

Issue 17 • March 2015

Core Strategy Review Consultation

We are reviewing the Poole Core Strategy (2009), a plan that sets out the strategic vision for the amount and location of new development in the Borough to 2026. Over the past two years we have been gathering evidence to assess how the Core Strategy policies have performed and have sought the views of local organisations and the public on the key issues we should explore. We now seek your views on the issues that we have identified and options for how we accommodate future housing, shopping and employment needs to 2031. We welcome your views upon the following documents:

- Issues and Options Consultation Document
- Sustainability Appraisal

Supporting evidence is also available as well as other relevant documents on the Core Strategy Review webpage available on the Council's website at:

<http://www.poole.gov.uk/corestrategyreview>

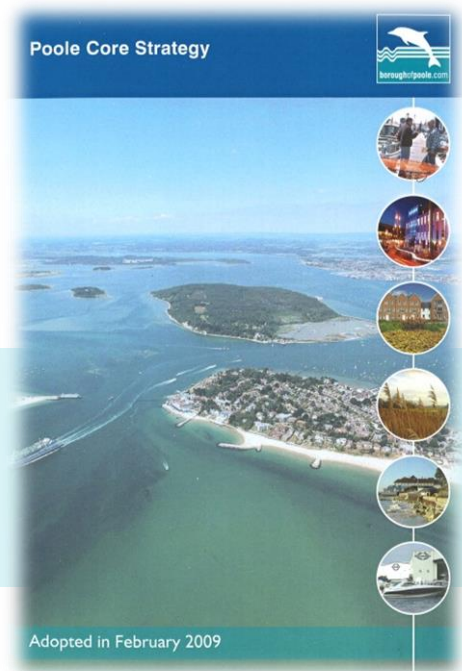
A hard copy of the consultation document is available from Planning reception at the Civic Centre or at any of Poole's public libraries.

The quickest and most effective way to respond to this consultation is by completing the online survey by **Tuesday 31st March 2015** at <http://poole.objective.co.uk/portal>

Comments can also be submitted by email to planning@poole.gov.uk with 'Poole Core Strategy Review' in the subject box. Postal submissions can also be sent to: Planning Policy and Implementation, Planning and Regeneration Services including Building Consultancy, Borough of Poole, Civic Centre, Poole BH15 2RU

You are also welcome to come along to one of our drop in exhibitions to discuss the proposals with us. This months remaining sessions are:

- Monday 23rd March: Rossmore Library, Herbert Avenue 11am - 2pm
- Tuesday 24th March: Broadstone Library, Story Lane 11am - 1pm



CIL Review Consultation

In 2013 we were one of the first local authorities to introduce a Community Infrastructure Levy (CIL) Charging Schedule, a tax on development to pay for infrastructure. Alongside the Poole Core Strategy Review we are reviewing our CIL Charging Rates. We commissioned viability work to assess the current market conditions and identify new CIL rates. We are seeking your views on whether these rates are deliverable and will not unduly burden landowners and developers from bringing sites forward.

The consultation on the Preliminary Draft Charging Schedule closes on **Tuesday 31st March 2015** and further information about CIL in Poole, along with the Preliminary Draft Charging Schedule, can be found on the Council's website at <http://www.poole.gov.uk/cil>.

Paper copies of the consultation document can be viewed in the Planning Reception at the Civic Centre and at all Poole libraries. For you to get your views to us as quickly and efficiently as possible we would prefer it if comments are submitted online at <http://poole.objective.co.uk/portal>. However, if you prefer you can email your comments to planning@poole.gov.uk with 'CIL Review' inserted into the subject box, or post your comments to the address stated in the previous article.

Town Centre SPD Consultation

Poole has some ambitious plans for regeneration across the town centre. These plans are set out in the Poole Bridge Regeneration Initiative: Planning and Urban Design Guidance for the Central Area of Poole Supplementary Planning Guidance (SPG) published in 2004. This guidance is now being updated and reworked as a Supplementary Planning Document (SPD).

This has taken the form of the Poole Town Centre Planning and Urban Design SPD which is also open for comment until **Tuesday 31st March 2015**. Further information regarding the consultation can be found online at:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/supplementary-planning-documents/central-area-planning-and-urban-design/>

A hard copy of the consultation document is available from Planning reception at the Civic Centre or at any of Poole's public libraries. You are also welcome to come along to one of the drop in exhibitions listed under the Core Strategy Review article to discuss the proposals with us and these will be joint exhibitions.

Comments are preferred by email to planning@poole.gov.uk with 'Town Centre SPD Consultation' inserted into the subject box. Alternatively, comments can be sent by post to the address stated previously in this newsletter.

We are particularly interested in your views on the two options for access and movement in the town centre (see page 27 of the consultation document). These being a two-way option based around West Quay Road and a one-way option based on the current system in operation.

Dorset Heathlands SPD

The Dorset Heathlands Planning Framework SPD has now been updated to cover the period 2015-2020 to take account of changes in the planning system, most notably the introduction of the Community Infrastructure Levy and its relationship with s106 agreements. In addition, the arrangements that have been in place since the introduction of the Interim Planning Framework in 2007 have been reviewed and the draft document reflects the new arrangements agreed by the local authorities.

The Borough of Poole co-ordinated the consultation on behalf of the relevant local authorities (Bournemouth, Christchurch and East Dorset, Dorset, Poole and Purbeck) which closed on Wednesday 18th February 2015 and comments are now being considered to help shape the formulation of the SPD. The document is available to view on the Council's website at:



<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/supplementary-planning-documents/dorset-heathland-planning-framework/>

The purpose of the framework is to operate as a mechanism for mitigating the adverse effects of additional residential development upon the Dorset Heathlands European site. Currently the whole package of Avoidance and Mitigation for the Dorset Heathlands in Poole is 'top sliced' from monies collected through CIL. The package consists of two elements, capital works such as the provision of Suitable Alternative Natural Greenspace (SANG), as is coming forward at Upton Country Park, and Strategic Access Management and Monitoring (SAMM).

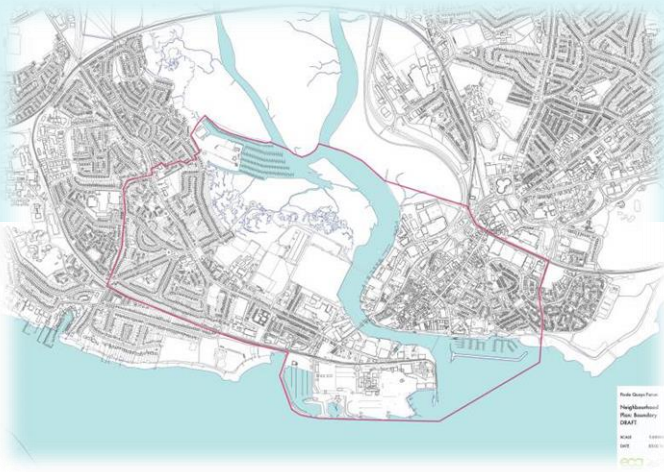
Following a legal opinion received by Hart District Council in Hampshire and which has been made available to authorities in the Thames Basin Heaths area and Dorset it is the view that the SAMM element should not be funded through CIL as it does not fall within the definition of infrastructure. If it cannot be funded through CIL then an alternative mechanism needs to be established that covers the cost of SAMM.

SAMM consists of two elements that will need to be funded i.e. the Core Team providing a co-ordinating role, educational activities, wardening, volunteer arrangements and monitoring; and the cost of employing wardens embedded within the local authority. These elements need to be provided for the lifetime of the development in the same way as any infrastructure that is put in place needs to be able to mitigate the adverse effect of the development for the time it is there.

Therefore, while the comments submitted through the consultation on the draft SPD are being considered by the five local authorities it is proposed that effective from April 2015 a charge on development to cover the cost of SAMM should be introduced. This will consist of a standard charge in Bournemouth and Poole of £355 per house and £242 per flat.

Poole Quays Forum Plan

The Localism Act introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans. Neighbourhood planning can be taken forward by two types of body - town and parish councils or neighbourhood forums. Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area.



The Borough of Poole has two neighbourhood forums. The ward of Broadstone in its entirety is a neighbourhood forum and Poole Old Town and Hamworthy East also have a neighbourhood forum, known as Poole Quays Forum.

Poole Quays Forum has been working for nearly two years on their neighbourhood plan, their consultation on which closed on 16th March 2015. The Forum consists of over 150 members from the business and residential community and has been supported with funding from the

Community Development Foundation, The Big Lottery, and Borough of Poole.

Through the production of a neighbourhood plan, neighbourhood forums can establish general planning policies for the development and use of land in a neighbourhood. The Poole Quays Forum Neighbourhood Plan has fifteen policies and six themes, and can be viewed online at <http://www.poolequaysforum.co.uk/>.

A neighbourhood plan has to meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are legally compliant and take account of wider policy considerations, these being the plan must;

- have regard to national planning policy;
- be in general conformity with strategic policies in the development plan for the local area (i.e. the Core Strategy); and
- be compatible with EU obligations and human rights requirements.

An independent qualified person then checks the plan appropriately meets the conditions before it can be voted on in a local referendum. This is to make sure that referendums only take place when proposals are workable and of a decent quality. In the referendum, the proposed plan will need to gain the approval of a majority of voters of the neighbourhood to come into force. If the plan passes the referendum, the local planning authority is under a legal duty to bring it into force. Local councils will continue to produce development plans that will set the strategic context within which a neighbourhood development plan will sit.

Navitus Bay Wind Park

The proposed Navitus Bay Wind Park is a renewable energy project whereby wind turbines placed out at sea will capture the wind and produce electricity for transmission to the UK's national electricity network. A proposed 194 turbine scheme and a smaller scale 105 turbine scheme have recently been considered by the Planning Inspectorate (PINS).



The formal examination for both applications closed on Wednesday 11th March. PINS will now report to the Secretary of State for Energy and Climate Change on or before 11th June 2015. The Secretary of State is then expected to make a decision on or before 11th September 2015.

For further information please visit the Navitus Bay website: <http://www.navitusbaywindpark.co.uk/>

Sustainable Urban Drainage Systems

The long awaited legislation on Sustainable Urban Drainage Systems (SUDS) is to come into force on 6th April 2015. All residential developments of 10 or more homes and major commercial schemes should include SUDS 'unless demonstrated to be inappropriate and that the sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.'

PCS32 of the Poole Core Strategy also requires that sustainable drainage systems appropriate to the development should be incorporated in all new residential development proposals to conserve water, reduce the risk of pollutants entering ground water sources and minimise run-off through the use of permeable surfaces. The Energy and Resources Statement (PCS35) should set out how the principles of SUDS have been incorporated in the design. PCS33 also requires sustainable drainage systems to be incorporated for commercial buildings.

It is the government's view that the success of sustainable drainage systems rely on long term maintenance arrangements. As such, conditions will normally be attached to a planning permission requiring that any SUDS to be constructed are maintained for the lifetime of the development.

Design principles are not a "one size fits all" method and require a site by site approach to manage water at or near the surface. The hierarchy for a Surface Water Management Strategy should be undertaken in the following order; Prevention; Site Control; Catchment Control.

It is also important to bear in mind that design challenges can be overcome by effective early engagement with the local planning authority.

Changing Faces

Secondment Switch



For an initial period of six months with the possibility of extending this further Senior Planning Officers, Darryl Howells and Helen Harris, have switched roles within the unit. Helen has moved from the Planning Policy and Implementation team to Development Management with Darryl going the other way. Helen has taken on a caseload of applications and within the policy team Darryl's areas of responsibility will include; Green Infrastructure, Green Belt, Gypsy and Travellers, Health, Seafront and Neighbourhood Planning.



Larson on his Travels

After a number of years as a Planning Officer in the Development Management Team within Planning and Regeneration Services including Building Consultancy, James Larson has moved onto pastures new. However, he has not travelled far taking on a new role within Transportation Services. Not wanting to shake off his Development Management background James has taken on the role of a Development Management Officer within Transportation Services.

Urban Design Arrival

Sally Lloyd-Jacob has recently joined the Planning Policy and Implementation team as a Senior Planning Officer providing urban design and conservation advice while on temporary maternity cover. Sally started her career as a Minerals and Waste Enforcement Officer at Surrey County Council in the mid 1980s before spending twelve years at Horsham District Council as a Planning Officer. Her last post before joining Borough of Poole was as a Planning and Urban Design Officer at West Dorset District Council, a role which she occupied since leaving Horsham in 2000.

