



Poole Quays Forum

www.Poolequaysforum.co.uk

Poole Quays Forum is a Charitable Incorporated Organisation,
Registered Charity Number 1165496

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30th August 2018

Poole Community Infrastructure Levy

Draft Revised Charging Schedule Examination

EQ3

Please record the following comments relating to the Examination Document ED04 and the response given by the Council to representations made by Poole Quays Forum (PQF).

Development proposals for the "Twin Sails Bridge Regeneration Area" will result in higher housing densities with a significant increase in the local population and increased demands upon all local community services and infrastructure.

The emerging Poole Local Plan includes proposals to almost double the existing Core Strategy planned housing density in this area to over 2500 dwellings. With zero CIL this would mean that there would be no guaranteed funding to improve the transport in the area, provide schools for the increase in extra children, no contributions to Community Facilities like libraries, school/youth clubs, sports facilities and public open spaces and park improvements, which are all vital to a healthy community.

With the significant increase in population, Public Realm and Open Space improvements will be vital and important to this specific area. Zero CIL means there is no guaranteed funding and a real danger that the quality of life for the community could be ignored.

Zero CIL would mean no guaranteed contribution available for Poole Harbour and the offsetting of nitrogen and to the SANGS - Heathlands - ensuring that any development does not harm protected sites and specific areas around and adjacent to the harbour development.

Transport in the area is already stretched and the network provision is not that of London or a larger City. Poole is a small Town and does not have the space, or funding, (without CIL contributions), to ultimately reduce the need to travel by car and have a much improved local transport network. Parking is already a huge problem in Poole and developers, and the Council, must accept the fact that people will use cars and there is no adequate parking provided in the Town, even now, especially for residential parking in what will be a highly densely populated town centre!

Achieving a better Neighbourhood

Using the West Quay Marina site as a guide, with just under 300 dwellings the existing CIL charge will create around £4m. If the same were to be applied to the proposed Twin Sails Bridge Regeneration Area, this would generate a possible £30m which could fund and cover most of the infrastructure desperately needed and retain some monies for the future upkeep of these and provide funding needed for local projects, including the public realm. Flood defence improvements, CCTV for Public Safety and other improvements to benefit the community are desperately needed.

How is the Council proposing to fund for all of this? A CIL contribution is essential for development within the "Twin Sails Bridge Regeneration Area". Zero CIL will mean relying on S106 and S278 to provide funding, which is not going to guarantee that any of these essential improvements can be satisfied and maintained.

It appears that Poole Council are desperate to see any development done in these important and historic sites, with little regard to the impact on the Town, ongoing maintenance and the well being of the local community.

Nearly all planning applications that are sent in for consideration on these sites are proposing densities that are far in excess of what the Emerging Poole Local Plan is suggesting. The Council need to be much firmer on this and not allow developers to be over ambitious on their plans.

Neighbourhood Forums under the Localism Act were given the right, in law, to have influence on the spending of (25%) of CIL contributions for improvements and new neighbourhood projects. How can this be satisfied with Zero CIL? Where will the funding come from? We do not believe that S106 and S278 agreements are the way forward because they do not guarantee these monies for the improvements needed in the area.

Regeneration, new development and new homes are desperately needed in the area. This should bring benefits to everyone, including the local community.

Bill Constance
Chair