



**TALBOT VILLAGE  
SUPPLEMENTARY PLANNING DOCUMENT**

**CONSULTATION STATEMENT**

**December 2015**

## 1.0 Purpose

1.1 This Consultation Statement has been prepared in accordance with Regulation 12(a) and (b) of the Town & Country Planning (Local Planning) (England) Regulations 2012 which states:

*“Before a local planning authority adopt a supplementary planning document it must –*

*(a) Prepare a statement setting out –*

- (i) the persons the local authority consulted when preparing the supplementary planning document;*
- (ii) a summary of the main issues raised by those persons; and*
- (iii) how those issues have been addressed in the supplementary planning document; and*

*(b) for the purpose of seeking representations under regulation 13, make copies of that statement and the supplementary planning document available in accordance with regulation 35 together with details of –*

- (i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph), and*
- (ii) the address to which they must be sent.”*

1.2 This statement sets out details of the consultation that has taken place to date which has informed and refined the Supplementary Planning Document (SPD). It sets out the details of how, when and with whom the initial consultation with interested parties and organisations took place and how this had informed the draft SPD.

1.3 Following early engagement during the preparation of a masterplan for the wider area, the SPD was published for formal comments for a period of 6 weeks from 10 August to 21 September 2015. In addition a public exhibition event was held on 7<sup>th</sup> September 2015. A summary of the representations to the consultation and feedback from the exhibition is on the Council’s website

<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/spds/talbot-village/>.

## 2.0 Background

2.1 The *Talbot Village SPD* does not create new policy but provides guidance to support delivery of the key outcomes in Poole’s Development Plan:

- Poole Core Strategy (2009)
- Site Specific Allocations & Development Management Policies (2012)
- Proposals Map (2012)
- Delivering Poole’s Infrastructure DPD (2012)

2.2 The *Talbot Village SPD* is an outcome of work on a wider masterplan which can be viewed at <http://www.talbotproject.org/>. The SPD is a material consideration in the determination of planning applications.

## 3.0 Drafting the SPD – Consultation outcomes

3.1 The table overleaf summarises the organisations/individuals consulted during the drafting of the SPD and how issues raised by them were addressed:

Consultee and method of engagement	Date	Summary of main issues raised	How those issues were addressed in the draft SPD
<b>Workshop</b> – Arts University Bournemouth, Borough of Poole (Planning, Economic Development), Bournemouth Borough Council (Planning, Environment, Leisure, Economic Development), Bournemouth University, Cllr K Rampton (Borough of Poole), Intelligent Land, RSPB, St Mark's Primary School, Talbot Primary School, Talbot Village Trust, Urban Initiatives Studio	12 Sept 2013	Discussed the vision and potential options for the area.	Feedback was translated into the Masterplan, that the SPD is based upon (for land within the Borough of Poole)
<b>Workshop</b> - Arts University Bournemouth, Borough of Poole (Planning, Transport), Bournemouth Borough Council (Planning, Environment, Transport, Economic Development), Bournemouth University, Cllr S Chappell & Cllr R Cooper (Bournemouth Borough Council), Intelligent Land, RSPB, St Marks Church, Talbot Village Trust, Terence O'Rourke, Urban Initiatives Studio	9 Oct 2013	Discussed the vision and potential options for the area.	Feedback was translated into the Masterplan, that the SPD is based upon (for land within the Borough of Poole)
Principles Board Meetings for the Talbot Project	2013 - 2015	Meetings of the main landowners and Councils to work up the Masterplan. Masterplan signed off by each party.	Led to a draft SPD for Poole in 2015, with Bournemouth to prepare an SPD for land in its Borough at a later date.
Meeting – Media plan for upcoming public consultation - Borough of Poole, Deep South Media, Intelligent Land	15 June 2015	Discussion of the supporting role of Deep South Media and the delivery of the positive public message – press, TV/radio, exhibitions, leaflets, etc.	Ensure good public awareness of consultation.

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<p><b>Consultation on Draft SPD:</b></p> <p><b>Public Exhibition at</b> Bournemouth University on 7 September</p> <p>To publicise the consultation, over 9,000 households in both Poole and Bournemouth were individually leafleted, letters sent to anyone on the planning policy consultation database, two newsletters were produced and there was additional postcard advertising of the public exhibition.</p> <p>There was press coverage in the Bournemouth Echo and Radio Solent ran an article on the day of the exhibition.</p>	<p>10 Aug to 21 Sept 2015</p>	<p>110 responses received. At the exhibition comments forms were provided for completion either at or after the event, which attracted a further 126 responses. The comments are summarised in a separate reports as explained in para 1.3 above.</p> <p>There was support and opposition to the proposals and a range of representations that fell between the two. The main issues:</p> <p><b>Transport:</b></p> <ul style="list-style-type: none"> <li>• Support for the proposed cycling/pedestrian links particularly the more strategic approach to connecting with existing routes, although there were some detailed points made about the need to consider safety improvements for cyclists along the proposed routes</li> <li>• Concern that the opening up of cycling/pedestrian route into East Avenue would result in commuters parking on street and walking to the Digital Village/Universities</li> <li>• Parking and others measures to protect existing residential areas both in Poole and Bournemouth were considered necessary to avoid creating congestion in residential roads</li> <li>• Concern at the scale of development and the impact that this would have on the already heavily congested Wallisdown Road</li> <li>• Support for a fourth arm off Boundary Road roundabout and improved bus facilities</li> <li>• Opposition to the removal of landscaping/tree screen along Wallisdown Road to provide cycleway</li> </ul> <p><b>University and Digital Village</b></p> <ul style="list-style-type: none"> <li>• Support for the improvement of facilities at the Universities and/or for the Digital Village</li> <li>• Opposition to the Digital Village considering it to be no more than an industrial estate, in the wrong location and having an adverse effect on the general surrounding residential area</li> <li>• Loss of the last open greenfield location in Poole</li> <li>• Opposition to up to 3 storey buildings backing onto properties in Dulsie Road and the need for greater separation</li> </ul>	<p>As a consequence of the representations, a number of changes were made to the document including:</p> <ul style="list-style-type: none"> <li>• Removal of any proposals outside of the Borough of Poole</li> <li>• Updating of the 'shadow' Habitats Regulation Assessment and inclusion in the SPD the mitigation required to facilitate development.</li> <li>• The final version of the SPD includes transport mitigation and heathland mitigation matrices agreed between both Bournemouth and Poole Councils.</li> <li>• Revised text number clarifying the relationship between the proposed Digital Village and properties in Dulsie Road.</li> </ul>

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		<p>and screening</p> <ul style="list-style-type: none"> <li>• There was concern that this would adversely impact on Talbot Heath in the same way residential development that was dismissed by the Secretary of State</li> <li>• Concern at both the amount of car parking and insufficient car parking spaces to meet the number of future employees</li> </ul> <p><b>Talbot Heath</b></p> <ul style="list-style-type: none"> <li>• Concerns were raised over ‘encroachment’ of the heath with more people and traffic putting greater pressure on it</li> <li>• Some called for the Heath to be left as it is and with current access to the Heath still maintained for residents.</li> <li>• There were suggestions for more signage and maps on the Heath.</li> <li>• Others argued that the farm and the heath were unique and should be left unspoilt.</li> <li>• Some people suggested that development was taking place on the Heath itself.</li> <li>• Others asked how the SPD proposals are any different to the ones rejected by the Secretary of State and that an employment zone that close to the Heath would be just as harmful as residential development</li> </ul> <p><b>The following Statutory Consultees commented:</b></p> <p><b>Natural England</b> raised a number of points in relation to proposed impacts on the heath and the need to ensure these are properly mitigated.</p> <p><b>Highways England</b> – support for the sustainable travel measures and welcome continued engagement.</p> <p><b>Wessex Water</b> – need to ensure that approach to drainage is appropriately covered off within the document.</p> <p><b>Bournemouth Borough Council</b> raised a number of technical and clarification issues which need to be addressed in the final version. Primary concern however at the approach to the strategic solution to transport along the Wallisdown Corridor and the need for a fourth arm off Boundary Roundabout and reference to possible development within Bournemouth. Their</p>	

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		<p>principal concern has been about the overall approach to mitigating the impact of the development together with the growth pressures from across South East Dorset and concerns about the existing road safety situation at Boundary Roundabout. In addition, Bournemouth raised less significant concerns about land uses and requested some wording changes in respect of the vision and land uses.</p>	
<p>Presentation of SPD to Economy Overview and Scrutiny Committee.</p>	<p>5 Nov 2015</p>	<p>Resolved that Council approve that the revised Talbot Village SPD subject to minor wording changes being delegated to the Head of Planning and Regeneration.</p> <p>Resolved that the draft SPD be amended as follows:</p> <ul style="list-style-type: none"> <li>• <i>“That appropriate mitigation is required before removal of the Tree Screening on Wallisdown Road”</i></li> <li>• <i>“For clarification, the ambition in this document for a Digital Village does not supersede the uses outlined in the current Site Specific DPD which are: ...”</i></li> </ul>	<p>The following amendments were made to reflect the recommendations of committee, updates following meetings with organisations involved in the SPD and to help resolve some of the public concerns:</p> <ul style="list-style-type: none"> <li>• Para 1.1.4 – Add to end of para <i>“The SPD should be read alongside Policy SSA20 and does not supersede it”</i></li> <li>• Figure 6.7 – move the green dotted line to the side of the purple road line by the car park</li> <li>• Para 6.9.7 – Insert at end of para <i>“Although it is proposed to connect Purchase Road to the new Talbot Way, Purchase Road should not become a main access road to the Digital Village so as to protect the amenity of nearby residents”</i></li> <li>• Para 6.9.8 – Add <i>“The employment will be restricted to B1 uses that are appropriate in a residential area”</i></li> <li>• Para 6.10.2, second bullet - remove “public” from in front of buses.</li> <li>• Figure 6.7 – change “possible alternative route of bus link” to <i>“potential alternative route of bus link”</i></li> <li>• At the end of the first sentence of para 6.9.4 insert <i>“For clarification the ambition in this document for a Digital Village does not supersede the mix of uses outlined in Policy SSA 20 of the SSADPD which are student accommodation, academic floor space, housing, sheltered accommodation and public open space”</i>.</li> <li>• New para 7.4.9: <i>“If Wallisdown Road needs widening, appropriate mitigation is required before any removal of the tree belt on the southern side of the road, to minimise</i></li> </ul>

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			<p><i>any potential amenity issues to properties in Talbot Village.”</i></p> <p><i>amend 7.2.5 to read: “In this location buildings will be located a minimum of 15m from existing garden boundaries ensuring that any new building will be at least 40m from existing homes. In addition, lower scale buildings will be situated at the boundary closest to residents and the taller buildings further away from housing.”</i></p> <ul style="list-style-type: none"> <li>• Page 40 - new sub-header “<i>Village surgery – Development proposals adjacent to the surgery should consider the potential need to expand the surgery and address parking constraints</i>”</li> <li>• Para 8.2.2 – Delete “with” after “period” and start new sentence “<i>This will be achieved through remodelling of existing buildings, which under current legislation does not require planning consent or mitigation. This is likely to result in an estimated 12,962....</i>” Then at the end of the para after the brackets insert “<i>Where additional floorspace is proposed the impact of the development will be assessed and proportionate mitigation will be required</i>”</li> <li>• Table in para 8.2.7 – Change 2022 to 2020 in phase 1 and 2 as this corresponds then to funding periods.</li> <li>• Delete paras 8.2.9 and 8.2.10 as this is now covered by the matrix and has the potential to conflict</li> <li>• Para 8.4.1 – Replace “...to make development acceptable” with “<i>that are proportionate to the impact of that development</i>”</li> <li>• Para 8.4.2 – Replace “provided” with “<i>considered</i>”</li> <li>• Move explanation of acronyms (BU1 etc) from bottom of Page 60 to under para 8.4.2 on page 58 and amend as follows: <ul style="list-style-type: none"> <li>○ BU1 (as written)</li> <li>○ BU1&amp;3 (as written)</li> <li>○ AU1 Development by Arts University up to 2020</li> </ul> </li> </ul>

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			<ul style="list-style-type: none"> <li>○ AU2&amp;3 Development by Arts University post 2020</li> <li>○ DV1 The first phase of the Digital Village</li> <li>○ DV2 The second phase of the Digital Village</li> <li>○ Replace Transport Matrix with a revised table</li> <li>○ Amend Heathland matrix with a revised table.</li> </ul>
Council	15 Dec 2015	Resolved: Council adopted the revised Talbot Village SPD, subject to minor wording changes being delegated to the Head of Planning and Regeneration	<p>Minor change omitted from EcOS version :</p> <ul style="list-style-type: none"> <li>● <i>New para 8.4.3 “Notwithstanding the mitigation, that will be proportionately required to mitigate the impacts of development coming forward, the existing impacts and issues that present themselves as congestion, along the Wallisdown Corridor, will need to be addressed by the relevant Highway Authority, via external funding opportunities.”</i></li> </ul>