision. New developments will be expected to connect to the public sewer system. New sewers and associated infrastructure will be constructed to a standard adoptable by Wessex Water. <p>4. Water Resources Policy :</p> <ul style="list-style-type: none"> • Development proposals will not be permitted which would adversely affect the quality or quantity of water resources. Robust assessments should be carried out to support applications affecting Groundwater Source Protection Zones, Safeguard Zones and Drinking Water Protection Areas, as defined by the Environment Agency. • Development should explore the potential to implement water efficiency measures in all developments to reduce demand on water resources. 		