

# Poole Local Plan

# Responses to queries raised by the Inspector during the examination



The Inspector during the examination of the Poole Local Plan will ask for clarification over certain matters. This document will capture all of these questions and answers in one place and will grow over the examination period. The Council will publish the latest version on the website when it responds to the Inspector. Previous versions will be superseded and therefore removed from the website.

No	Inspector's Question	Council Response
1.	<i>Date: 5<sup>th</sup> December 2017</i>	<i>Date: 8<sup>th</sup> December 2017</i>
	<p><u>Modifications</u></p> <ul style="list-style-type: none"> <li>SD13A sets out a brief schedule of potential main modifications. I can only recommend main mods which are necessary for the plan to be sound, but through the examination and discussion at the hearings will determine whether or not any of these modifications are necessary for soundness.</li> <li>SD14a incorporates a significant number of what the Council has described as “additional modifications”. It appears to me that some of these, in particular those which materially alter a policy of the plan, <u>may</u> actually constitute main modifications. But as with SD13A I will, through the examination and discussion at the hearings, determine if any of these changes are necessary for soundness and should, thus, be recommended as main modifications.</li> <li>I will seek to make this approach clear in my Guidance Note on the Examination.</li> </ul>	<ul style="list-style-type: none"> <li>The Council is of the view the plan as submitted is sound. The Council views these proposed modifications as improvements to the plan rather than resolving soundness issues. They also resolve some objections. As is common practice, a main modifications consultation is likely to be required later in the process. The Council wishes to consult on these proposed modifications if such a consultation becomes necessary.</li> <li>The Council is happy to be guided by the Inspector about which additional modifications actually constitute main modifications. If a main modifications consultation becomes necessary it may be prudent to include all changes to a policy as a main modification.</li> <li>Agree it would be useful for the Inspector to set out his approach on this matter.</li> </ul> <p><i>Action: Should a main modification consultation become necessary the Council could assume that any modification to a policy is a ‘main modification’ and should therefore be included in the schedule (SD13A) for consultation.</i></p>
2.	<i>Date: 5<sup>th</sup> December 2017</i>	<i>Date: 8<sup>th</sup> December 2017</i>
	<p><u>Employment</u></p> <p>I’ve been struggling to equate the 9,000 jobs growth projection (Fig 27 of the plan) and the 33ha employment land requirement (policy PP2) with the evidence in ECO4 (Workspace Strategy), primarily because this document presents most of its data in terms of groups of authorities. I gather from para 76 of SD11 that the plan is based on a proportionate contribution. However, it would be helpful if the Council could prepare a brief note which, for the 9000 jobs and 33ha figures, references the relevant sections/tables of ECO4 and shows</p>	<ul style="list-style-type: none"> <li>The local authorities involved in the Workspace Strategy preferred the employment land / job targets to be set out on a wider basis than split down to targets for each individual authority. Therefore alongside this work the Council requested specific data for Poole to include forecast employment land requirements (33.1ha) and forecast job totals (8,971 jobs rounded to 9,000 jobs) for the step change scenario plus 20% buffer. For completeness the Council will publish the data tables as ECO4b and ECO4c in the examination library.</li> <li>The jobs forecast was used as the basis for the ECO5 Economic and Social Impact Statement (April 2017).</li> </ul> <p><i>Action: Publish the Poole job forecasts and employment land requirement for the period 2013-2033 as ECO4b and ECO4c in the examination library.</i></p>

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	<p>how the proportionate contribution for Poole has been calculated. If this is already explained elsewhere in the existing evidence base please let me know.</p>	
3.	<p><i>Date: 5th December 2017</i></p>	<p><i>Date: 8th December 2017</i></p>
	<p><u>Green Belt</u> The evidence (primarily doc GB3) appears to be very brief in terms of justifying exceptional circumstances for the proposed alteration of the Green Belt at Creekmoor and no exceptional circumstances justification is seemingly made in respect of the land proposed to be added to the Green Belt at Bearwood. As the third bullet point of para 57 of doc GB3 makes clear, exceptional circumstances are required to justify extending the Green Belt. Is the Council able to point to any further evidence in these respects or is it something it would wish to prepare and submit additional evidence on in advance of the hearings?</p>	<ul style="list-style-type: none"> <li>• Agree, paras 85 and 86 of doc GB3 could be expanded upon to document the exceptional circumstances for the proposed alteration to the Green Belt boundary at Creekmoor. The Council will prepare an addendum to doc GB3 to document the need and site search. The forecast need is set out in Chapter 6 of INF1 Poole Infrastructure Plan (and the table on page 24/25). This indicates a need for 2 forms of entry additional capacity post 2026. The Council undertook a rigorous site search supported by feasibility testing of shortlisted options before accepting that it is necessary to alter the Green Belt at Creekmoor to accommodate a new school. The Council is checking with the Education team which documents are in the public domain and can be published as part of the examination.</li> <li>• Acknowledge that the Council has not documented the exceptional circumstances for the additional area of Green Belt in North Poole. Para 20 of GB3 sets out a useful summary from the Inspector of the Core Strategy Examination. He explains about the need at that time to safeguard the land for employment uses. The strategic approach to employment is now set out in the Poole Local Plan, including a surplus of employment land to allow choice and competition. Therefore the Local Plan proposes to delete the 'leftover' safeguarded land and redraw the Green Belt boundary to follow a strong, permanent boundary around the edge of the urban area. Doc GB3 would benefit from an addendum setting this out in more detail.</li> </ul> <p><i>Action: The Council will prepare an addendum to GB3 to justify the exceptional circumstances for (i) releasing Green Belt at Creekmoor and (ii) addition of Green Belt at Bearwood and publish the addendum in the examination library.</i></p>
4.	<p><i>Date: 5th December 2017</i></p>	<p><i>Date: 8th December 2017</i></p>
	<p><u>Gypsies and Travellers</u> Doc HOU08 indicates a requirement for additional pitches during the plan period for people who no longer meet the planning definition of gypsies and travellers, although I presume these people ethnically identify themselves as gypsies and travellers. Has the Council given thought to how the accommodation of needs of these people will be provided for, having particular regard to the Public Sector Equality Duty? This is a matter facing a number of ongoing Local Plan Examinations and is likely to be benefit from discussion at the hearings, but I</p>	<ul style="list-style-type: none"> <li>• The latest evidence indicates that there is no need for additional pitches for gypsy and travellers that meet the planning definition of a travelling gypsy and traveller. The evidence does though identify a need for 5 gypsy and traveller households in Poole to 2033 that do not meet the planning definition. National policy requires that this need is met through the general housing target.</li> <li>• The Council is committed to meeting all housing needs, including the needs of gypsies and travellers. As a result the Council has given extensive thought as to how the need for gypsy and traveller accommodation will be met, regardless of the planning definition. The Council has consulted upon possible sites during the Issues and Options stage and through the emerging joint Dorset Gypsy and Traveller Site Allocations DPD. Although the Council has not allocated any specific sites in the Poole Local Plan for gypsy and travellers, the strategy is as follows: <ul style="list-style-type: none"> <li>○ The Council run site at Mannings Heath has 15 pitches. In light</li> </ul> </li> </ul>

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	<p>would welcome the Council's comments on it at this stage.</p>	<p>of the low level of forecast need, the site could contribute to meeting some of this emerging need if and when vacancies arise, regardless of whether the gypsy or traveller satisfies the planning definition or not.</p> <ul style="list-style-type: none"> <li>○ If the need cannot be met on the existing site, there are opportunities to meet the need on private sites elsewhere in the Borough or on sites outside of Poole allocated through the joint Dorset Gypsy and Traveller Site Allocations DPD.</li> <li>○ The Poole Local Plan sets out a flexible policy approach in order to maximise the range of sites coming forward to meet all housing needs. For example: <ul style="list-style-type: none"> <li>▪ A gypsy and traveller in need of siting a caravan could purchase a custom/self build plot required by policy PP10 on the two urban extension sites UE1 North of Merley and UE2 North of Bearwood.</li> <li>▪ In addition there are a number of sites within the SHLAA (HOU4/5) that could be suitable, in particular previously developed sites in the Green Belt that could be developed within the parameters of NPPF policy 89 bullet 6. <ul style="list-style-type: none"> <li>• Site B2ai Merley Court Touring Park has permission for 100 holiday caravan/mobile homes and is seeking permission for all year use and could therefore satisfy emerging needs.</li> <li>• The Oaks Garden Centre (Site B1) and Beecroft Garden Centre (Site B5) could accommodate such uses as part of proposals to redevelop the sites without having a greater impact upon the openness of the Green Belt.</li> </ul> </li> </ul> </li> <li>• Planning applications will be determined in accordance with Policy PP15 Meeting the needs of gypsy and travellers. Rather than repeat national policy the Council will use the criteria based policy in the government's Planning Policy for Traveller Sites. However a criteria policy may also be included in the emerging joint Dorset Gypsy and Traveller Site Allocations DPD.</li> </ul> <p>Action: No action required.</p>



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