

FREQUENTLY ASKED QUESTIONS (FAQ'S) FROM RESIDENTS

Turlin Moor Development August 2020



1	<i>What exactly is the intention of the council on our playing field?</i>	
A	<p><i>The plan is to develop the 'Top Field' adjacent Blandford Road for much needed housing, particularly Affordable Housing. The Council acknowledges that too few affordable houses have been built with resultant long waiting lists for this type of accommodation. Because the council owns the land they will be able to control what is built.</i></p> <p><i>The development will also allow the council to improve the community facilities provided for the residents of Turlin Moor generally.</i></p> <p><i>Any Public Open Space or Playing field lost to the development must be replaced before planning permission can be granted.</i></p>	
2	<i>What is happening now?</i>	
A	<p><i>Bournemouth, Christchurch and Poole (BCP) Council has appointed an Atkins/Savills team to help us take forward our proposals for the new housing development planned for the 'Top Field' next to Blandford Road in Turlin Moor. They have now started work and are:</i></p> <ul style="list-style-type: none"> <i>• Carrying out all the necessary additional background assessments such as further work on environmental issues, ground conditions and traffic</i> <i>• Working to explore options to enable, us, stakeholders and the community to develop a masterplan for the site</i> <i>• Preparing and helping us submit a planning application.</i> 	
3	<i>Why has it been so long since the last consultation?</i>	
A	<p><i>We consulted on a draft development brief for the site in 2017. Since then we have been working to get everything into place to take the ideas forward.</i></p> <p><i>The site has now been allocated for housing in the Poole Local Plan. We have also secured £3.8m of funding from Homes England to do the work necessary to prepare the site for development.</i></p> <p><i>To make that happen we have worked with Homes England to appoint our team of experts from Atkins and Savills to help us bring the site forward.</i></p>	
4	<i>Why are you going ahead with the plan even though people are against the idea?</i>	
A	<p><i>The site was allocated for housing in the Poole local plan. We are now working towards preparing options which we hope, following consultation will lead to the submission of a planning application.</i></p> <p><i>Ultimately, though, whether the development goes ahead or not, will depend on planning permission being granted. Any consent will require us being able to show that we have considered all the benefits, issues, options and concerns.</i></p>	
5	<i>What will happen and when?</i>	
A	<i>August/September</i>	<ul style="list-style-type: none"> <i>• Environmental investigation and surveys</i> <i>• Stakeholder engagement e.g. football and rugby clubs</i> <i>• Request for a screening opinion from BCP Council, to advise if an Environmental Impact</i>

		<p>Assessment is needed with the planning application. An earlier request was never determined and is now out of date.</p> <ul style="list-style-type: none"> • Development of masterplan options
	September/October	<ul style="list-style-type: none"> • Pre-application consultation with community and stakeholders to choose a preferred option
	November/December	<ul style="list-style-type: none"> • Finalise masterplan and planning application
	January 2021	<ul style="list-style-type: none"> • Submit planning application
	January/April 2021	<ul style="list-style-type: none"> • Planning application considered by local planning authority. • Formal consultation provides another chance to comment on the proposed scheme.
	May 2021	<ul style="list-style-type: none"> • Planning application determined.
	June 2021	<ul style="list-style-type: none"> • Work begins on site if planning application granted
6	There are people and machines on the playing field. Who are they and what are they doing?	
A	<p>The team is on site carrying out further investigations and assessments. Mostly this just involves our experts walking around the site and area to examine things like the landscape, trees or ecology.</p> <p>We may use a drone for a short time to do a topographical survey which looks at the different ground levels.</p> <p>We will also be using a mini-rig to drill deep, 25cm holes to check ground and ground water conditions. The rigs are about the size of a mini-digger and will be brought to site on a trailer. The work will take a couple of days and we will install safety fencing while we are working.</p> <p>Before we leave we will install capped monitoring wells in the drilled holes which we will check every so often to see if conditions are changing at all over the seasons. We'll make sure they are in places that won't affect safety or the use of the playing fields.</p> <p>The information from the investigations and assessments will inform options and ideas for the masterplan.</p>	
7	When will I get the chance to have my say?	
A	<p>In the Autumn, there will be a 'pre-application consultation' when we will explore ideas and alternatives for the masterplan with the Turlin Moor community and other stakeholders to help us choose our 'preferred option' for the site.</p> <p>If Covid 19 social-distancing rules are still in place, we won't be able to manage the consultation in the normal way with public exhibitions and face to face meetings. So, we have developed a socially-distanced approach which will still give everyone a chance to learn everything they need to know about the options and to have their say. It will focus on distributing printed material and posters, online material and phone and email. If the social distancing rules change in time, we will hold public exhibitions as normal and we will let you know nearer the time.</p> <p>After the consultation the team will develop the chosen option into a full masterplan and finalise the various planning documents. We then expect to submit the planning application in January 2021.</p>	

	<i>You will have another chance to comment on the proposals as a part of the formal planning application process.</i>
8	<i>The land floods?</i>
A	<i>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.</i>
9	<i>The land was sold by Lady Wimborne and has to stay as playing fields?</i>
A	<i>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. This transfer permits the use as playing fields but does not restrict the use of the land in future. Since the Council bought the land so long ago there is no need to offer to sell it back to the current Lord Wimborne.</i>
10	<i>There is a sewer crossing the site?</i>
A	<i>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 a 600mm (2ft) surface water sewer crossing the Meadow from the SE corner to Lytchett Bay. Any development will take account of this infrastructure. We will be able to show how we propose to do this at the pre-application consultation.</i>
11	<i>What will happen to the existing Clubhouse for PBFC and PRFC?</i>
A	<i>There is no intention to interfere with the existing clubhouse or car park. However, we will be working with the Rugby and Football Clubs to explore whether there could be opportunities through the development proposal to refurbish the existing clubhouse and deliver a better facility that could also be used by the community. We will be able to share any agreement on this at the pre-application consultation.</i>
12	<i>What will happen to the existing football pitches on the top field?</i>
	<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. We are looking at a number of options and discussing the possibilities with stakeholders. We will share our ideas for replacement of the pitches with the wider community at the pre-application consultation.</i>
13	<i>This is also Public Open Space. Will this be replaced?</i>
A	<i>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. We are looking at a number of options. We will share our ideas for replacement of lost open space and the improvement of what remains with the wider community at the pre-application consultation.</i>
14	<i>There is evidence of wildlife on the site?</i>

A	<i>Following discussions with Natural England The Planning Application will include details of the proposals to safeguard wildlife that is legally protected.</i>
15	<i>The Doctors Surgery in Hamworthy is overloaded?</i>
A	<i>As part of the process leading up to a planning application we will be working with medical providers in the area to ensure that the development can be provided for. We will be able to share further information about how this will work at the pre-application consultation.</i>
16	<i>How will the schools cope with all the extra children?</i>
A	<i>Our work so far indicates that there is capacity in the school system to cater for the children generated by this development. As part of the process leading up to a planning application, we will be working with education providers in the area to confirm that. We will be able to share further information at the pre-application consultation.</i>
17	<i>The Blandford Road is already too congested?</i>
A	<i>The traffic network, including Blandford Road, is congested across Poole at peak times. A traffic assessment being carried out as a part of the planning process will examine issues including the existing junction with Turlin Road and the pros and cons of any new road or junction options as well as public transport, pedestrian and cycle links. We will be able to share further information on this and what we think is the best approach at the pre-application consultation.</i>
18	<i>Will Turlin Moor get a second access?</i>
A	<i>An important part of the development of the Turlin Moor Development will be a traffic assessment to ensure that the best possible access solution is provided. We will share our ideas for access with the wider community at the pre-application consultation.</i>
19	<i>The site is a household tip?</i>
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 Keyworth Road.) Part of our current work is detailed ground surveys. We will share the results and how we will mitigate any issues with the wider community at the pre-application consultation.</i>
20	<i>The top field is filled with ash from the Power Station?</i>
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>

21	What is Pulverised Fuel Ash?
	<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>
22	What does the word Pulverised mean in PFA?
	<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>
23	The land is below sea level and cannot be developed?
A	<i>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.</i>
24	What sort of housing will it be?
A	<i>Initial thoughts at this stage would be a mix of housing, 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 we are committed to a quality scheme that meets the needs of residents both existing and proposed on Turlin Moor. The work over the next few months will identify what we think is the optimum mix and we will share our ideas with the community at the pre-application consultation.</i>
25	Will the housing be for council tenants?
A	<i>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 and shared ownership.</i>
26	Can the residents of Turlin Moor have preferential nomination rights on the Affordable Housing?
A	<i>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.</i>
27	When do you expect to get planning permission and start work on site?
A	<i>We hope to get planning permission in time to start work on site in June 2021.</i>
28	More questions?
A	<i>Email us: turlin.moor@bcpcouncil.gov.uk Phone us: 01202 633633 Or contact the Hamworthy ward councillors: Cllr Julie Bagwell; 07540 332435; Julie.Bagwell@bcpcouncil.gov.uk Cllr Daniel Butt; 07887 294941; Daniel.Butt@bcpcouncil.gov.uk Cllr Mike White; 01202 256712; Mike.White@bcpcouncil.gov.uk</i>