

Turlin Moor North

Draft Development Brief

March 2017



Your views

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The closing date for comment is 'TO BE DETERMINED'

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Turlin Moor North

Figure 1.1 Turlin Moor North site location

1 Introduction

1.1 Turlin Moor North

Turlin Moor North is located in the west of Poole, approximately 2 miles from Poole Town Centre, figure 1.1. Part of the site fronts onto Poole Harbour and the whole site is close to Upton Country Park. The site is within a 10 minute walk of Hamworthy Station, which provides direct trains through to London, and is close to a range of shops and services on Turlin Road and on Blandford Road, figure 1.2.

The whole site is currently laid out as public open space and incorporates a number of playing pitches. Given the amount of public open space in the area and the potential to arrange the various pitches more efficiently, it is considered possible to retain sufficient open space and pitch provision on the west of the site than would enable the east section of the site to be developed, figure 1.3. This development has the potential to secure the delivery of much needed housing and affordable housing, as well as securing other community benefits for the Turlin Moor area.

1.2 Purpose of this development brief

The purpose of this Development Brief is to:

- Provide planning and design guidance for the development of the site;
- Set out the planning and design requirements to achieve a high standard of development;
- Give prospective developers and other interested parties certainty about the type of development that will be acceptable on the site.

The Brief provides guidance on a number of factors that will influence development such as the possible uses, layout and scale of development appropriate on the site. The Brief is not however intended to be prescriptive in relation to detailed architectural appearance in which there is a degree of flexibility.

1.3 Status

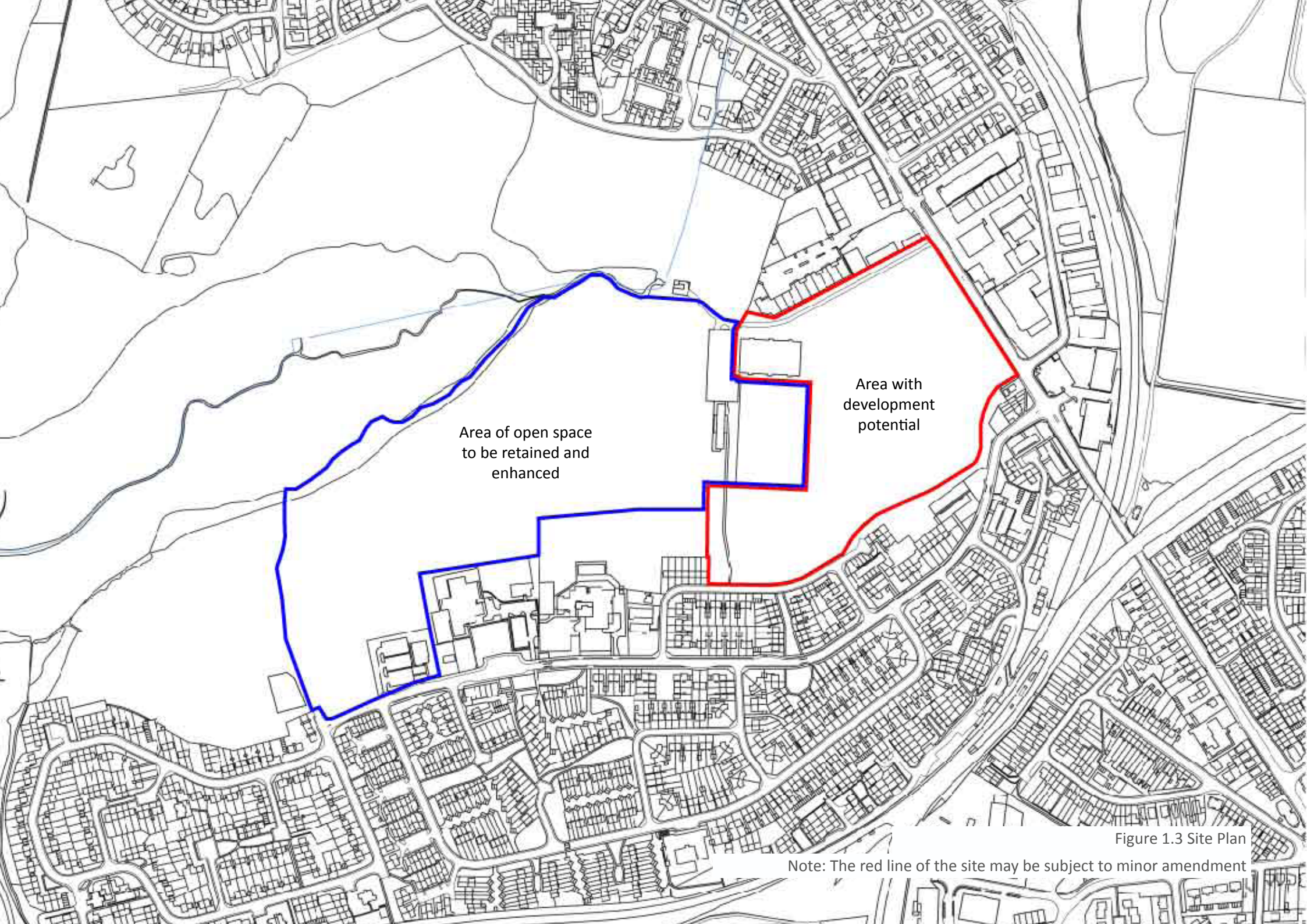
At this stage the Brief has been prepared for a period of public consultation. Once the consultation is complete any necessary amendments will be made and the Brief can then formally endorsed by the Council. Details on how to comment are set out inside the front cover.

1.4 Summary of development potential

The whole site has a total area of approximately 21 hectares, the east section of the site adjacent to Blandford Road which is considered to have development potential is approximately 6.6 hectares. Having assessed the surrounding context and pattern of development it is anticipated that this part of the site could accommodate approximately 350 dwellings. The remainder of the site would remain as open space with a number of enhancements to improve its function and ensure there is no net loss of sports pitch provision.



Figure 1.2 Distance from the site to local facilities



Area of open space
to be retained and
enhanced

Area with
development
potential

Figure 1.3 Site Plan

Note: The red line of the site may be subject to minor amendment

2 Context and analysis

2.1 Site characteristics

The whole site forms part of an 21 hectare area of open space that consists of large areas of mown grass with some clearly defined clusters of trees.

The land that is being considered for development is 6.6 hectares located adjacent to Blandford Road, illustrated within the red line in figure 2.1. The remaining open space covers 14.4 hectares and is illustrated within the blue line in figure 2.1. This area contains an existing car park and sports pavilion building. To the west of the open space within the blue line is a local nature reserve which is not directly affected by this Brief.



Figure 2.1 Ariel view of the site

2.2 Ownership

The site is owned by the Borough of Poole and vacant possession would be available upon completion of sale. The land is not subject to any covenants or restrictions to development.

2.3 Land uses

The area to the south the site consists of predominantly residential land uses, figure 2.2. There are also a number of community uses in this area including a school, children's centre and church. To the north of the site behind a tree screen is a industrial area. On the opposite the on the east side of Blandford Road is another industrial area that also includes a Lidl food store.

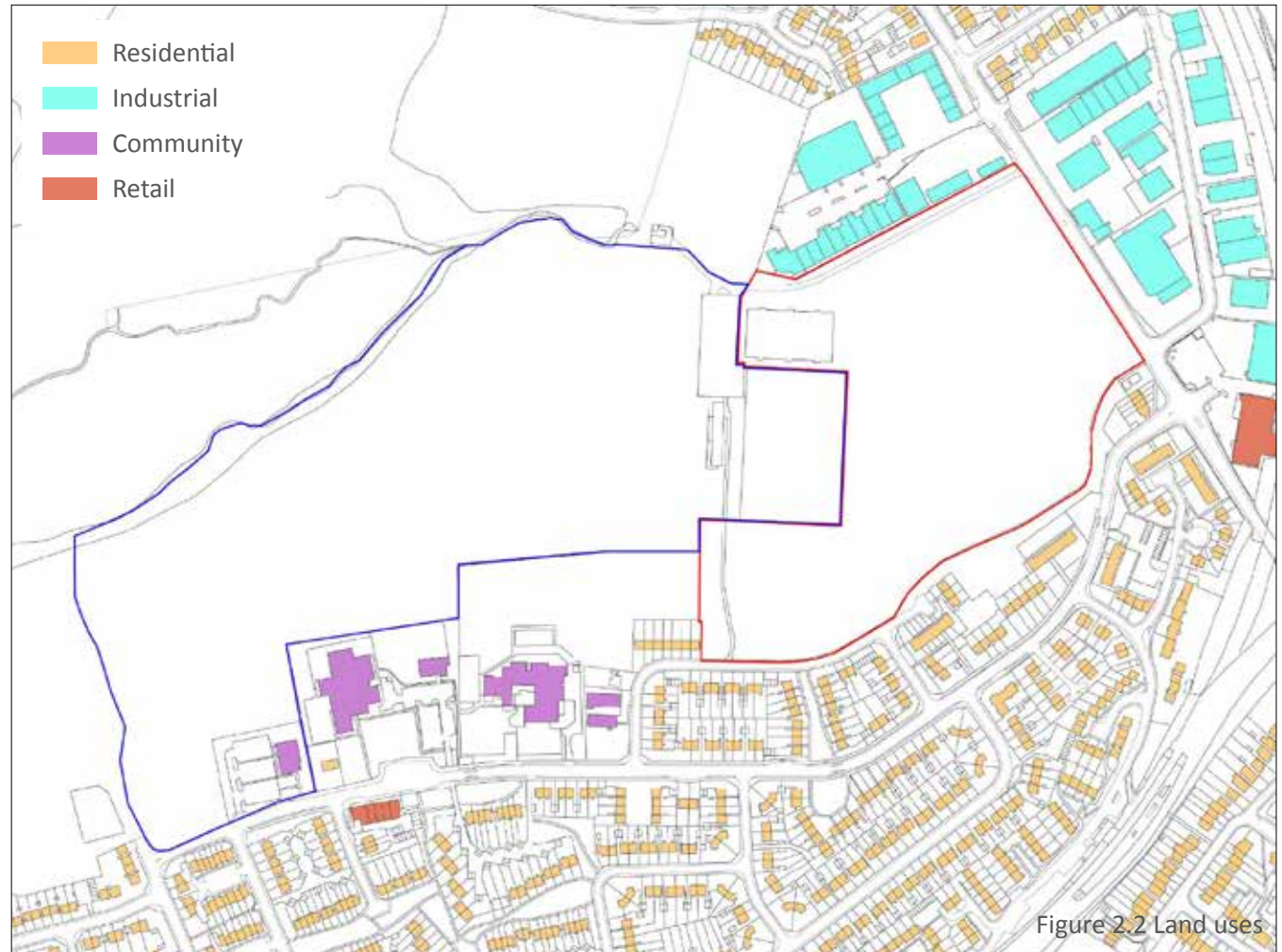


Figure 2.2 Land uses

2.4 Pattern of development

The pattern of development within the existing Turlin Moor estate typically comprises of groups of terraces and semi detached properties in modest plots. The large majority of these properties are two storey with hipped or gabled roofs. In the vicinity of Blandford Road a number of flats exist which occupy greater building footprints and extend up to four storeys. Buildings typically front the road, with parking to the front or side of the building. However the central part of the estate includes a number of properties where parking is located to the rear and the properties front out over areas of open space. The layout and height of development is illustrated in figure 2.3.

While some variety in architectural style exists across the estate the properties are grouped into areas with a consistent appearance. The large majority of the properties have a simple suburban appearance being brick built with tiled roofs with limited articulation or detailing.

Trees are present throughout the estate but are not a defining feature. Where trees do exist they are typically located within rear gardens or within the wider verges. As a result the properties are highly visible within the street scene.

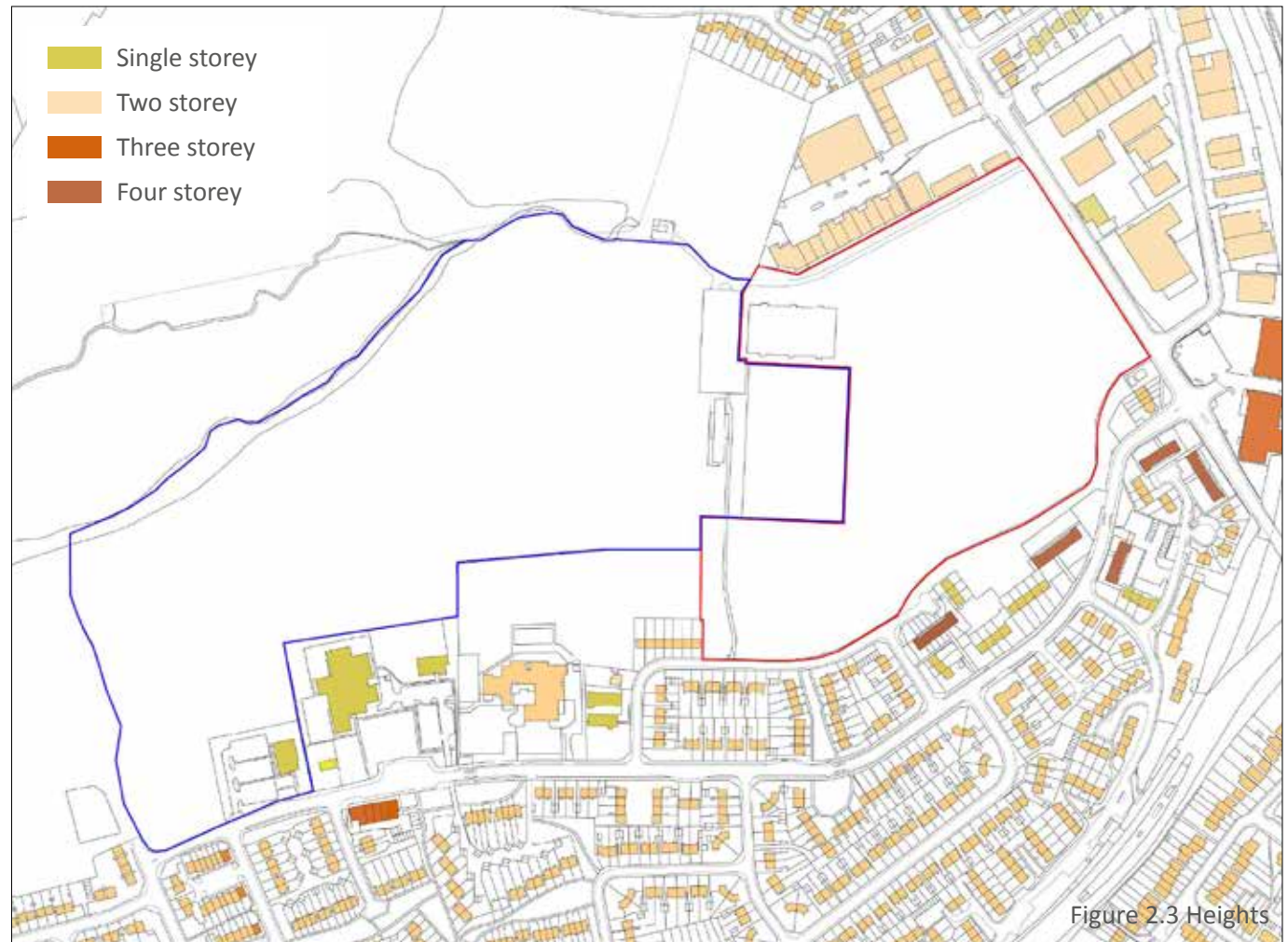


Figure 2.3 Heights

2.5 Topography

The whole area is relatively flat. The land adjacent to Blandford Road is xx metres higher than surrounding land and slopes gently north to south. The land in the west of site is also relatively flat with a gentle slope towards the Harbours edge. The topography is illustrated in, figure 2.4. Given the relatively flat nature of the site it is not considered that the topography will place any constraints on development.

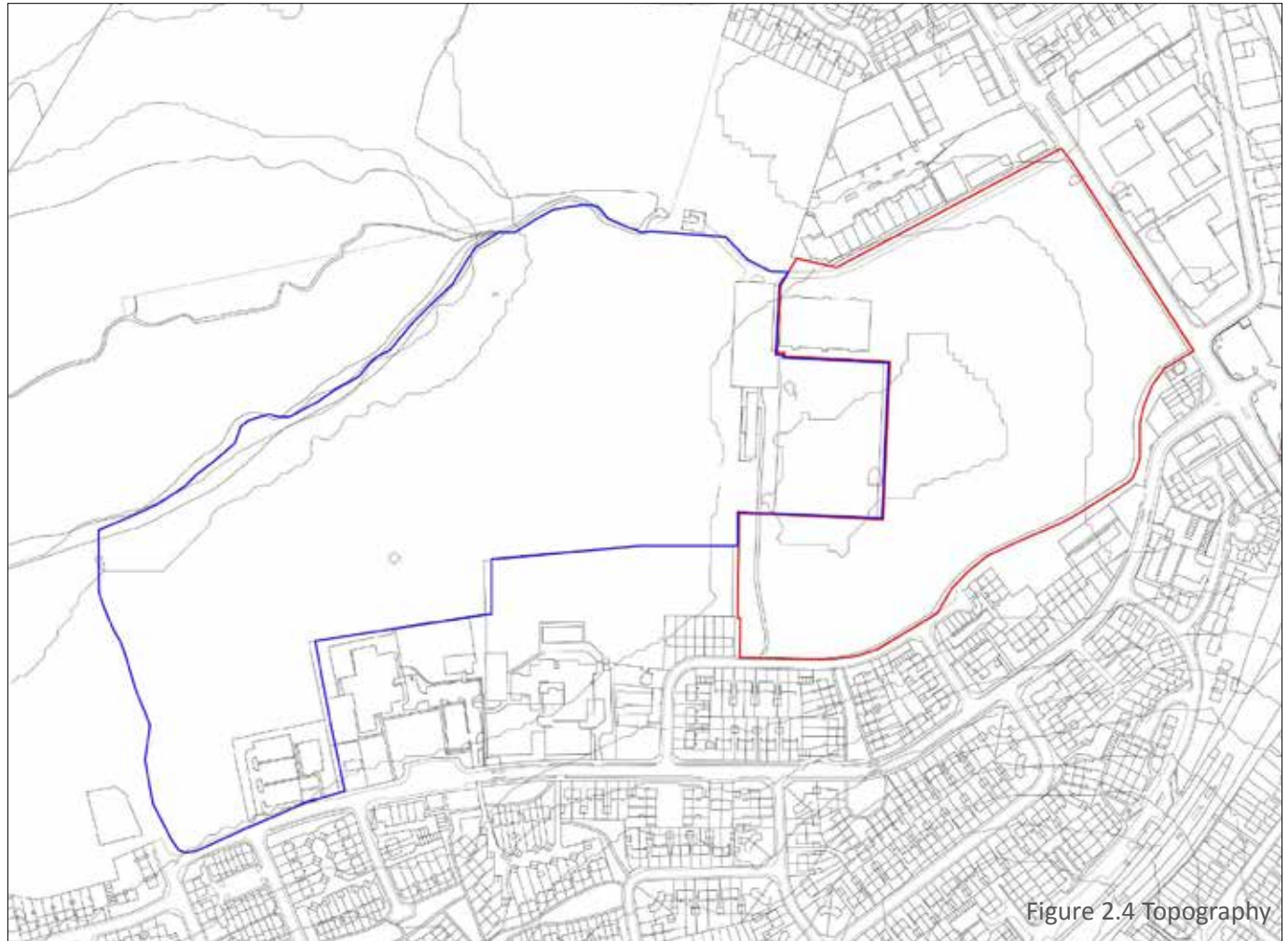


Figure 2.4 Topography

2.6 Heritage

The site does not contain any heritage assets. The twin railway bridges on Blandford Road and the Blandford Lodge at 444 Blandford Road are all locally listed. In addition, Upton Country House is a Listed Building. However these features do not have a direct relationship with the site and it is not anticipated that there would be any adverse impact of development on heritage assets.

2.7 Trees

The site includes a number of trees, in the eastern part of the site adjacent to Blandford Road the trees are confined to the perimeter of the site. An initial tree examination has been undertaken and this identified that the majority of these trees are Category A or B Trees of good or moderate quality which it is preferable to retain. Given the location of the trees it is anticipated that these could be retained and incorporated into any future layout.



Locally Listed railway bridge on Blandford Road



Locally Listed lodge on Blandford Road



Existing tree on Keyworth Road



Existing trees adjacent to Blandford Road

2.8 Ecology and biodiversity

The site is close to the Poole Harbour SPA and SSSI, and the Border Road SNCI. The far west of the site is a Local Nature Reserve. These habitats are an important and sensitive location for wading birds. Development in the area has the potential to impact on these habitats and proposals will need to be sensitively design and provide adequate mitigation to ensure that there is no adverse impact on biodiversity. A biodiversity assessment and mitigation plan will need to accompany any future planning application.

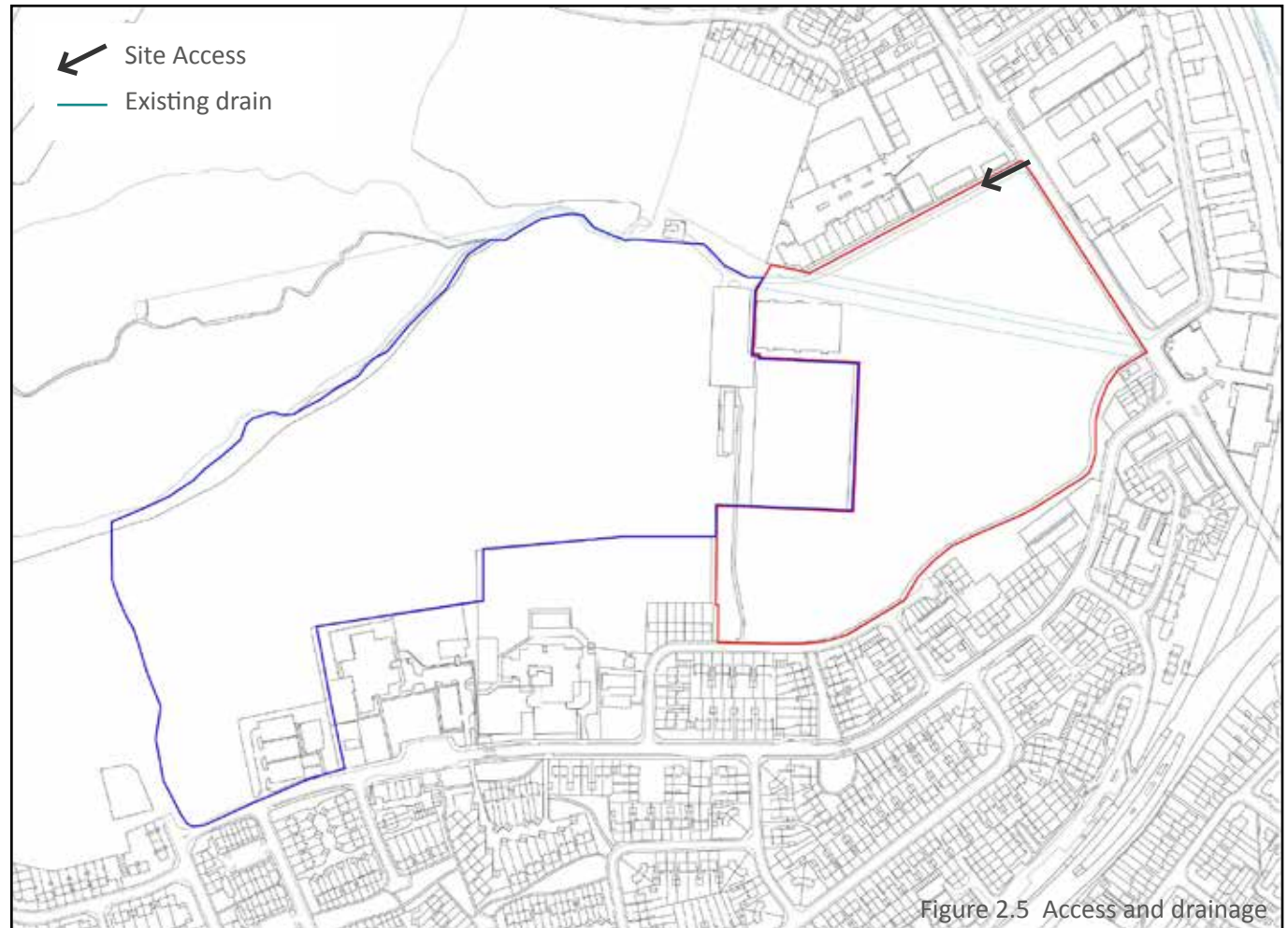
Map of ecological designations

2.9 Transportation and access

The site is in an accessible location, being less than a 10 minute walk from the local shops and services on Turlin Road and to the Lidl on Blandford Road. Hamworthy Station is approximately a 400 metre walk from the southern edge of the site.

A bus route runs along Blandford Road and along Turlin Road. The nearest bus stops are located immediately adjacent to the site on Blandford Road and within 25m on Turlin Road. The current services run every 30 minutes providing a direct route into Poole town centre.

The current vehicle access into the site is off Blandford Road in the north east corner of the site. The access road leads down to a parking area. The existing access road is approximately 4.0m wide and does not include a dedicated pedestrian footway. The existing access into the main Turlin Moor estate is near the south east corner of the site. This access forms part of a four arm traffic lighted junction and is the only vehicle access into and out of the estate.



2.10 Ground conditions

A ground investigation report has been prepared. The desk part of the assessment indicates that solid geology beneath the site comprises River Terrace Deposits overlaying Branksome Sand Formation. The report notes that ground stability will not restrict development but sets out that piled foundations are likely to be most suitable given the ground conditions.

The land has been used as a tip site and the east part of the site adjacent to Blandford Road is filled with a large amount of Pulverised Flue Ash. Remedial measures will therefore be required to cap the site. When a planning application is submitted full details of the contamination and proposed mitigation will need to be provided.

2.11 Drainage and flood risk

The east part of the site adjacent to Blandford Road is situated outside of either Flood Risk Zone 2 or 3 and therefore has a low risk of flooding as a result of fluvial or coastal inundation. Surface water appears to discharge into the surrounding open space and a surface water management plan will be required to accompany any future planning application.

The west part of the site is situated within the flood zone and can experience wet ground conditions in the winter months. Therefore the provision of playing pitches within this area will need to be carefully designed to ensure the pitches can be played for the majority of the football season. This is likely to involve raising the pitches up above the existing ground level and incorporating drainage into their design.

2.12 Archaeology

There has been no known development on the site. A series of historical maps demonstrating this are provided in appendix A. No evidence of archaeology was encountered when site boreholes were dug as part of the ground conditions investigation.

2.13 Other site information

A utilities search has taken place that shows that a surface water drain dissects the site, figure 2.5. All other main services are in the roads which bound the site.



Existing access into the main estate



Existing access to the front field

2.14 Planning context

National policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they expect them to be applied.

The NPPF sets out the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area. As part of the decision making process, development proposals that accord with the development plan should be approved without delay.

There are a number of specific sections of the NPPF which are particularly relevant to the development of the site include Section 4 Promoting sustainable transport, Section 6 Delivering a wide choice of high quality homes, Section 7 Requiring good design and Section 8 Promoting healthy communities. The policies included within these sections of the NPPF have shaped the content of this Brief.

The NPPF and planning law requires development to be assessed in accordance with the Development Plan unless material considerations dictate otherwise.

Development Plan

The development of the site is governed by policies within the adopted Borough of Poole Core Strategy 2009 and the Site Specific Allocations & Development Management Policies Development Plan Document (DPD) 2012. There are also a number of related Supplementary Planning Documents and Guidance, which are material considerations for future planning applications.

Local Plan Review

The Local Authority are currently in the process of undertaking a Local Plan review which seeks to update the existing policies in the Core Strategy and Site Specific Allocations and Development Management Policies, and combine them into one document. The Local Plan review has been subject of a number of consultation exercises.

The most recent consultation took place in summer 2016 and included Turlin Moor North as a potential site to accommodate approximately 350 homes. There were a number of responses specifically relating to the site. The majority of these comments related to the loss of public open space and the practicalities of building on the site due to ground conditions.

The ground conditions survey indicates that the site can

accommodate development.

In relation to open space as required by paragraph 73 of the NPPF in preparing the Local Plan to date a robust and up to date assessment of open space has been undertaken. This assessment demonstrates that the Hamworthy West ward in which the site is located contains approximately 130 hectares of open space which is equivalent of 18.5 hectares per 1000 people. This significantly exceeds the Borough's open space standards of 5.2 hectares per 1000 people. The assessment also illustrates that in terms of distribution the large majority of properties in the ward are within 400m walking distance of an open space. The ward is therefore considered to have a surplus of open space some of which may have the potential for development.

In addition, while a surplus in open space has been identified it should also be noted that a large amount of additional open space is being created in close proximity of the site at Upton Country Park.

Given this evidence it is therefore being recommend to take Turlin Moor North forward as a site allocation within the draft Local Plan. The draft Local Plan will be subject to another period of public participation in the Summer of 2017 with the aim of submitting the Plan to the Secretary of State for examination later in 2017.

Existing local policy

If an application came forward before the new Local Plan is adopted then the application would be determined under existing policy. No current site specific policies currently exist for the site. However, a number of the generic policies are relevant including:

Core Strategy Policies

- Policy PCS 5: Broad Locations For Residential Development
- Policy PCS 6: Affordable Housing
- Policy PCS 15: Access and movement
- Policy PCS 23: Local distinctiveness
- Policy PCS 29: Poole Harbour SPA
- Policy PCS 30: Greenbelt

Site Specific & Development Management Policies

- DM 1: Design
- DM 2: Heritage Assets
- DM 7: Accessibility and Safety
- DM 8: Demand Management
- DM 9: Green Infrastructure and Biodiversity

These are set out in full at in Appendix B. The most relevant aspects of these policies are discussed below. In addition, the Borough of Poole Parking and Highway Layout in Development Supplementary Planning

Document 2011 is also relevant and is discussed below.

Principle of development

Greenbelt: The land in the west part of the site is within the South East Dorset Green Belt and is therefore protected from development. The east part of the site is not situated within the greenbelt and therefore is not subject to the same level of protection.

Flooding: The west part of the site is situated within existing floodzones where development would unlikely to be considered acceptable. The east part of the site is not situated within the flood risk areas and could potentially accommodate development.

Nature conservation: The site is situated adjacent to the Poole Harbour Special Protection Area and Site of Scientific Interest. These designations do not preclude development within this area but contributions towards strategic and site specific mitigation will be required.

Open space: The site is currently designated as Public Open Space. Given this designation Policy DM9 currently applies and will need to be considered as part of any planning application considered before the adoption of the new Local Plan.

DM9 requires that where public open space is lost that replacement open space of an equivalent or greater area and value is provided in the same locality, unless the development is for essential community purpose.

Development on the east part of the site would result in the loss of 6.6 hectares of open space. Therefore at least 6.6 hectares of replacement open would need to be provided near to the site. To meet this requirement an additional 16.5 ha of open space will be provided within Upton Country Park as part of the creation of the Upton Country Park Suitable Alternative Natural Greenspace (SANG). This open space will be within 500m of the site. As such a greater area of open space is provided within the locality ensuring compliance with DM9.

The replacement open space must also be of an equivalent or greater value. The space lost includes a number of football pitches and an all weather surface area (not currently in a usable condition). It is proposed that the pitches would be replaced on the land to the west of the existing rugby pitches. The replacement pitches can be constructed a higher standard than the existing pitches ensuring better drainage and increased usability. The all weather surface area can also be replaced here or on the site of the former Turlin Moor Community Centre.

The relocation of the pitches to the land west of the existing rugby pitches would mean the loss of this land for general amenity purposes. The land is currently a relatively flat area of mowed grass. This land appears is used for general amenity activities such as dog walking and informal games. The proposed replacement open space at Upton Country Park will provide additional paths to support dog walking activities as well as space for informal games and general recreation activities.

Therefore taking into account the additional open space and the improved replacement of the recreational facilities lost, the proposal will comply with DM9.

Development type/density: Policy PCS 5 considers the broad locations for residential development within Poole. The policy directs the highest densities into the town centre centres and areas well served by public transport and a range of facilities. Elsewhere development is permitted but flats are only considered appropriate in streets or parts of streets where flats predominate. In this case a number of other blocks of flats exist in the vicinity of the site. Therefore it considered that flats would be acceptable on part of the site as part of a scheme that includes a mixture of houses and flats.

Map of greenbelt/flood zones to be inserted

Design

PCS 5 states that the design of new development must contribute positively to the overall character of the area and this is reinforced by PCS 23 and DM 1. The policies set out how the design of buildings should contribute positively to those attributes of a particular street which distinguish it, including building materials, height, roof form, fenestration, site coverage, car parking arrangements, spacing of buildings, retention of front and rear gardens, tree cover and other vegetation. The existing pattern of development is described in Section 2.0 of this Brief and Section 3.0 provides more detail on how an appropriate form of development which respects the established pattern of development this can be achieved on the Turlin Moor North site.

Affordable housing

PCS6 sets out Poole's affordable housing policy, this has in part been superseded by the National Planning Practice Guidance. The current national guidance states that affordable housing will be sought on all developments of 11 or more units or where the gross floor area exceeds 1000 sqm. It is anticipated that the number of units on the Turlin Moor North site will exceed this threshold and therefore development of

the site will be expected to satisfy the requirement of PCS6 in relation to provision of affordable housing.

Contributions

Residential development will be subject to a Community Infrastructure Levy. This site is currently in Zone C where the charging rate is currently £75 per square metre. The CIL charging rate is subject to change as part of the Local Plan Review. In addition, residential development in this location will be required to make a Heathland contribution for Strategic Access, Management and Monitoring. The current level of contribution is £355/house and £242/flat. An obligation will also be likely be sought to improve the access of the site to the new open space at Upton Country Park. Other obligations may be sought depending on the nature and content of the proposal.

Parking

Parking provision in new development will be expected to have regard to the provisions set out in the Borough of Poole Parking and Highway Layout in Development Supplementary Planning Document 2011. This sets out the required spaces for flats and houses of different sizes. The document also requires the provision of cycle storage.

The development should also incorporate measures to encourage sustainable transport choices such as walking, cycling and the use of public transport. The layout of the site will therefore require clear pedestrian links to bus stops. Given the scale of the development a Travel Plan should be devised which contains a package of measures to reduce travel by car.

3 Development principles

3.1 Land uses

The site is close to residential and industrial uses. However, the site has a greater affinity to the existing residential area of Turlin Moor than to the industrial areas which are separated from the site by roads and, in the case of the land to the north, by landscaping. It is therefore considered that the eastern part of the site lends itself to the development of a residential scheme. This would incorporate a mixture of houses and flats and could include an element of retirement, assisted living or care units. The area to the west will provide public open space.

Indicative densities for this location set out in existing local planning policy are 30 – 50 dwellings per hectare. However, planning policy does allow for some change, either an increase or decrease, where the scheme design can demonstrate that this will not be detrimental to the area concerned in terms of its specific character, or its function and amenity.

Depending on the nature of the proposal other

land uses may also be considered acceptable. The acceptability of other uses will depend on the requirements of relevant planning policy and the requirements set out in this Brief. The council will use this period of public consultation to help establish if any alternative uses should be considered.

3.2 Layout

With exception of the trees around the edge of the site there are few landscape features within the eastern part of the site to inform a site layout. The proposal should therefore aim to retain the existing trees and create a perimeter block pattern with a grid of interconnected streets. Such a layout would reflect the established pattern of development in the area, create a permeable layout and give a clear definition of public areas to the front and private spaces to the rear.

If the surface water drain that dissects the site is to be retained with the necessary easements then this will shape the block structure across the site. However, it



Concept layout illustrating development on the east of the site in perimeter blocks with open space and playing pitch provision on the west of the site

is possible that the drain can be diverted around the surrounding streets. This would give more freedom to develop a block structure.

To reflect the local character buildings should be positioned to overlook and enclose the street on which they are positioned.

3.3 Height

The existing buildings in the area range from two to four storey but the predominant building height is two storeys. The taller four storey buildings are typically located closer to Blandford Road however, there are examples of three storey buildings scattered across the existing Turlin Moor estate.

To respect the established pattern of development it proposals should be between two and four storeys in height with the four storey buildings focused along the Blandford Road frontage. Three storey buildings will also be suitable but these should be located to add visual interest to the scheme and to help define the important routes through the development.

3.4 Access and movement

At this stage it is anticipated that vehicular access and egress will be achieved from the existing access point to Blandford Road in the north east corner of the site. To facilitate access in this location it is likely that a range of improvements will be required. This will need to include enhancements to Blandford Road to ensure adequate turning lanes are provided and to the access road itself to ensure a suitable width exists to accommodate the predicted levels of traffic and to make provision for pedestrians.

It may be possible to link the main access road to the existing Turlin Moor estate as Keysworth Road. This would help to integrate the new development into the existing estate. However, it is acknowledged that this may cause concerns for existing residents and therefore this period of consultation will be used to further explore public opinion on this as an option.

3.5 Design quality

The buildings will need to be of a robust and inclusive design. The design of buildings should respond positively to local character and history, and reflect the

identity of the local surroundings and materials. This should not, however, prevent or discourage appropriate innovation. In this particular situation, buildings of good quality and attractive modern design could be appropriate to create a identifiable character for the scheme.

It is envisaged that the buildings will convey an impression of unity through appearance, materials or grouping in certain parts of the site. Key buildings can be included that incorporate special details or increased height to add interest to the scheme and aid legibility.

Given the orientation of the site there is also the opportunity to incorporate energy saving design principles and micro generation installations as part of the design.

3.6 Amount and mix

It is anticipated that the development could up to 350 dwellings assuming a mixture of houses and flats. Opportunities will exist to deliver a range of house types sizes and tenures, including up to 40% affordable housing. It will however be up to any future developer to prepare a viable proposal that they consider will be

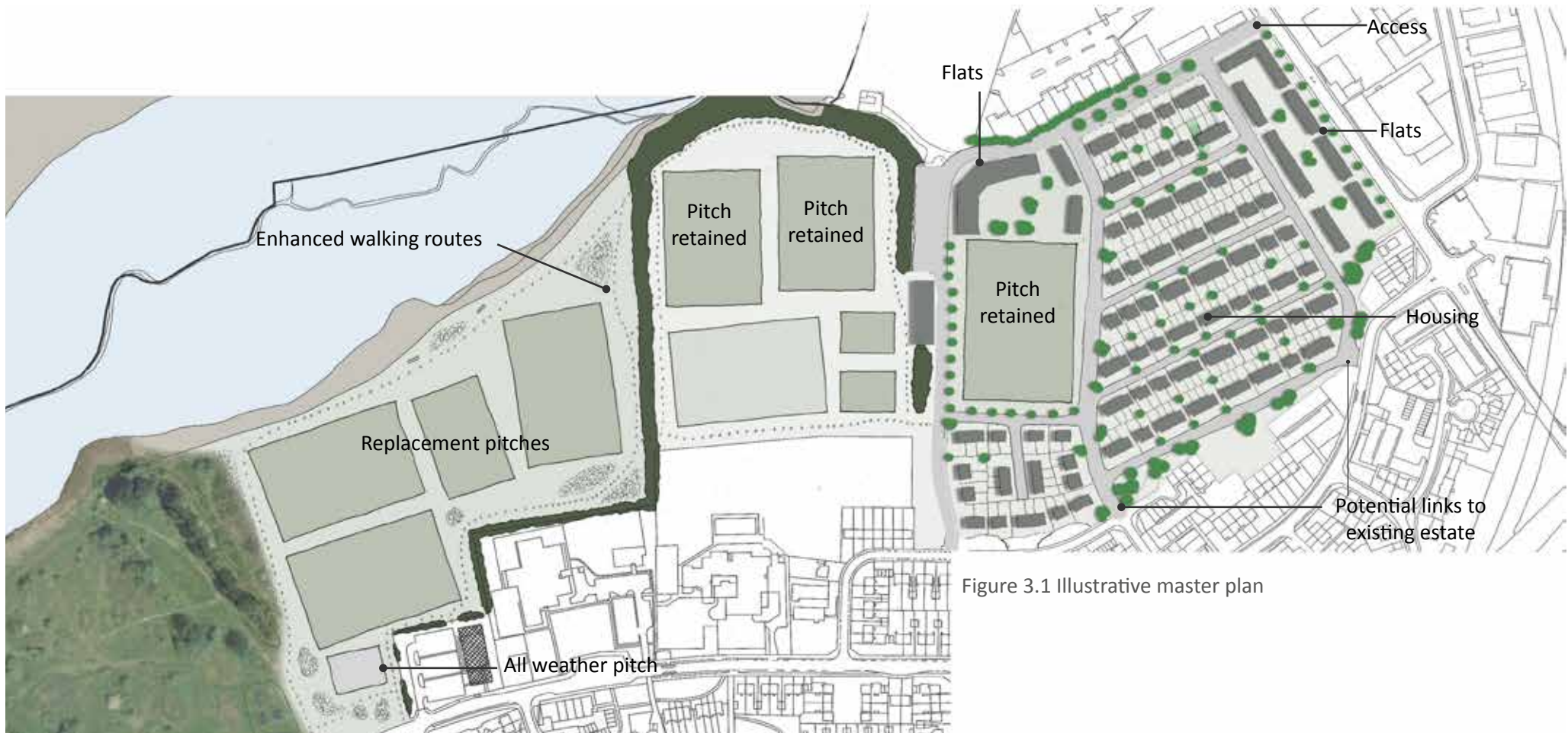


Figure 3.1 Illustrative master plan

deliverable in the market. The precise mix and size of units will therefore vary depending on which developer brings forward the site.

3.7 Parking

In this area the parking standard for flat development is between xx to xx car parking spaces per unit depending upon the number of rooms within each unit. A mix of parking methods should be considered including on plot, within courtyards and on street. Any courtyard parking should be well over looked through informal surveillance from properties which surround it. On street parking should be designed as park of the street and be clearly laid out. Landscaping should be incorporated to enhance the appearance of parking areas.

3.8 Ancillary structures

Bin, cycle or buggy storage that needs to be provided in conjunction with any flatted development will ideally be incorporated into one of the main buildings which forms part of the development. A proliferation of separate structures that are clearly visible from the road are unlikely to be considered acceptable. If

separate structures are proposed these should be limited in number, set back into the site and screened with vegetation.

3.9 Landscaping and open space

The existing trees that surround the site should be retained within the proposal. Streets should, wherever possible, incorporate street trees or soft landscaping within front garden areas to add to the overall visual appearance of the development.

The existing Borough of Poole football pitch is to be retained and a suitable landscaped buffer will be required around the edge of the pitch. Properties should be arranged to overlook this area.

The main area of open space will be the western part of the site. This area will primarily provide a range of sports pitches for youth and adult games. To ensure these pitches can be played regularly any enhancements to improve drainage of the existing rugby pitch field will be required and the replacement pitches to the far west of the site will need to be constructed at a raised level to ensure playability. In addition to pitch provision opportunities also exist

to further enhance the recreation offer through the provision of walking routes, additional planting, insertion of an exercise trail, nature interpretation and bird hides. The consultation will seek people's views on the enhancement of the open space.

3.10 Illustrative masterplan

An illustrative masterplan has been prepared, figure 3.1. The masterplan begins to illustrate the guiding principle of delivering high quality design solution that incorporates:

- An improved access from Blandford Road with the potential to connect to existing estate if desirable;
- Safe pedestrian and cycle links through the site;
- A block structure that responds to the context of the site and creates overlooking to streets and space;
- Retention of existing trees;
- A strong street structure that creates a network of pedestrian, cycling and vehicle routes;
- Enhancement of the existing areas of open space including new sports pitches, a new all weather pitch and upgraded children's play facilities;
- Easy access public transport

4 Next steps

4.1 Preparing an application

The Council is keen to positively engage with developers through the planning process. Therefore, before making a planning application developers/ applicants are strongly encouraged to undertake pre application discussions.

When submitting an application the Council's validation procedure will apply. This is available to view on the Council website www.poole.gov.uk/planning and lists the plans and additional information that will be required in order to assess a planning application. A Design and Access Statement will be required to accompany any application. This should explain the design thinking behind the proposal and how the principles set out in section 3.0 of this Brief have informed the development.

Applicants should also be aware that, depending on the nature of the proposal, a range of other requirements

and financial contributions may be required. These requirements can also be clarified as part of pre application discussions.

If you have any questions regarding the planning application process or the additional information that will be required to make an application please contact the planning customer services team on 01202 633331 or view the planning section of the Council website: www.poole.gov.uk/planning

