

**FREQUENTLY ASKED QUESTIONS FROM  
RESIDENTS  
(FAQ's)**



**Turlin Moor North**

<b>1</b>	<b>What exactly is the intention of the council on our playing field?</b>
A	<p>The current proposal is to look at developing the 'Top Field' adjacent Blandford Road for much needed housing, particularly Affordable Housing. The Council acknowledge that due to the downturn in the economy recently, too few affordable houses have been built with resultant long waiting lists for this type of accommodation.</p> <p>If this site is capable of being developed the council will have much more say in what is built because they own the land and any Public Open Space or Playing field lost to the development must be replaced before planning permission can be granted.</p> <p>In addition another key element of the proposal is to invest in the existing estate of Turlin Moor by providing further community facilities. The nature of these facilities will be explored through a consultation process to identify the needs and priorities of residents.</p>
<b>2</b>	<b>The land floods?</b>
A	<p>There is a difference between surface water and flooding. The council are modelling the impact of flooding to 2133 but early analysis to 2126 indicates that the site, due to the raised levels from previous fill, will not flood from the sea. Dealing with surface water from rainfall will be included as part of the drainage plans to any development proposal.</p>
<b>3</b>	<b>The land was sold by Lady Wimborne and has to stay as playing fields?</b>
A	<p>The majority of the land being considered was purchased from Lord Wimborne in May 1954 following a compulsory order utilising the powers in the Physical Training and Recreation Act 1937.</p> <p>This transfer permits the use as playing fields but does not restrict the use of the land in future.</p> <p>Since the Council bought the land so long ago there is no need to offer to sell it back to the current Lord Wimborne</p> <p>(in accordance with para 14 of the 2015 version of the Crichel Down<sup>1</sup> Rules)</p>
<b>4</b>	<b>There is a sewer crossing the site?</b>
A	<p>Wessex Water have confirmed that there is a 1050 mm (3ft 6") surface water sewer diagonally crossing the site. This connects to a pumping station adjacent to the upper reach of Lytchett Bay.. In addition there is also a 600mm (2ft) surface water sewer crossing the Meadow from the SE corner to Lytchett Bay. Any development would have to take account of this infrastructure</p>

<sup>1</sup> The Crichel Down Rules require government departments, under certain circumstances, to offer back surplus land to the former owner or the former owner's successors at the current market value.

5	<b>What will happen to the existing Clubhouse for PBFC and PRFC?</b>
A	<i>There is no intention to interfere with the existing clubhouse or car park. In fact there could be opportunities through the development proposal to refurbish the existing clubhouse and deliver a better facility that could be shared by the community, Rugby and Football clubs.</i>
6	<b>What will happen to the existing football pitches on the top field?</b>
A	<i>It is hoped at this stage to retain the laid out playing field to the east of the club house and develop around this asset. The remaining fields have to be replaced to comply with Planning policy. The intention is to replace the playing fields down at the Meadow adjacent to the Local Nature Reserve, raising the ground level to ensure the pitches do not flood and are above the water table.</i>  <i>As part of this replacement it is intended to construct an all weather pitch that would be flood lit. It is also the intention to weave dog walking areas through and around this area with upgraded paths and wild meadow areas to encourage flowers and wildlife. In addition it is hoped to incorporate a keep fit facility that can be walked or jogged.</i>
7	<b>This is also Public Open Space. Will this be replaced?</b>
A	<i>Again the Public Open Space will be replaced in the locality by creating a new area equal to if not greater than the area to be lost. The intention is to provide this new open space by transferring some land from farmland to parkland at Upton Country Park, which is accessed approximately 400m from the site.</i>
8	<b>There is evidence of wildlife on the site?</b>
A	<i>An Environmental Impact Assessment will be carried out and this will include proposals to safeguard wildlife that is legally protected</i>
9	<b>The Doctors Surgery in Hamworthy is overloaded?</b>
A	<i>As part of the process leading up to a planning application we will be speaking to the Adams Surgery and other medical providers in the area to ensure that the development can be provided for.</i>
10	<b>How will the schools cope with all the extra children?</b>
A	<i>In general the information received concludes that there is capacity in the school system to cater for the children generated by this development. As we progress the detail we will be making sure that all children receiving education will be able to access a school in the locality.</i>
11	<b>The Blandford Road is already too congested?</b>
A	<i>The traffic network across Poole at peak times is congested and Blandford Road is no different. As part of any planning application a traffic impact assessment will need to be undertaken that will look at the existing junction with Turlin Road, any new junction and road to serve the proposal and Turlin Moor, (a second access) as well as investigating Bus frequencies and alternative modes of transport for example pedestrian and cycle links.</i>
12	<b>Will Turlin Moor get a second access?</b>
	<i>The majority of residents and organisations seem to prefer the provision of a second access, although what this might look like and how it might</i>

	<i>connect to the existing estate has not been finalised. Primarily the access would serve the proposed development but as long as a 'rat run' into the existing estate is avoided it would seem a practical benefit to any scheme, provided the traffic impact assessment supports the principle.</i>
<b>13</b>	<b><i>The site is a household tip?</i></b>
A	<i>Early ground surveys show that the majority of the site is not a household tip (The exception is a small area to the north of the flats in Keysworth Road.) Once the detailed results has been received we will be in a better position to understand what has been placed on the site and what, if anything, needs to be done to safeguard existing and future Turlin Moor residents.</i>
<b>14</b>	<b><i>The top field is filled with ash from the Power Station?</i></b>
A	<i>This is correct. The initial analysis indicates that there is a consistent fill across the site of Pulverised Fuel Ash from the former Power Station Site.</i>
<b>15</b>	<b><i>What is Pulverised Fuel Ash?</i></b>
A	<i>Pulverised Fuel Ash (PFA) is the fine ash produced during the combustion process used at coal-fired power stations. When coal is burned, the fine ash is carried out with the flue gas. This passes through collectors that remove these fine particles as Pulverised Fuel Ash (PFA). This is then used as engineering fill and as a component for concrete. It has also been widely used in the UK for concrete block production and grouting.</i>
<b>16</b>	<b><i>What does the word Pulverised mean in PFA?</i></b>
A	<i>The word 'pulverised' refers to the coal used at coal-fired power stations which is pulverised to a fine talcum powder type consistency before being burned in the furnace. This is to ensure it burns efficiently and quickly, usually only taking 2 to 4 seconds.</i>
<b>17</b>	<b><i>This could be a Gypsy and travellers site?</i></b>
A	<i>In principle if the site is suitable for housing it is suitable for a permanent Gypsy and Travellers site. However the provision of a site for the wider [Dorset] area is being considered collectively with other Councils under a joint venture. This could take some time and currently this site is considered to be more important for the provision of Affordable and market housing.</i>
<b>18</b>	<b><i>Why can't the housing go in the centre where vacant offices are and be 25-40 storeys?</i></b>
A	<i>As part of a balanced approach to meet the housing needs of Poole to 2033, the review of the Local Plan is currently promoting higher densities of houses and flats that will include greater height in the centre whilst exploring more traditional solutions on other sites.</i>
<b>19</b>	<b><i>Is this part of Poole's Housing quota?</i></b>
A	<i>Poole as a council has to identify where all types of residential accommodation can be built for the next five years in order to comply with government rules and to keep control of the process. The proposal at Turlin Moor, if all of the issues can be resolved, would be part of that land supply</i>
<b>20</b>	<b><i>Why cannot the fields be protected as Fields in trust?</i></b>
A	<i>Only the landowner of a site can apply to protect it by contacting Fields in</i>

	<p>Trust.</p> <p>The Council as the landowner is considering an alternative use that would provide much needed housing in Poole whilst replacing any loss of open space and playing fields.</p>
21	<p><b>Why can't the Green belt be used it's just muddy fields?</b></p>
	<p>The Green belt is being considered as part of a balanced solution to Poole's housing. Green Belt is protected in law and boundaries can only be amended once all other options have been explored..</p>
22	<p><b>The land is below sea level and cannot be developed?</b></p>
	<p>Initial data shows that the 'Top Field' is not below sea level and has a high point of 4.19m above sea level. The lowest point is 2.6m adjacent to Keysworth Road. In general the land slopes from the 'Top Field' down to the Local Nature Reserve and a low of 1.5m adjacent to the mud flats.</p>
23	<p><b>There are bats on the site?</b></p>
A	<p>Please see the answer to Question 6</p>
24	<p><b>What sort of housing will it be?</b></p>
A	<p>Initial thoughts at this stage would be approximately 40% flats and 60% family housing. The council are exploring off site methods of construction to keep costs down and speed up delivery, however the council are committed to a quality scheme that meets the needs of residents both existing and proposed on Turlin Moor..</p>
25	<p><b>Will the housing be for council tenants?</b></p>
A	<p>Preliminary discussions indicate that the proposal needs to provide a balance of housing to cater for the widest range of occupants. In principle exceeding the council's policy on affordable housing of 40%. That 40% would be a mixture of flats and family accommodation and deliver a mixture of rented, part ownership and Starter Homes.</p>
26	<p><b>Can the residents of Turlin Moor have preferential nomination rights on the Affordable Housing?</b></p>
A	<p>When the Council is involved with a significant number of new affordable homes on any developments it can implement a local lettings plan. A local lettings plan aims to maintain a balanced and sustainable community by managing the allocation and letting of the properties. A local lettings plan enables the Council to take into account the affordable housing needs of the immediate local area and then prioritise some of the new homes to ensure it directly helps address those needs and pressures.</p>
27	<p><b>Is the top field is an emergency helicopter landing site for the air ambulance?</b></p>
A	<p>The Operations Room of the SW Ambulance Service of the NHS Foundation Trust have confirmed that in general there are no dedicated air ambulance helicopter landing sites. In reality the helicopter pilot will land as close to the emergency that is practicable and safe, which could include a road or motorway that in coordination with the police has been closed to traffic. The top field is therefore not a helicopter landing site.</p>
28	<p><b>There is a roman road going through the site?</b></p>
A	<p>There is evidence of a Roman Road that forms the western boundary to Poole at Creekmoor, crosses the A35 into Upton Country Park and continues to just North of Carrisbrooke Crescent, where it turns south</p>

	<i>east to the site of the Old Bridge. The closest point to the top field is 333m.</i>
<b>29</b>	<b>Would the Affordable Housing be all in one place?</b>
A	<i>The preferred solution is to ‘pepper pot’ the Affordable Housing throughout the development that results in an integrated and balanced community.</i>
<b>30</b>	<b>What has happened to the petition signed last year?</b>
A	<i>This petition as part of the Poole Local Plan Review was scheduled to be heard by the Place Overview and Scrutiny Committee on the 9<sup>th</sup> May 2017 but due to the election being announced for the 8<sup>th</sup> June the council had entered a period of Purdah, where the council is restricted in its decision making capability. The petition is now scheduled to be heard on the 21<sup>st</sup> June, along with other Local Plan consultation responses. As the petition was organised at a point in time and further information and details are now available to residents as to what is likely to happen, (for example where the development might be located, that the playing fields lost will be replaced and the Local Nature Reserve to receive additional protection and community benefits are also key) that engagement on the 17<sup>th</sup> with more informed choices might be something the petitioners might like to consider.</i>