

**BOROUGH OF POOLE**

**LOCAL ECONOMY OVERVIEW GROUP**

**25<sup>th</sup> JANUARY 2007**

**PLANNING POOLE: CORE STRATEGY – PREFERRED OPTIONS**

**1. Matter for Consideration**

- 1.1 Borough of Poole is currently preparing its Local Development Framework which, over time, will replace the current Local Plan. The Core Strategy sets out the broad strategic and spatial policy direction for the entire LDF.
- 1.2 In October 2005, the Council produced an Issues and Options paper for the purposes of seeking views on the key challenges facing Poole over the next 20 years, and to consider possible ways of addressing these. The document set out a proposed Vision for Poole and, to aid discussion, a range of possible issues, together with suggested options. These were based upon work done by Poole Partnership (the local strategic partnership) and so had emerged from a wide cross-section of Poole's community.
- 1.3 Members will note that this is the second time that the preferred options stage is being proposed for the Core Strategy, a previous incarnation being the subject of consultation last year. There are good reasons as to why a second version is being prepared:
- the timetable for the Core Strategy was ambitious to the extent that the emerging evidence base needed to support it was lagging behind, largely due to the complexities of key evidence gathering at sub-regional and regional levels, and to other evidence which was insufficiently developed;
  - the Core Strategy was previously not ideally sequenced to overlap with the emerging Sustainable Community Strategy, which meant that it was difficult to integrate the aspirations of the two documents; and
  - the first two core strategies to be considered at Examination – for Litchfield and Stafford – were found to be unsound and so will have to go back to initial stages, for reasons including a lack of evidence and insufficient clarity about what was being proposed; and
  - as a consequence of the above points, it was considered that revisiting the preferred options stage would be prudent.
- 1.4 At this stage members are being asked to agree the critical elements of the Core Strategy, namely the structure and vision, both of which are intrinsically linked with the Sustainable Community Strategy, and the preferred approach for each of the themes in the detailed strategy. Subject to Member agreement, this will form the basis of the final preferred options consultation document.

**2. Recommendation**

**2.1 That Members:**

- 2.1.1 agree the structure, Vision, Spatial Strategy and Preferred Approach for the detailed strategy set out in Appendix A to this report; and
- 2.1.2 recommend to Council that the Preferred Options consultation document be approved with delegation of the final detailed wording and structure of the Preferred Options document to the Head of Strategic Planning Services, in consultation with the Portfolio holder, in advance of it being published for public consultation at the end of February.

### 3. Direction of Policy

- 3.1 The Core Strategy will need to conform with the Regional Spatial Strategy (including the emerging RSS) and so it sits within a wider regional and sub-regional context. It is also the case that Poole has in place an up-to-date local plan (adopted in 2004). Some of the key principles of both of these documents will continue to apply, such as making efficient use of land, focusing significant development in appropriate locations, delivering a major regeneration initiative, and preventing urban sprawl with a tightly defined Green Belt.
- 3.2 The Local Development Framework will have to look forward to 2026, in line with emerging RSS. It thus will also have to have regard to longer term issues, including those which are gaining increased national and regional emphasis, such as the need to address climate change, the importance of promoting sustainable communities, and the challenges of delivering better quality of life and improved urban environments while also intensifying development at key locations in urban areas.

#### Summary of Preferred Approach

- 3.3 The attached appendix sets out the key direction of the Core Strategy Preferred Options and reflects the emerging Regional Spatial Strategy, new areas of national policy, sustainability appraisal scoping, and the results of consultation carried out on the issues and options. It is not for the preferred options document to set out draft policies. A few key elements of the suggested preferred approach are drawn to Members' attentions:
- a document structure which echoes the main themes of the Sustainable Communities Strategy, *Shaping Poole's Future*;
  - a proposed annual housing figure of 500 dwellings, in line with the top end of the range for Poole set out in draft RSS. This is a recognition of higher-than-anticipated housing delivery in the Regeneration Area;
  - an ambitious approach to energy efficiency and renewable energy, whereby:
    - the first principle will be to secure high levels of energy efficiency in all development (25% above 2006 building regulations, in line with the Energy Saving Trust's Best Practice guidance);
    - larger schemes will be expected to incorporate renewable energy generation to meet at least 10% of energy needs, with an alternative option that this requirement is applied to all schemes regardless of size;
    - the Council will consider opportunities for renewable energy generation on its own land holdings, including exploring the feasibility of Combined Heat and Power (CHP). Opportunities for renewables, including CHP, will also be sought where larger proposals for development come forward;
    - where proposals for extensions, conversions or changes of use are involved, a higher overall energy efficiency rating for the building will be sought (a SAP rating of 75 out of a possible 120);
    - the need for development to address flood risk;
    - a requirement that all developments are accompanied by an Energy and Resources Statement and a Sustainability Checklist;
  - more focus upon prime transport corridors, in accordance with emerging RSS and the sub-regional Local Transport Plan, which:
    - promotes higher densities at key locations such as main transport nodes and local centres;
    - attempts to improve accessibility by non-car modes;
    - pursues a strategy of reducing pollution (and its impact) and community segregation through the appropriate location of uses and measures such as street planting and provision of pedestrian routes;
    - seeks to ensure that future development opportunities within prime transport corridors address the principles of sustainable travel such as supporting

public transport initiatives. This will include exploring the possible relocation of the bus storage and maintenance depot to an alternative site between Poole and Bournemouth Town Centres;

- a continuing commitment to Poole Bridge Regeneration Initiative, the Town Centre, Local Centres and the retention of employment land;
- a commitment to retaining and developing employment land on brownfield sites, including those in the Regeneration Area. As an alternative option, in lieu of concerns about a scarcity of employment land, the Council-owned greenfield site at Creekmoor is put forward as a potential future employment site for high-quality, knowledge-driven sectors in a landscaped business park setting, phased to come forward only when other brownfield opportunities, including those in the Regeneration Area, have been developed;
- a proactive stance towards the future role of the Town Centre to increase its quality, amount of retail floorspace, and role in the retail hierarchy;
- responding to Poole's Local Area Agreement, *Closing the Gap*, which identifies four priority areas: Hamworthy West, Poole Town, the Bourne Valley Estate and Alderney. This will influence how environmental enhancements, recreation facilities and developer contributions are considered;
- a recognition that the local Centres in Canford Heath (Culliford Crescent and Adastral Square) and Creekmoor offer potential for new investment and improvement which could address local community needs;
- greater emphasis on the role of smaller developments in delivering affordable housing, while also ensuring viability is not undermined, such that:
  - a target of 40% would remain for schemes of 15+ dwellings or over 0.5 ha;
  - a contribution would be sought from schemes of 1-14 dwellings;
- a recognition that local area character will be an important factor in determining the nature of development, to the extent that:
  - proposals will be expected to respect and enhance the key attributes of the defined character of individual areas within the borough (this is to be informed by a detailed character assessment and will need to be demonstrated in design and access statements);
  - there will be a move away from flat character areas in favour of securing development which contributes positively to defining local attributes, including dwelling type (such as a prevailing character of family houses), and does not incrementally result in detrimental changes to such attributes;
- a comprehensive approach to planning obligations which delivers spatial (i.e. cross-sectoral) priorities and addresses the following key guiding principles:
  - place-making – delivering a high-quality town;
  - active communities – providing social infrastructure;
  - accessibility – improving access to places and reducing the need to travel;
  - development enablement – mitigating adverse impacts of development and providing essential infrastructure;
- a commitment to joint-working in the preparation of other development plan documents or guidance on cross-boundary issues, including a heathland mitigation strategy and identifying sites for gypsies and travellers.

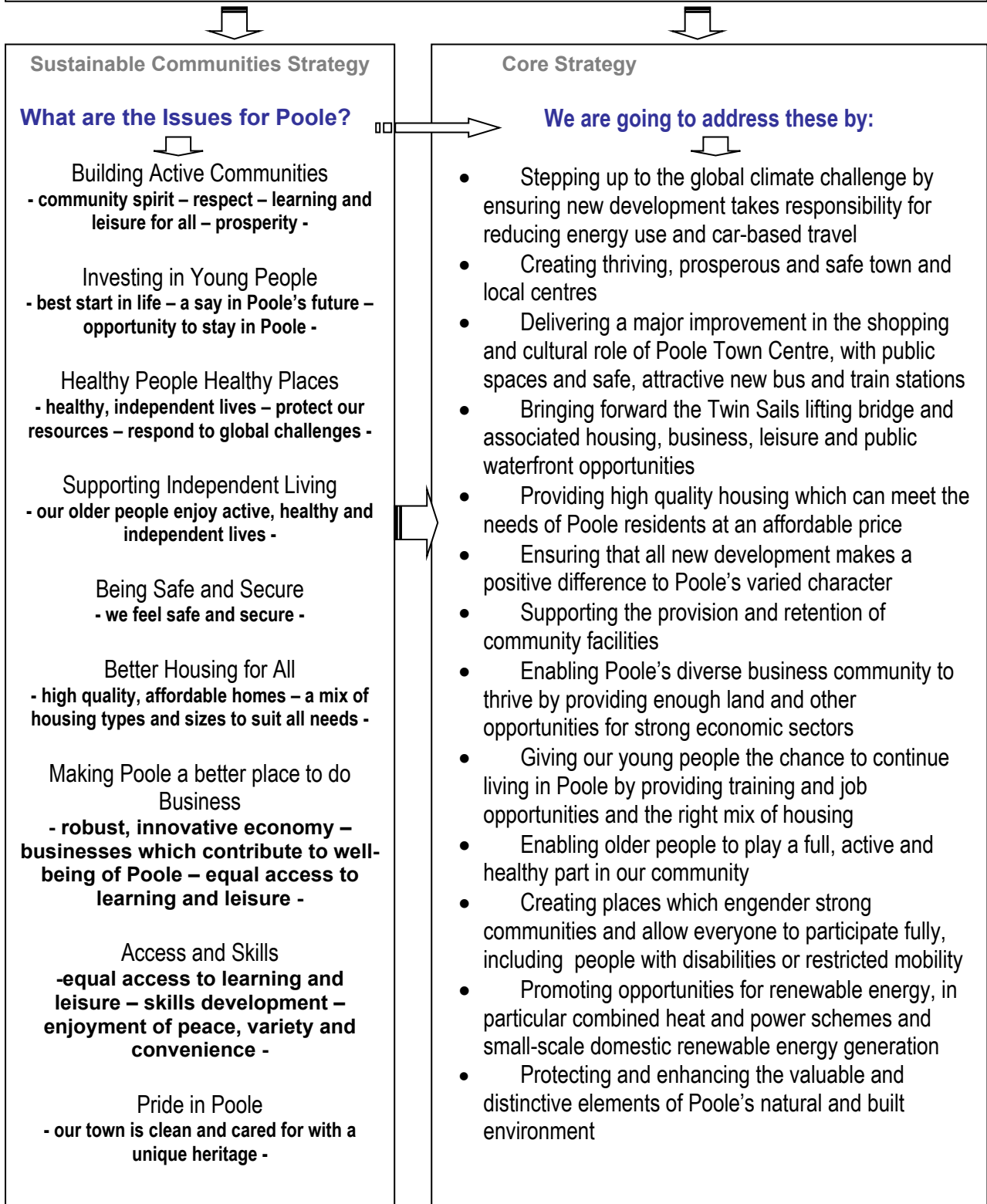
2.2 A priority for the Core Strategy will be to demonstrate how it is responding to aspirations in the Sustainable Community Strategy, *Shaping Poole's Future*. Consequently, it is proposed that the Sustainable Community Strategy vision is also used for the Core Strategy.

2.3 The following diagram sets out the Vision for both the Sustainable Community Strategy and the Core Strategy, together with how the latter intends to address the former. This diagram will be incorporated into both strategies.

# VISION FOR POOLE

Poole as a place where....

We all feel included in our communities, have equal opportunities to achieve and pursue sustainable lifestyles, where all our young people want to stay and our older people continue to be active and independent.



## **LDF/Community Strategy Working Group**

- 2.4 The Core Strategy Preferred Options (as set out in Appendix A), together with *Shaping Poole's Future* – Poole's Sustainable Community Strategy, were presented to the Joint Local Development Framework and Poole Partnership Working Group on 15<sup>th</sup> January. There was broad agreement with the integrated approach to developing these strategies. Some discussion concerned the fact that climate change was our greatest challenge and that this ought to be reflected in the Sustainable Community Strategy.
- 2.5 It was considered that the Vision diagram (shown above), in setting out how the Core Strategy will address the Sustainable Community Strategy, should give greater emphasis to:
  - the needs of older people in the light of an ageing population;
  - the importance of retaining and providing community facilities; and
  - addressing the needs of people with disabilities.
- 2.6 The Vision/Strategy diagram has been revised to take account of these points.

## **3. Consultation on Issues and Options**

- 3.1 Consultation on issues and options was carried out between October and December 2005. This included a stakeholder event, attended by interest groups representing the economy, health and social/community sectors, and the environment. Presentations were also given at all of Poole's area committees, and comments made at these meetings were noted.
- 3.2 It was apparent from the public response that the identified issues and options had captured many of the concerns which people have for Poole's future. A summary of the main findings is set out below.

### **Sustainable communities**

- 3.3 Concerns included a question as to whether or not we were fulfilling our sub-regional role, and doubts about the vitality and cultural attractiveness of Poole, and thus its ability to retain young people. It was additionally suggested that more needed to be done to meet the needs of the full cross-section of our community, including the young, the elderly, people with disabilities and the socially excluded. Climate change also needed to be addressed.
- 3.4 There were a number of high-level aspirations to emerge under this theme. These included the achievement of economic aspirations but not at the expense of quality of life, and to achieve a real sense of community where individuals have a sense of responsibility towards themselves, their local communities, and Poole. As part of this it was important to develop a safe, cohesive, and non-polarised place where young people are encouraged to work and stay. It was also felt that we needed to ensure Poole is able to fulfil its sub-regional role but also to retain local distinctiveness within different parts of the wider conurbation. Affordable housing was also seen as critical.
- 3.5 Suggested solutions included the development of complementary cross-conurbation policies which support regionally and strategically significant issues, including affordable housing, but which also allow for the unique identity of places within the conurbation. Policies should also support energy efficiency, good design and responsive approaches to changing economic and

demographic circumstances. It will also be a priority to facilitate a sense of community at local, borough-wide and sub-regional levels.

#### **Social issues and housing**

- 3.6 It was noted that regeneration in the town needs to deliver community aspirations, and should include facilities such as halls or youth centres. We should also avoid creating polarised communities. Development needs to make adequate provision for community infrastructure. Creating compact spaces with good pedestrian activity tend to be much healthier and easier to move around. Urban sprawl should be avoided as this is not good for community development.
- 3.7 Aspirations highlighted the need for a socially caring society in which the gap between low and high wages does not increase and where opportunities for education are spread more evenly. It was also noted that Poole has an ageing population and this has implications for service provision and economic growth.
- 3.8 There was a feeling that we needed to reduce the impact and intrusiveness of cars while at the same time increasing accessibility. The meeting of local needs locally was part of the solution for this.
- 3.9 Not surprisingly, housing was an emotive issue. There is a concern about overdevelopment, the predominance of flats coming forward, second homes, and the availability of affordable housing. Concerns were also expressed about the imposition of housing numbers upon Poole by the Regional Assembly. It is clear, however, that the price of housing is considered to be a major factor in the ability of Poole to meet the needs of existing residents and retain young people, including graduates.

#### **Economy**

- 3.10 Bournemouth International Airport was seen as being of critical importance to Poole and the wider conurbation in the context of its role as a strategically important employment site. It was also felt, however, that this is unlikely to be delivered in the next 10 years due to the need for a link road. There was concern that, without greenfield opportunities for new employment provision, that the economy could suffer from a shortfall in land supply in the medium term. It was noted that Poole's town centre and regeneration area could provide important opportunities for employment development and that it would have scope to increase its retail catchment. The conurbation needs to work together to develop as a city region. A comprehensive retail study would be needed to guide future retail development.
- 3.11 The needs of companies needing to expand, together with opportunities for incubator units, need to be taken into account. Skills development is critical, and links with the university and other further education institutes will be needed. There was support for diversifying the economy, promoting key sectors, and pursuing high value, knowledge-based growth. To support this, the vision should emphasise the importance of information and communications technology. It was noted, however, that there is a potential threat to employment areas posed by relatively high residential land values. Nevertheless, housing is closely linked to the performance of the economy, as key workers and people who move here for jobs need somewhere to live.
- 3.12 Some people are of the view that insufficient recognition is given to the importance of business and holiday tourism to the local economy and no mention to tourism, or the importance of water sports, is given in the suggested

vision. It was considered that more investment was needed to promote longer trips throughout the year and to enable greater diversification of the industry. A contrary view, however, was that the Council should concentrate on its residents rather than tourists.

#### **Culture and Leisure**

- 3.13 The town centre tended to be the focus of most debate. A key concern was that Poole's evening culture is not sufficiently diverse or attractive to most people. A town centre with shops which stay open later into the evening, a new cinema, and a critical mass of culturally stimulating attractions which keep workers in town and attract others in the evening is the desired objective. Housing in the town centre is important in order to bring people into the centre.
- 3.14 The bus station and depot were seen as being problematic in terms of their visual and functional impact upon a key part of the town. Better lighting throughout the town centre could have a marked improvement upon the atmosphere and attractiveness of Poole.
- 3.15 Views were expressed that opportunities for culture and leisure needed greater emphasis. The vision could state that Poole should be a place for those living and working here to re-charge, reflect and observe, and the ambience and architecture should support this.

#### **Built and Natural Environment**

- 3.16 A key aspiration was to maintain a high quality of life and new development should support this. Good design in new development was essential and this should recognise and protect the distinctive aspects of Poole's character. The emphasis should be to ensure development is good enough to approve, rather than bad enough to refuse.
- 3.17 Nature conservation should not be seen as a constraint but rather as something of value and an asset to Poole, while designated sites and the Green Belt were considered to be areas where development should not be allowed. Areas of green space should form part of a wider network of green infrastructure. This should be planned in a strategic manner across the sub-region.
- 3.18 Climate change has implications for sea level rises in the future. This should be taken into account in planning for new development. Implications for water resources and waste treatment also need to be considered, while sustainable construction methods need to be given greater priority.
- 3.19 Protecting Poole's distinctive landscape and environment was universally endorsed. It was also considered that existing infrastructure, including water and waste water services, together with open spaces, would need to be appropriately maintained and improved.

#### **Access and Movement**

- 3.20 A challenge and an aspiration is to deliver economic well-being without congestion. This will require careful demand management on roads, and better quality urban environments with improved opportunities for access and pedestrian movement. Some risks might be associated with unpredictability of where growth will go. For instance, employment development at the airport, or retail provision at out-of-centre locations such as Castlepoint could undermine attempts to reduce travel by car. Again, the need for joint working across the conurbation is highlighted.

- 3.21 There was a general feeling that new and improved infrastructure, both within Poole and beyond, was necessary in advance of further intensification. There was also a concern about the impact of new housing development upon congestion, with associated implications for quality of life and pollution. Some felt that the proposed second lifting bridge was in the wrong location, and that travel choices would also require the building of new roads. Promoting alternatives to the car are considered critical, as will be important strategic links (such as the A31) to the national road network.
- 3.22 Car parking was a concern for a number of people, particularly in relation to higher densities but with lower on-site parking provision. This would cause problems with on-street parking and congestion.

#### **Area-based Issues**

- 3.23 Some comments dealt with more locally specific issues. Whilst these cannot be picked up in detail in the Core Strategy, it is relevant to summarise the general tone of some of these. The views expressed included:
- **the importance of Poole's local centres in terms of supporting and promoting their vitality, and ensuring sufficient car parking was provided;**
  - **the need to make adequate provision for new hospital facilities in the town, together with associated affordable housing for nurses and other key workers;**
  - **the need to make on-site recreation provision on larger sites, rather than opting for financial contributions for off-site provision;**
  - **encouragement for exploring opportunities for renewable energy; and**
  - **concern about the local impacts of traffic congestion.**

## **4. Sustainability Appraisal**

- 4.1 The sustainability appraisal of the Core Strategy Issues and Options has provided a basis for considering a preferred approach. It assessed the options, identified possible omissions and set out potential mitigation measures should certain options be pursued. In summary, the key findings included the need to:
- emphasise more strongly energy efficiency, renewable energy and sustainable use of resources in response to climate change;
  - mitigate against potential sea level rises associated with global warming;
  - promote accessibility by sustainable methods;
  - emphasise the inclusion/provision of community infrastructure;
  - identify the need to meeting the education and skills needs of residents;
  - address the issue of the cumulative impact of development upon Natura 2000 habitats (notably heathlands); and
  - address the implications of air quality impacts and community segregation arising from transport, particularly along prime transport corridors.
- 4.2 As regards the options considered, some of the key findings were that:
- greenfield development for housing could assist in meeting affordable housing needs, but would increase the need to travel and could have adverse consequences for European habitat designations;
  - in the light of land supply concerns, the use of greenfield land for employment development could benefit prosperity. Employment uses would pose less of a threat to heathland habitats than residential development (subject to the findings of Appropriate Assessment evidence gathering); and
  - a focus on local centres and brownfield land would promote a sustainable pattern of development, enabling people to gain easier access to local facilities. The retention of a Green Belt, in strategic terms, would support this.
- 4.3 The preferred options addresses all of these findings. On climate change, there is a stronger emphasis on sustainable energy and resources use and flood risk.

Integration with the Sustainable Community Strategy, together with a focus upon local centres and other social infrastructure, will assist in meeting community needs. A comprehensive contributions framework will help to deliver a high quality urban environment and to mitigate against the impact of community segregation and reduced air quality along prime transport corridors. In addition, a commitment to joint working with Bournemouth on parking and other matters will promote sustainable movement and other cross-boundary issues such as heathland impact mitigation.

- 4.4 Nevertheless, some areas will continue to pose potentially adverse sustainability consequences in the preferred options. In particular:
- Poole is in close proximity to highly sensitive habitats and so the urban heathlands will continue to require highly sensitive management;
  - flood risk is an issue for a coastal authority and so commitment to minimising the risk and incorporating appropriate defence measures will be crucial;
  - a commitment to making efficient use of urban land will have implications for prime transport corridors in terms of congestion, community segregation and air quality. At a strategic level, however, this is more sustainable than greenfield expansion and so a key challenge will be to take positive steps to overcome, or at least minimise, adverse impacts; and
  - sustainable energy and resource use, social infrastructure and a high quality urban environment will be essential if we are to ensure that the Core Strategy delivers truly sustainable communities.
- 4.5 Overall, the preferred options move us in the right direction in responding to key sustainability challenges. Where adverse implications are likely to occur, these mostly are as a result of choosing a strategic approach which, overall, is sound. In these instances, the details of how we overcome, offset or mitigate against the impacts will be key to delivering a sustainable future.

## **5. Conclusions**

- 5.1 The preferred options set out in Appendix A represent a natural continuation of the adopted Local Plan strategy. They maintain a commitment to already established priorities and values. There are, however, differences in emphasis which take account of climate change, , emerging Regional policy, and an attempt to ensure that development is far more responsive to local community aspirations as expressed in the Sustainable Community Strategy and Local Area Agreement. The links with the Sustainable Community Strategy in particular are worthy of emphasis as they will have a bearing on the process of producing development plans, the spatial approach that is taken, and the way in which Poole's communities are engaged.

**DAVID RALPH**  
**Head of Strategic Planning Services**

**If you have any queries on this report, please contact  
Mike Garrity, Strategic Planning Services, on 01202 633323**

# CORE STRATEGY PREFERRED OPTIONS

## 1 Introduction

### Foreword

- Planning Poole's future
- Local aspirations & Community Strategy
- Wider context

### Planning Poole: The Local Development Framework

- Brief explanation of LDF (with diagram of Poole's LDF milestones)
- Overarching framework of Core Strategy
- Set out what Preferred Options stage is
- Relationship with adopted Local Plan

### Shaping Poole's Future: the Community Strategy

- Brief summary of what the Community Strategy is
- Explain role of Core Strategy in delivering community strategy: Spatial expression
- Definition of 'spatial'

### Issues and Options – Choosing the Preferred Options

- Findings from Issues and Options consultation
- Responding to the Issues & Options Sustainability Appraisal

### Core Strategy and Getting Involved

- The next stages
- Consultation events
- Linking up with Community Strategy
- How to respond

## 2 Issues and Challenges facing Poole

### Global Warming and Climate Change

- Climate change – its impact and our responsibility
- Energy and Resources

### How do National and Regional Issues affect Poole?

- Energy
- Sustainable communities and urban focus
- Housing need
- RSS – economy and housing
- Environmental setting

### **The Character of Poole**

- Pressures for development
- Delivering an urban renaissance
- Quality of life
- Access to good facilities
- Key national issues: housing and sustainable communities
- Local character

## **3 Shaping Poole's Future**

### **The Community Strategy and its links to the Core Strategy**

- Progress on Community Strategy
- Preparing the Core Strategy in Tandem – Spatial expression of community aspirations
- Joint consultation
- Links with LAA & Community Strategy

### **Closing the Gap – Poole's Local Area Agreement**

Some key emerging issues:

- Employment
- Skills
- Young people
- Ageing population
- Inequalities: Hamworthy; Alderney
- Sense of community
- Healthy lifestyles
- Engage and understand needs of older people
- Mental and emotional health
- Inter-generational
- Design in regeneration area: health and energy efficiency
- Beaches for events (Venice Beach, LA)
- Community safety
- Waste & recycling
- Cultural issues: accessibility
- History: Poole's heritage: harbour; Old Town

### **The Spatial Strategy**

- Vision
- Community Strategy Themes
- Core Strategy – how this addresses the Community Strategy
- Contributions Framework - Key Guiding Principles for delivering our spatial objectives

## 4 The Detailed Strategy

### 4.1 Building Active Communities

#### Community Facilities

Preferred Approach:

- Sequential approach to redevelopment/reuse of redundant places of worship: seek re-use for faith purposes, followed by other community use and then alternative use/redevelopment
- Identify need for intermediate care facilities in Town Centre
- Links with nursing facilities provision (reduction of bed blocking) refer to Section 4.4;
- Area-based approach to community facilities: increase social inclusion:
  - Links with contributions policy
  - Audit of local needs to be carried out in key deprived areas and less successful local centres
- Education: general statement that re-use/redevelopment of school buildings will be considered where needed to deliver improvement and modernisation of facilities in line with Schools for the Future Strategy

#### Accessibility

Preferred Approach:

- Emphasis on reducing need to travel
- Highest densities in most accessible locations: town centre/regeneration area; local centres; key nodes on prime transport corridors
- Public transport improvements on prime transport corridors, as well as wider walking and cycling improvements
- Measures needed to address air quality issues on prime transport corridors
- Community segregation to be addressed at key locations on prime transport corridors (particularly where preventing access to local facilities)
- All prime transport corridors to have cycle lanes where feasible
- Contributions framework to support the above priorities – borough-wide
- Identify need for a joint parking DPD
- Development sites within Prime Transport Corridors will be expected to address the principles of sustainable travel, including public transport initiatives. This will include exploring the possible relocation of the bus storage and maintenance depot to a site between Poole and Bournemouth town centres

#### The Town Centre and Shopping

Preferred Approach:

- Town Centre to be focus for major retail and leisure growth:
  - up to 45,000 sq m of retail floorspace
  - leisure and residential uses
  - high quality public spaces and streets
  - improve links between Lighthouse and Dolphin Centre
  - redevelopment of bus station and provision of new improved facilities
  - High Street to accommodate independent traders & creative industries
- Limit significant retail growth outside of the Town Centre North area, allowing for non-retail uses on less successful retail parks

Alternative Approach:

- Allow for baseline growth in new retail and leisure floorspace (up to 25,000 sq m) and modest growth within existing retail parks (up to 10,000 sq m)

### **Investing in our Local Centres**

Preferred Approach:

- Local centres to remain focus for communities
- Opportunities for improvement: Creekmoor, Hamworthy, Canford Heath, Wallisdown

### **Twin Sails Initiative**

Preferred Approach:

- Mixed use development
- Delivery of key infrastructure, including second lifting bridge and links
- Public quayside and spaces
- Mix of housing – type and affordability
- Uses at street level which contribute to urban vitality
- Enhanced links and streetscape between Town Centre, Hamworthy and the Quay
- New knowledge-based economic development and associated ICT infrastructure
- Provision of key social infrastructure
- High standards of sustainable energy & resource use

## **4.2 Investing in Young People**

### **Schools**

- Schools for the Future review: need to support the needs of educational restructuring
- Potential need for schools to reappraise their needs in terms of buildings

### **Community Strategy and LAA**

- Facilities for young people: links to Canford Heath
- LAA priority areas & role of recreation provision
- Skills and life opportunities – links to access and skills

## **4.3 Healthy People, Healthy Places**

### **Climate and Resources**

Preferred Approach

- i) Energy efficiency – reducing energy demand is 1<sup>st</sup> principle: eco homes of sufficiently high standard, BREEM and zero-carbon development: to seek 25% improvement over 2006 Building Regulations on new build, plus improvements on conversion, change of use or extensions
- ii) Commitment to CHP – Council to explore opportunities on its own land holdings
- iii) Renewable energy schemes such as CHP to be considered appropriate development on employment land and in existing employment areas

- iv) Major commercial development expected to support principle of CHP (buy-in to CHP where site available; on-site provision in larger schemes, etc.)
- v) Larger development to make on-site provision for renewables to meet at least 10% of energy needs
- vi) Core Strategy to set out criteria for community renewable projects
- vii) All development to submit energy and resources statement
- viii) All applications to be accompanied by sustainability checklist
- ix) New development in risk zones to make appropriate provision for flood prevention measures; resist development in highest risk areas which are unprotected

Alternative approach:

- 10% Renewable provision on all development

### **Health and Well-being**

Preferred Approach:

- Hospital – no need for additional facilities; key objective is to reduce bed-blocking
- Provision of intermediate care space in Town Centre for umbrella services (GP / health centres with wider remit) – within TCN or Regeneration Area
- Purpose-built accommodation in the Town Centre for intermediate care
- Identified need in north Poole
- Area-based approach to healthcare (LAA priorities): role for doctor's surgeries & community care/support services:
  - Parts of Town Centre; Alderney; Branksome; Hamworthy West;
- Obesity an increasing issue – links to recreation and leisure

### **Poole's Natural Environment**

Preferred Approach:

- Continued protection of designated sites according to significance
- Commitment to develop in partnership a heathland mitigation DPD

### **Recreation and Leisure**

Preferred Approach:

- Focus strategy upon improvement and enhancement of quality and capacity of existing open spaces
- Recreation catchments or 'zones' designed to deliver key strategic parks and facilities
- Smaller local facilities will have localised catchments
- On-site provision will be explored on sites large enough to accommodate it
- Key priority will be to deflect recreational pressures from heathland areas – this will be considered through joint-authority development plan document

## **4.4 Supporting Independent Living**

### **Investing in Older People**

Preferred Approach:

- seek to promote lifetime home standards.
- Links with other sections – health, safe and secure, recreation, etc.
- Provision of nursing homes:
  - Retention of larger nursing homes (40+ bed spaces)
  - Existing nursing home sites suited to larger new facilities will be retained for such purposes
  - support in principle for larger facilities;

- retention of other existing where viable;

#### **Promoting Accessibility for All**

- Providing for the needs of people with disabilities
- Inclusive communities

### **4.5 Being Safe and Secure**

#### **Creating Safe, Attractive Places**

Preferred Approach:

- New development adjacent to public spaces and footpaths to contribute positively to their safety and attractiveness: lighting; overlooking; ground floor uses; permeability
- Recreation contributions to support improved safety & security: attractive, well lit spaces; well-maintained play areas & paving; graffiti removal; dog waste & litter bins

### **4.6 Better Housing for All**

#### **Meeting Housing Needs**

Preferred Approach:

- To provide 500 dwellings per annum between 2006-2026
- Larger sites to provide a mix of housing sizes and types
- Concentration of highest densities:
  - Regeneration Area
  - Central Area sites
  - Sites near/within key nodes along prime transport corridors
- Housing development should complement character

#### **Affordable Housing**

Preferred Approach:

- 40% on-site provision on sites of 15+ dwellings / 0.5 ha or more
- Contributions for affordable housing on all smaller sites

#### **Gypsies and Travellers**

Preferred Approach:

- Commitment to secure & upgrade Mannings Heath site for accommodating gypsies currently residing in built stock;
- Joint working with Bournemouth to secure provision of appropriate transit site(s)

### **4.7 Making Poole a Better Place to do Business**

#### **Supporting a Growing Economy**

- Reaching critical point in land availability
- Importance of key sectors
- Poole Port

#### **Better, More Secure Jobs**

- Knowledge-based 'smart' growth
- Skills development
- Links to role of creative industries – High Street

## Strategic Employment Sites

- Role of Bournemouth Airport & difficulties of delivery
- Importance of employment development in Regeneration Area (up to 36,000 sq m)

Preferred Approach:

- Retention of existing employment land and key employment areas
- Allow for redevelopment of isolated employment sites
- Poole Port: retain land and water frontage for port-related uses & promote rail link
- Land at Creekmoor on north side of Upton Rd (approx. 20 ha) to be identified as an employment site for a modern business park, only to come forward in event that brownfield opportunities in Regeneration Area and elsewhere have been developed

## 4.8 Access and Skills

### Providing Better Job Opportunities

- Supporting key sectors
- Enabling the growth of small and creative enterprises
- Developing skills
- Increasing participation of older people in the workplace
- Improving productivity
- Retention of Graduates

Preferred Approach:

- Regeneration Area employment provision to support skills and quality jobs
- Opportunities for creative industries – High Street
- Role of education – Bournemouth University
- Importance of affordable housing

## 4.9 Pride in Poole

### Better Design, Better Places

- Defining characteristics of Poole: Harbour; Quay & Old Town; beaches; strategic parks; chines; ridges and slopes; strategic viewpoints; Shoreline Character Areas
- High quality design in all areas
- The role of art in building local character, pride and identity
- Conservation Areas

### Local Area Character

- Set out key principles for each Townscape Character Area:
  - Prevailing character & form of development
  - Trees/vegetation
  - Vernacular
  - Building materials
  - Permeability & legibility: footpaths, landmarks, locally listed buildings
  - Natural/semi-natural features: water, parks, chines, greens
  - Shoreline character
- Links with local centres
- Links with being safe and secure
- Clean, Green, Safe agenda

Preferred Approach:

- Key principles in each of the character areas to determine design, scale, form of development
- All proposals to be accompanied by design and access statements which:
  - set out site's relationship with character area principles;
  - recognise important local features on and around site, including: trees, building styles, materials, prevailing characteristics, setting of parks, spaces, listed buildings and locally listed buildings;
  - demonstrate how the proposal contributes positively to area character
- Art to be a component part of design for all public spaces and key gateways
- Public spaces to be designed in manner which incorporates performance spaces
- Local artists to be involved in design of public spaces
- Development in and adjacent to Poole's defining features will make positive contribution to these assets

## **4.10 A Framework for Developer Contributions**

Preferred Approach: obligations framework – guiding principles

- Obligations to address spatial priorities – cross-sectoral
- Obligations to deliver an urban renaissance
- Guiding principles:
  - Place-making objective – delivering a high quality town
  - Active communities objective – necessary social infrastructure
  - Accessibility objective – necessary measures to improve accessibility, prioritising pedestrian, cyclist and public transport initiatives
  - Development enablement objective - mitigation and essential infrastructure
- Specific areas for contributions
  - Poole Bridge infrastructure
  - Affordable housing
  - Transport – reducing the need to travel by car
  - Recreation facilities
  - Health – intermediate care; community support role of health centres
  - Community facilities
  - Environmental enhancements – public spaces, town & local centres
  - Art and design
  - Heathland mitigation

## **5 Key Diagram**

## **6 Implementation, Monitoring and Relationship with Other Documents**

**Introduction**

**The Developer's Role**

**Borough of Poole's Role**

**The Regional Spatial Strategy**

**The Core Strategy and other Development Plan Documents**

**Statement of Community Involvement**

**Shaping Poole's Future: The Community Strategy**

## **7 What will the Submission Document Look Like?**

Introduction

Table of Headings

### **Appendix A: Adopted Policies and the LDF**

### **Appendix B: Core Strategy Preferred Options – Representations Form**

### **Appendix C: Annual Monitoring Report Indicators**