

Poole Local Plan

Pre-Submission Draft - Appendices



July 2017



Borough of Poole

Poole Local Plan Appendices

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Appendix 1: Monitoring

The Council will regularly monitor the policies in the Poole Local Plan to assess whether they are working effectively. The monitoring framework set out in the table below provides targets and indicators for each policy. The outcomes from this monitoring will be set out in the Council's monitoring report, which is published on the Council's website annually. This information will be used to inform the review of the policies in the Poole Local Plan to be undertaken by 2023.

Poole Local Plan 2013-2033: Monitoring framework

Policy	Targets	Indicators / monitoring details
Policy PP1: Presumption in favour of sustainable development	As this policy's focus is on the Council's general approach to considering development proposals it is not considered possible to identify an appropriate target.	N/A
Policy PP2: Amount and broad location of development	Delivering by 2033 a minimum: <ul style="list-style-type: none"> • 14,200 (net) homes of which a minimum of 3,425 are specialist housing for an ageing population • 816 (net) care bed spaces • 33 ha employment land • 14,500 sq. m of retail floor space 	Progress on delivery to be reported in the annual monitoring report.
Policy PP3: Poole town centre strategy	<ul style="list-style-type: none"> • By 2033, delivering 6000 (net) homes in Poole town centre • Securing the removal of the Town Centre Heritage Conservation Area from Historic England's 'Heritage At-Risk' register. 	Progress on delivery to be reported in the annual monitoring report.
Policy PP4: Town Centre North regeneration area	Delivering the following site allocations: <ul style="list-style-type: none"> • T1 Dolphin Centre, Dolphin Pool and Seldown • T2 Stadium • T3 Goods Yard • T4 St Johns House • T5 Former Natwest • T6 6-12 Wimborne Road 	Progress on delivery of allocations to be reported in the annual monitoring report.
Policy PP5: Twin Sails regeneration area	Delivering the following site allocations: <ul style="list-style-type: none"> • T7 Former Power Station 	Progress on delivery of allocations to be reported in the annual monitoring report.

	<ul style="list-style-type: none"> • T8 Between Twin Sails and RNLI • T9 Between the Bridges • T10 Sydenham Timber • T11 Pilkington Tiles 	
Policy PP6: High Street, Quay and Old Town	<p>Delivering the following site allocations:</p> <ul style="list-style-type: none"> • T12 Quay Thistle • T13 Skinner Street and surrounds • T14 Lagland Street and Hill Street • T15 Poole Pottery 	Progress on delivery of allocations to be reported in the annual monitoring report.
Policy PP7: Facilitating a step change in Housing Delivery	<p>To achieve increased rates of housing delivery as follows:</p> <ul style="list-style-type: none"> • 2013 to 2018 – 500 homes per annum • 2018 to 2023 – 710 homes per annum • 2023 to 2033 – 815 homes per annum 	Progress on delivery to be reported in the annual monitoring report.
Policy PP8: Type and mix of housing	Housing developments to reflect the variety in sizes of market and affordable dwellings recommended by the latest SHMA update.	Progress on delivery to be reported in the annual monitoring report.
Policy PP9: Urban allocations outside the town centre	<p>Delivering the following site allocations:</p> <ul style="list-style-type: none"> • U1 Turlin Moor North • U2 West of Bearwood • U3 Civic Centre and surrounds • U4 Crown Closures • U5 Parrs • U6 Sopers Lane • U7 Mitchell Road • U8 Beach Road Car Park • U9 Oakdale public buildings • U10 Gasworks, Bourne Valley • U11 Former College Site • U12 Creekmoor Local Centre • U13 St Mary's Maternity Hospital • U14 Roberts Lane 	Progress on delivery of allocations to be reported in the annual monitoring report.

	<ul style="list-style-type: none"> • U15 60 Old Wareham Rd to 670 Ringwood Rd • U16 Hillbourne 	
Policy PP10: Strategic urban extensions	<p>Delivering the following site allocations:</p> <ul style="list-style-type: none"> • UE1 North of Bearwood • UE2 North of Merley 	Progress on delivery of allocations to be reported in the annual monitoring report.
Policy PP11: Affordable housing	<p>1) Achieve a minimum of 3,000 net affordable homes by 2033</p> <p>2) For schemes of 11 or more dwellings, the proportion of affordable housing to be provided as part of the overall housing proposed:</p> <ul style="list-style-type: none"> • Poole Town Centre – a minimum of 10% affordable housing • Rest of Poole – a minimum of 40% affordable housing 	Progress on delivery to be reported in the annual monitoring report.
Policy PP12: Housing for an ageing population	<p>1) For the period 2015 to 2033 delivering a minimum 815 net additional care home bed spaces for elderly people through implementation of the following site allocations:</p> <ul style="list-style-type: none"> • U4 Crown Closures • U5 Parrs • U6 Sopers Lane • U7 Mitchell Road • U10 Gasworks, Bourne Valley <p>2) Protecting existing care homes for elderly people</p>	<ul style="list-style-type: none"> • Progress on delivery of care homes as part of the proposed allocations to be reported in the annual monitoring report. • Monitoring of planning applications involving the gain and loss of care home bed spaces for the elderly (Use Class C2) to be reported in the annual monitoring report.
Policy PP13: Housing for multi-generational and extended families	Support appropriate proposals to allow for the expansion of dwellings to provide a degree of independent living for family members.	Monitoring of planning applications for annexes/granny flats including trends to be reported in the annual monitoring report.
Policy PP14: Talbot Village – Houses in Multiple Occupation	Avoid harmful concentrations of houses in multiple occupation in the Talbot Village residential area.	Monitoring of planning applications for changes of use from single dwellinghouses to houses in multiple occupation in Talbot Village to be reported in the annual monitoring report.
Policy PP15: Meeting the needs of gypsy and travellers	With other Dorset Councils, adopting the Dorset Gypsy and Traveller Site Allocations Plan to secure suitable permanent sites for any needs to 2033.	Progress on preparing Dorset Gypsy and Traveller Site Allocations Plan to be reported in the annual monitoring report.
Policy PP16: Employment areas	Protecting existing employment areas and sites.	Monitoring of planning applications involving the loss of land, floor space or premises on employment sites (B Use Classes) to be reported in the

		annual monitoring report.
Policy PP17: Employment site allocations	<p>Delivering the following site allocations:</p> <ul style="list-style-type: none"> • E1: 'Digital Village', Talbot Village • E2: Magna Business Park, Bearwood • E3: Land at Sterte Avenue West • E4: Poole Port • E5: Gasworks, Bourne Valley • E6: Land at Innovation Close • E7: Land at Bournemouth Water • E8: Land south-east of Yarrow Road • E9: Land at Banbury Road • E10: Vantage Way, Mannings Heath • E11: Land at Marshes End, Creekmoor • E12: Land at Lifeboat Quay • E13: 3 Aston Way, Mannings Heath • E14: Area 2, Ling Road 	Progress on delivery of allocations to be reported in the annual monitoring report.
Policy PP18: Magna Business Park	Delivering approximately 16,000 sq. m of new employment floor space.	Progress on delivery to be reported in the annual monitoring report.
Policy PP19: Poole Port	Ongoing port-related development and diversifying marine-related industrial and leisure development.	Monitoring of planning applications in Poole Port to be reported in the annual monitoring report.
Policy PP20: Investment in education	<p>Delivering the following site allocations:</p> <ul style="list-style-type: none"> • A1 South of Creekmoor • A2 Talbot Village 	Progress on delivery of allocations to be reported in the annual monitoring report.
Policy PP21: Retail and main town centre uses	Maintaining or improving vitality of the town centre, district and local centres.	Centre health checks to be carried out and reported in the annual monitoring report.
Policy PP22: Tourism and the evening / night time economy	Protection of tourist accommodation containing 10 or more bedrooms.	Monitoring of relevant planning application to be reported in the annual monitoring report.
Policy PP23: Green infrastructure	<p>Deliver the following schemes:</p> <ul style="list-style-type: none"> • Stour Valley Park; • Expansion of Upton Country Park and connections to Creekmoor; 	Progress on delivery to be reported in the annual monitoring report.

	<ul style="list-style-type: none"> • Enhancement of the Castleman Trailway; and • Improvements to the coastal area (including harbourside walks, the beach, chine, cliffs and harbour). 	
Policy PP24: Open space and allotments	<ol style="list-style-type: none"> 1) Strategic sites (i.e. allocations) to provide on-site open space or, where not feasible, contribute to securing improvements to nearby open space. 2) Protect open space and allotments. 	<ul style="list-style-type: none"> • Monitoring of relevant planning applications and progress regarding provision to be reported in the annual monitoring report. • Use of Policy PP24 in refusing planning applications to be monitored and trends reported in the annual monitoring report.
Policy PP25: Sports, recreation and community facilities	Protect sport, recreation and community facilities.	Use of Policy PP25 in refusing planning applications to be monitored and trends reported in the annual monitoring report.
Policy PP26: Design	Improved standard of design in development proposals.	Number of appeals allowed following refusal by Planning Committee on PP26 Design grounds to be monitored and trends reported in the annual monitoring report.
Policy PP27: Flats and plot severance	Provide well-designed and located higher density forms of development across Poole.	Use of Policy PP27 in refusing planning applications to be monitored and trends reported in the annual monitoring report.
Policy PP28: Tall buildings	Provide well-designed and located tall buildings.	Use of Policy PP28 in refusing planning applications to be monitored and trends reported in the annual monitoring report.
Policy PP29: Heritage	Reduce number of listed buildings on the 'At Risk' Register.	Monitoring of trend to be reported on in the annual monitoring report.
Policy PP30: Poole's coast and countryside	Protect Poole's coast and countryside.	Use of Policy PP30 in refusing planning applications to be monitored and trends reported in the annual monitoring report.
Policy PP31: Poole's nationally and internationally protected sites	<ol style="list-style-type: none"> 1) Number of planning applications for residential development granted within 400m protected heathland buffer 2) Successful implementation of heathland mitigation including delivery of the following SANGs: <ul style="list-style-type: none"> • Upton Country Park • Stour Valley Park (sections accompanying strategic housing allocations at North of Merley (Policy UE1), North of Bearwood (Policy UE2) and West of Bearwood (Policy U2)) 3) Sufficient nitrogen mitigation implemented in catchment of Poole harbour to ensure that the increase in population is nitrogen neutral. 4) Successful mitigation of recreational impacts upon Poole harbour. 	<ol style="list-style-type: none"> 1) No planning approvals by 2027 2) Target of no net increase in visitors to protected sites over plan period: <ul style="list-style-type: none"> • monitored number of visitors to protected heathland sites before implementation of heathland mitigation; and • monitored number of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s). 3) Nitrogen mitigation implemented in the Poole Harbour catchment matches the net increase in new housing and hotel accommodation 4) Monitoring of visitor numbers and identification of any additional pressures upon sensitive areas of the harbour
Policy PP32: Biodiversity and	Improve percentage of Sites of Special Scientific Interest in a	Monitoring of trend to be reported on in the annual monitoring report.

geodiversity	favourable or recovering condition.	
Policy PP33: Transport strategy	Improved access to employment by public transport.	Percentage of households within 30 minutes of an employment centre by public transport (Local Transport Plan Indicator PI7) including trends to be reported in the annual monitoring report.
Policy PP34: A safe, connected and accessible transport network	Improved road safety.	Number of people killed or seriously injured in road traffic accidents (Local Transport Plan Indicator PI10a) including trends to be reported in the annual monitoring report.
Policy PP35: Safeguarding strategic transport schemes	Safeguard sites for the implementation of strategic transport infrastructure or junction improvements.	Use of Policy PP35 in refusing planning applications to be monitored and reported in the annual monitoring report.
Policy PP36: Building sustainable homes and businesses	Major development to incorporate a minimum of 20% of its future energy use from renewable energy sources.	Proportion of sites of 11 or more net homes to incorporate a minimum of 20% of their future energy use from renewable energy sources to be monitored and reported in the annual monitoring report.
Policy PP37: Managing flood risk	No major planning applications approved contrary to the advice of EA on flooding grounds	Major planning applications to be monitored and reported in the annual monitoring report.
Policy PP38: Delivering Poole's infrastructure	Delivery of key strategic infrastructure set out in the Poole Infrastructure Plan.	Progress on delivery to be monitored and reported in the annual monitoring report.
Policy PP39: Viability	Ensuring the deliverability of proposed new housing development so as to meet identified needs.	Use of Policy PP39 in refusing planning applications to be monitored and reported in the annual monitoring report.

Appendix 2: Changes to the Policies Map

This document sets out the proposed changes to the currently adopted Proposals Map (now referred to as the Policies Map), which provides a spatial representation of planning policies on a map. The Policies Map will be revised and updated as new Development Plan Documents (DPDs) are adopted.

The changes to the Policies Map are identified and set out in five tables as follows:

- **Table 1:** Policies from adopted plans¹ that will not be carried forward and will be **deleted** from the Policies Map.
- **Table 2:** Policies from adopted plans² that have been **amended** and will be included on the Policies Map.
- **Table 3:** New policies from the Poole Local Plan that are to be **added** to the Policies Map.
- **Table 4:** Current policies carried forward where **no changes** are proposed except for a new policy reference
- **Table 5:** Policies from other adopted plans are also included on the Policies Map:
 - Poole Quays Forum Neighbourhood Plan (February 2017);
 - Bournemouth, Dorset and Poole Waste Local Plan (2006); and
 - Bournemouth, Dorset and Poole Minerals Strategy (2014).

The schedule of changes below should be read in conjunction with the Pre-Submission Policies Map.

¹ Poole Core Strategy (2009); Site Specific Allocations and Development Management Policies (2012), Delivering Poole's Infrastructure (2012) development plan documents and saved policies from the Poole Local Plan First Alteration (2004)

² " " "

Table 1: Schedule of deletions from the Policies Map

Policy	Old Policy Ref	Deletion	Reason
2126 Flood Risk	PCS 34	Current future flood risk zone to be deleted.	Replace future flood risk zone modelling to 2126, with data for 100 years beyond plan period to 2133.
Allocated Employment Land	E1	All current allocated sites have been reviewed and those suitable for inclusion for continued allocation for employment will be shown on the updated Policies Map and are listed in Policy PP17. Those small/residual sites not carried forward are:- <ul style="list-style-type: none"> • Land at Dawkins Road; • Land at Witney Road; and • Land at former BG Site, Yarmouth Road. 	To delete sites that have been implemented; small/residual sites not being carried forward and to adjust boundaries of current allocated sites where they have been partially developed.
Commercial & Retail Frontage	DM3(c)	Commercial and retail frontage identified on the Ashley Cross and Broadstone Local Centre Inset Maps to be deleted.	Frontages are updated to primary and secondary frontages within primary shopping area and district centre boundary.
Flood Risk Zone 2	PCS 34	Current day Flood Risk Zone 2 map data based on Environment Agency information to be deleted.	Replaced by the 2133 Future Flood Zone
Flood Risk Zone 3	PCS 34	Current day Flood Risk Zone 3 map data based on Environment Agency information to be deleted.	Replaced by the 2133 Future Flood Zone
Gypsy site	PCS9	Gypsy site at Mannings Heath to be deleted.	Existing site that does not need to be identified on the maps
Major Developed Sites in the Green Belt	SSA 26	Designations at Canford School (Canford Magna); Corfe Hills School (Broadstone) and Site Control Centre (south of Magna Road)	Change in government policy approach that permits limited infilling or partial/complete redevelopment of 'previously developed sites' in the Green Belt without the need to identify such sites on the Policies Map
North Poole Policy Area	PCS 30	Area of land at North Poole between Magna Road and the A3049 Canford Way designated as 'safeguarded' land (i.e. not Green Belt), which restricts development that would prejudice its possible future inclusion in the Green Belt.	The grant of planning permission following a Public Inquiry on part of the policy area land, south of Magna Road, has been a significant factor in considering the future role and function of land within the policy area. As a consequence, the North Poole policy area has been subject to review to establish its capacity to deliver some of Poole's objectively assessed housing and employment needs. Furthermore the Green Belt boundary has been realigned to follow permanent features on the ground.
Proposed Care/ Nursing Home	SSA 19	Current allocation to be deleted.	Site is under construction.

Policy	Old Policy Ref	Deletion	Reason
Proposed Coach and Lorry Park	T12	Current allocation to be deleted.	Coach and lorry park will be considered as part of wider approach to the development of site allocation Policy T2 Stadium
Proposed Cycleways	DM 7(A)	Cycleway only schemes not identified.	Not identified as specific schemes.
Proposed Footpaths	DM 7 (A)	Footpath only schemes not identified.	Not identified as specific schemes.
Proposed Health/ Employment Use	SSA 5	Delete as allocation has now reverted to employment use only.	Site allocation now included in Policy PP16: Employment areas
Proposed Leisure	SSA 15	Existing allocation now included as extension to Poole Park open space.	Site is existing public open space and does not require a separate site allocation.
Proposed Mixed Use Development	PCS 11 (a+b+c+d) and SSA 4; 11; 12; 13; 14; 17; 18; 20 & 23	Sites allocated for mixed use development in the Poole Core Strategy and Site Specific Allocations and Development Management Policies DPD.	Sites have been reassessed and are included as updated allocations covered by policies PP4; PP5; PP6 & PP9.
Proposed Public Open Space	SSA 2	Deletion of Bournemouth & Poole College site, North Road.	Implemented. New open space designations will be included in amended layer entitled 'Open space and allotments' (Policy PP24).
Public Open Space	DM 9 A(i)	Deletion of Beach Road car park from public open space.	Majority of site laid out as hard standing for car parking with limited recreational value. Open Space Needs Assessment. Identifies a surplus of open space within the ward. To be included as part of a specific allocation to allow for new homes, with car parking retained on land to the north.
Public Open Space	DM9 A(i)	Deletion of part of Turlin Moor recreation ground from public open space.	To be included as a specific allocation to allow for the provision of new homes and upgraded recreational facilities. Open Space Needs Assessment Identifies a surplus of open space within the ward and the provision of additional open space close by at Upton Country Park.
Ridges, Slopes and High Land	DM1(ii)	Ridges, Slopes and High Land policy area to be deleted.	No longer specifically included in Policy PP26: Design
Strategic Employment Sites	PCS 1 (vi & v)	Strategic employment sites to be deleted.	Change of approach to remove strategic sites and replace with Policy PP16: Employment areas

Policy	Old Policy Ref	Deletion	Reason
	SSA 3 & SSA 6		
Urban Greenspace	DM9 A(ii)	Current Urban Greenspace designations to be deleted.	All sites except that at Hillbourne School will be included on the Policies Map under Policy PP25: Sports and recreation facilities
Urban Greenspace	DM 9 A(ii)	Deletion of Hillbourne School as urban greenspace	To be included as a specific allocation (Site Ref U16) under Policy PP9: Urban allocations outside the town centre to allow the school to be upgraded, alongside the provision of new homes and playing field provision.

Table 2: Schedule of amendments to the Policies Map

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
Bus Showcase Corridor	DM 7	PP35	Amended to update bus showcase corridor designations.	To reflect bus showcase corridors proposed through Local Transport Plan 3.
Conservation Areas	PCS 23(G)/DM2	PP28	<p>Amendments to following Conservation Area (CA):-</p> <ul style="list-style-type: none"> • Ashley Cross CA - extended. • Beach Road CA – deleted and some areas incorporated into the amended Branksome Park & Chine Gardens CA. • Branksome Park & Chine Gardens CA – extended to include parts of former Beach Road CA. • Brunstead Road CA – minor amendments. • Canford Cliffs CA – deleted. • Canford cliffs Village – new CA incorporating Canford Cliffs North and Haven Road CA’s. • Compton Acres Gardens – deleted. • Evening Hill CA – Alington Road area of CA deleted. • Harbour Heights CA – deleted. • High Street; Old Town and Poole Quay CA’s – deleted and incorporated into the new Town Centre Heritage CA. • The Avenue CA – extended. • Town Centre Heritage CA – new and extended CA incorporating the former High Street; Old Town and Poole Quay CA’s. 	Deletions/amendment to CA boundaries to reflect outcomes of programme of CA reviews.
Proposed Cycleway/Footpath	DM 7(A)	PP35(b)	Amendment of cycleway/footpath schemes.	To reflect current cycleway/footpath scheme priorities.
Existing Employment Areas	PCS 2	PP15	<p>Amend the following Existing Employment Area boundaries as follows:-</p> <ul style="list-style-type: none"> • <u>Mannings Heath</u> - to exclude No’s 540-670 (evens) Ringwood Road; No’s 1-15(odds) Broom Road; No’s 2-14 (evens) Mannings Heath Road; No’s 1-3 (odds), No’s 4 & 6 (evens) and St Georges Court, St Georges Avenue; 2-60 Old Wareham Road; and No.2 and No’s 1-11 (odds) Fancy Road. • <u>Sopers Lane</u> – to exclude site of the Potteries Care Home and area to the east of the care home, part of which is being allocated for housing and the remainder which has potential for further development within the plan period. 	Amendment to exclude existing residential properties and provide opportunities for new housing development.

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
Green Belt	PCS 30	PP2	<p>Areas to be added to the Green Belt:</p> <ul style="list-style-type: none"> Broadly triangular area to the east of the northern extent of the 'North Poole Policy Area' adjacent to Magna Road Former 'North Poole Policy Area' bounded by the existing eastern edge of the Green Belt, south of the urban area of Bearwood (to include the remaining area of Knighton Heath Golf Course) and west of the built up area of Bournemouth/Poole southwards to the northern boundary of Canford Way. <p>Areas to be removed from the Green Belt:</p> <ul style="list-style-type: none"> Agricultural land bounded by Knighton Lane on the western boundary, field boundary/track and field boundary to the north and east respectively and residential properties fronting the north side of Magna Road and Wood Road. Agricultural land to the north of Merley, bounded to the south by Oakley Lane, the environs of Canford School to the east, the A31 and Oakley village (Cruyton Farm) to the west and field boundaries and adjacent track to the north. A350 road north of Upton Country Park, together with agricultural land, properties off Roberts Lane and existing Park & Ride site, Creekmoor, north of A350 and extending from Longmeadow Lane to the west and Millfield to the east. <p>Minor realignment to Green Belt: Green Belt infill to be removed from part of back gardens to No's. 11-75 (odds) Merley Ways and realigned to Green Belt boundary.</p>	<p>Recommendations of Green Belt review.</p> <p>To help meet Poole's objectively assessed housing needs over the period 2013-2033.</p> <p>To meet education requirements to 2033.</p> <p>Drafting error.</p>
Junction Improvement	DM 7 (B)	PP35(d)	Updated schedule of junction improvement schemes.	Amended to reflect current junction improvement priorities.
Local Centres	PCS 22/DM 3	PP21	Extensions to eastern end of existing Branksome Local Centre, and addition of shopping parade opposite Poole Civic Centre, Parkstone Road.	Extensions/addition to specified local centres to reflect NPPF and retail evidence..
Open space and allotments (formerly Public Open Space)	DM 9 (A(i))	PP24	<p>Areas to be amended/revise:</p> <ul style="list-style-type: none"> Boundary of space on Knights Road. Boundary to Merley Park to include peripheral areas. Boundary to Depth Woods to expand to Gravel Hill. Canford Heath around the rear of properties on Arrowsmith Road, adjacent to 	Various alterations to the boundaries of existing open space for accuracy and to ensure the mapping reflects the situation on the ground.

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
			<p>Gravel Hill and adj to Belben Road.</p> <ul style="list-style-type: none"> • Boundary to exclude Broadstone Bowls club, which is then redefined as a sports and recreation facility (Policy PP25). • Boundary of space on Longfleet Drive to include space adj to Redhoave Road. • Boundary of space off Longmeadow Lane to include land between the existing open space designations. • Boundary off Millfield Recreation ground to include pond area to the south. • Boundary of open space off Winston Avenue to include space to the north. • Parkstone Heights playing field to include land to the east. • Boundary of open space at Upton Country Park to include SANG area. • Boundary of open space of Vineyard Copse to include land to the east. • Boundary of open space off Hewitt Road to include land to the north. • Boundary of open space at Branksome Dene to exclude car park. • Boundary of open space at Canford Cliffs Chine to include space to west. • Boundary of Flaghead Chine to exclude property boundaries. • Boundary of open space at Sandbanks car park off Banks Road to include all space around the car park. • Boundary of space at Poole Park to include lake and land around land to the south. • Boundary of Ham Common to include land to the east. 	
Open space and allotments (formerly Public Open Space)	DM 9 (A(i))	PP24	<p>Areas of urban greenspace to be redefined as open space:</p> <ul style="list-style-type: none"> • Compton Acres. • St Michael's church. • Ham Copse. • Verge/buffer strip around Holes Bay. • Area north of MoD land at Napier Road. • Chichester Walk. • Land adjacent to Canford Way. • Land south of Magna Academy. • Land at Learoyd Road. • Revision to boundary to the south of Haskells Rec. • Bourne Valley. 	<p>To reflect the NPPF and to ensure the Local Plan is consistent and easy to use the urban greenspace designation will be removed. To ensure continued protection these areas will be redrawn as open space and protected by policy PP24.</p>

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
Open space and allotments (formerly Public Open Space)	DM 9 (A(i))	PP24	<p>Areas of urban greenspace to be redefined as open space and allotments:</p> <ul style="list-style-type: none"> • Hamworthy allotments. • Allotments off Elgin Road/Wedgewood Road. • Allotments on Blakedene Road. • Alderney allotments. • Broadstone allotments. • Oakdale allotments. • Oakdale allotments off Sherrin Close. 	To reflect the NPPF and to ensure the Local Plan is consistent and easy to use the urban greenspace designation will be removed. To ensure continued protection of allotments these areas will be redrawn as open space and protected by policy PP24.
Open space and allotments (formerly Public Open Space)	DM 9 (A(i))	PP24	<p>The following cemeteries to redefined as open space instead of urban greenspace:</p> <ul style="list-style-type: none"> • Parkstone Cemetery. • Oakdale Cemetery. • Branksome cemetery. 	To reflect the NPPF and to ensure the Local Plan is consistent and easy to use the urban greenspace designation will be removed. To ensure continued protection of the cemeteries these areas will be redrawn as open space and protected by policy PP24.
Sports, recreation and community facilities (largely formally urban greenspace)	DM 9 (A ii)	PP25	<p>Areas of urban greenspace to be redefined as sports and recreation:</p> <ul style="list-style-type: none"> • Corfe Hills School playing field. • Springdale playing field. • Winchelsea School playing field. • Ashdown Leisure Centre/Magna Academy playing fields. • Poole Grammar School playing field. • Parkstone Grammar School playing field. • Playing fields at Longspee School and Canford Heath Junior School. • Sports court at Learoyd Road youth centre. • Playing fields at St Edwards. • Playing fields and courts and Rossmore School and leisure centre. • Playing field off Herbert Avenue. • Talbot Primary School playing field. • St Joseph's Primary school playing field. • Branksome Heath Junior School playing field. • Playing field at Turlin Moor community school. • Playing field at Baden Powell and St Peters. • Playing field at Poole High. 	To reflect the NPPF and to ensure the Local Plan is consistent and easy to use the urban greenspace designation will be removed. To ensure continued protection these areas will be redrawn as sports and recreation and protected by policy PP25.

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
			<ul style="list-style-type: none"> • Parkstone golf course. • Playing field at Hamworthy Park Junior School and Twin Sails. • Hamworthy Football Club. • Playing fields at Carter school. 	
Primary Retail Frontage	DM3(A)	PP21 (2(a))	Town Centre and Ashley Road primary retail frontage amended. Existing commercial/retail frontage shown on the Ashley Road and Broadstone inset maps redefined as primary/secondary retail frontage.	To reflect changes in built development form on the Ordnance Survey maps and to ensure conformity with NPPF.
Proposed Educational Use	CF1	PP20	Former school allocation at Turners Nursery, Newtown is deleted. Existing school allocation at Creekmoor to be substantially expanded to include agricultural fields north of the A350 dual-carriageway and extending to Longmeadow Lane to the west.	Turners Nursery allocation no longer required. Existing school allocation site at Creekmoor extended to provide for a new secondary school for Poole to meet future needs, if required during the plan period.
Secondary Retail Frontage	DM3(B)	(PP21(2(b)))	Town Centre and Ashley Road secondary retail frontage amended. Existing commercial/retail frontage shown on the Ashley Road and Broadstone inset maps redefined as primary/secondary retail frontage.	To reflect changes in built development form on the Ordnance Survey maps and to ensure conformity with NPPF.
Site of Nature Conservation Interest	PCS 28 PCS29 DM 9 (F)		Amendments to following SNCI's:- <ul style="list-style-type: none"> • SZ09/052: Diprose Dale – new designation. • SZ09/039: Broadstone Recreation Ground – Small deletion to northern section of the SNCI. • SZ09/020: Warburton Road – Extension to the west of southern section of the SNCI. • SZ09/034: Winston Avenue – Small linear deletion to northern boundary. • SY99/041: Brookvale Farm – Minor deletions to eastern and southern boundaries. 	Specified SNCI's amended/created to reflect up to date notifications provided by Dorset Environmental Records Centre (Based on June 2017 data).
Tourism Zones	DM 5	PP22	Extend the existing Sandbanks tourism zone to cover the beaches and chines of Poole Bay up to the administrative boundary with Bournemouth Borough Council.	The beaches and chines of Poole Bay are important attractions for visitors to Poole. As they make a significant contribution to the town's tourism offer it is considered appropriate to include them within the Tourism Zone proposed as part of the revised Tourism and Evening / Night Time

Policy	Old Policy Ref	New Policy Ref	Amendment	Reason
				Economy Local Plan Policy PP21.
Poole town centre boundary	PCS 10	PP11/PP21	Town Centre boundary extended to include:- a) Properties 2-26 Wimborne Road, 2 Denmark Road, The George Hotel and No's. 234-244 High Street North; and b) The area bounded by Old Orchard, Lagland Street, Newfoundland Drive, Catalina Drive, Labrador Drive and Ballard Road.	To allow for inclusion of proposed allocated sites T6: 6-12 Wimborne Road and T13: Skinner Street and surrounds within the Poole town centre boundary.

Table 3: Schedule of new additions to the Policies Map

Policy	New Policy Ref	Addition	Reason
2133 Future Flood Risk Zone	PP37	2133 future flood risk zone based on Borough of Poole flood risk modelling.	To provide relevant flood data on which to apply the Sequential Test as required by government policy.
400 metre Heathland Buffer	PP31	400 metre buffer around designated heathland areas added to Policies Map.	Based on advice from Natural England and as a result of the potential adverse impact on heathland areas, principally arising from human pressures and damage caused by domestic pets, further residential development should not be permitted within 400 metres of a designated heathland.
District Centres	PP21(1)	Boundaries have been defined for the following District Centres:- <ul style="list-style-type: none"> • Ashley Road; • Ashley Cross; and • Broadstone. 	To accord with government policy.
Employment site allocations	PP17	The following sites shown on the Policies Map, are designated for employment uses:- <ul style="list-style-type: none"> • E1: 'Digital Village' Talbot Village; • E2: Magna Business Park, Bearwood; • E3: Land at Sterte Avenue West*; • E4: Poole Port*; • E5: Gasworks, Bourne Valley; • E6: Land at Innovation Close*; • E7: Land at Bournemouth Water*; • E8: Land south-east of Yarrow Road*; • E9: Land at Banbury Road*; • E10: Vantage Way, Mannings Heath*; • E11: Land at Marshes End, Creekmoor; • E12: Land at Lifeboat Quay; • E13: 3 Aston Way, Mannings Heath*; and • E14: Area 2, Ling Road*. <p>* Sites currently allocated for employment development.</p>	Sites allocated to meet the forecast need for employment land to support economic growth in line with the Bournemouth, Dorset and Poole Workspace Strategy (October 2016).
Harbour Edge Protection Zone	PP30(3a)	Harbour edge protection zones identified at the following locations: <ul style="list-style-type: none"> • East of Egmont Road, Turlin Moor, Hamworthy; 	To control jetty and similar developments, in the most sensitive areas for birds

Policy	New Policy Ref	Addition	Reason
		<ul style="list-style-type: none"> • South of Branksea Avenue, Hamworthy; • Blue Lagoon, Lilliput; • West of Gardens Crescent, Firs Lane and Sandbanks Road, Lilliput; and • North of Panorama Road/Old Coastguard Road, Sandbanks. 	
Heathland Mitigation Area	PP31 (1b & c)	Existing Suitable Alternative Natural Greenspace (SANG) and heathland support areas in the following locations: <ul style="list-style-type: none"> • Upton Country Park. • Arrowsmith Road/Delph Woods. 	Various sites identified that are required to offset development pressures on designated heathland areas.
High Street, Quay and Old Town	PP6	The following sites within the High Street, Quay and Old Town areas are allocated for housing either in whole, or as part of mixed use developments:- <ul style="list-style-type: none"> • T12: Quay Thistle*; • T13: Skinner Street and surrounds; • T14: Lagland Street* and High Street; and • T15: Poole Pottery. <p>* Sites currently allocated for residential development either in whole or part.</p>	Sites in Poole Town Centre that will contribute towards meeting Poole's objectively assessed needs for housing over the period 2013-2033.
Neighbourhood Parade	PP21 (1 & 2)	Addition of Neighbourhood Parades to shopping hierarchy, with locations at:- <ul style="list-style-type: none"> • Parkgates; • Tatnum; • Merley; • Milne Road; • Salterns; and • Alder Hills. 	To accord with NPPF.
Proposed Heathland Mitigation Area	PP31 (1b & c)	Proposed Suitable Alternative Natural Greenspace (SANG) and heathland support areas in the following locations: <ul style="list-style-type: none"> • Upton Country Park. • Stour Valley (north of Bearwood and north of Merley). • Talbot Village. • Verity Crescent • Cogdean Elm. 	Sites that will be required to offset development pressures on designated heathland areas.
Strategic Urban Extensions	PP10	The existing South-east Dorset Green Belt boundary within Poole will be revised to allow the development of the following strategic urban extensions:-	The sites will contribute towards meeting Poole's objectively assessed needs for housing over the period 2013-2033.

Policy	New Policy Ref	Addition	Reason
		<ul style="list-style-type: none"> • UE 1: North of Merley (500 homes); and • UE 2: North of Bearwood (800 homes). 	
Sustainable Transport Corridor	PP2(iii)	400 metre corridors around regular bus routes and within 500 metres of transport hubs (railway stations etc).	To provide increased flexibility in the location of high density development.
Open Space and Allotments	PP24	<p>The following sites will be designated as open space:</p> <ul style="list-style-type: none"> • Corner of Dukes Drive and Knights Road • Space on Runnymede Avenue • Canford Magna cemetery • Space adjacent to River Stour north west of 'old' Merley • Woodland in Merley north of Queen Anne Drive • Space off Rempstone Road (adj 164) • Space off Rempstone Road (adj 194) • Cogdean Elms • Heath north of Corfe Hills School • Space off Merryfield Avenue (adj 73 and 60) • Dunyeats Hill • Arrowsmith Coppice • Corner of Tollerford Road and Edgerton Road • Space north of Sherborn Crescent • Space off Halstock Crescent • Space off Lychett Drive • Space south of Petersham Road • Space approved as part of new residential area off Verity Crescent • Play area adjacent to Adastral Square • Space off Bridport Road • Space off Six Penny close • Space off Northmere Road • Space in Talbot Village off Charlotte Close • North Road open space • Space off Cooke Road • Play area off Alder Heights/ Winston Avenue 	New sites identified through a detailed review of open spaces as part of the Open Space Needs Assessment.

Policy	New Policy Ref	Addition	Reason
		<ul style="list-style-type: none"> • Turner's Nursery (previously an education allocation CF1) • Space and play area on Uppleby Road • Space off Foxholes road • Space north of St Marys Primary School • Oakdale community park • Space around Oakdale primary school playing field • Space around edge of Holes Bay • Space on Bessborough Road • Space on corner of Banks Road/Shore Road • Space off Elgin Road • Space to rear of Pearce Avenue • Space off David Way • Space off Lake Drive • Space off Lulworth Close • Tuckers Field • Wheeled play area north of Carter school • Land at Park Lake Road 	
Sports, recreation and community facilities	PP25	<p>The following sites are included as sports and recreation facilities:</p> <ul style="list-style-type: none"> • Bearwood Primary School playing field • Football pitch on land south of Magna Road • Knighton Heath Golf Course • Canford Park Sports Ground • Hamworthy Sports club • Cobham Sports • Broadstone Golf Club • Broadstone Sports Centre Tennis Courts • Broadstone first school sports courts • Broadstone Middle school playing fields • Ad Astra First School playing field • Bishop Aldhelm's Primary School playing field • St Mary's Primary School playing field • Stanley Green Infant School playing field • Oakdale primary school playing fields (including Poole Town pitch) 	<p>New sites identified through a detailed review of open spaces as part of the Open Space Needs Assessment and in consultation with the Council's Environmental Services and Culture and Community Team. To ensure a consistent approach all school playing fields/courts are included along with major sports facilities.</p>

Policy	New Policy Ref	Addition	Reason
		<ul style="list-style-type: none"> • Bournemouth Collegiate School playing fields • East Dorset Lawn Tennis and Croquet Club • Longfleet school playing field 	
Town Centre North Regeneration Area	PP4	<p>The following sites within the Town Centre North regeneration area are allocated for housing either in whole, or as part of mixed use developments:-</p> <ul style="list-style-type: none"> • T1: Dolphin Centre, Dolphin Pool and Seldown; • T2: Stadium; • T3: Goods Yard*; • T4: St Johns House; • T5: Former Natwest; • T6: 6-12 Wimborne Road; <p>* Sites currently allocated for residential development either in whole or part.</p>	Sites that will contribute to meeting Poole's objectively assessed need over the period 2013-2033.
Twin Sails Regeneration Area	PP5	<p>The following sites within the Twin Sails regeneration area are allocated for housing either in whole, or as part of mixed use developments:-</p> <ul style="list-style-type: none"> • T7: Former Power Station*; • T8: Between Twin Sails and RNLI*; • T9: Between the Bridges*; • T10: Sydenham Timber*; • T11: Pilkington Tiles*. <p>* Sites currently allocated for residential development either in whole or part.</p>	Sites that will contribute to meeting Poole's objectively assessed need over the period 2013-2033.
Urban Allocation outside the town centre	PP9	<p>The following urban sites outside Poole town centre (shown on the Policies Map), are allocated for housing either in whole, or as part of mixed use developments:-</p> <ul style="list-style-type: none"> • U1: Turlin Moor North; • U2: West of Bearwood; • U3: Civic Centre and surrounds; • U4: Crown Closures*; • U5: Parris; • U6: Sopers Lane; • U7 Mitchell Road; • U8: Beach Road Car Park; • U9: Oakdale Public Buildings; 	Sites that will contribute to meeting Poole's objectively assessed need over the period 2013-2033.

Policy	New Policy Ref	Addition	Reason
		<ul style="list-style-type: none"> • U10: Gasworks, Bourne Valley; • U11: Former College Site*; • U12: Creekmoor Local Centre; • U13: St Mary's Maternity Hospital*; • U14: Roberts Lane; • U15: 60 Old Wareham Road to 670 Ringwood Road; and • U16: Hillbourne. <p>* Sites currently allocated for residential development either in whole or part.</p>	

Table 4: Schedule of unchanged policies on the Policies Map

Policy	Old Policy Ref	New Policy Ref
Coastal Zone and Shoreline Character Area	DM 4	PP30
Deep Water Frontage	PCS 3	PP18
Highway Improvements	DM 7(B)	PP35(d)
Historic Park/Garden	DM 2	PP29
Regionally Important Geological Site	DM 9(I)	PP31
Retail Park	PCS 13	PP20
Poole Port (formerly Port Related Development)	PCS 3	PP18
Primary Shopping Area	DM 3	PP21
Proposed Park & Ride	SSA 21	PP34
Safeguarded Rail Freight Facilities (formerly enhancement of rail freight)	DM 7(D)	PP35(e)
Sandbanks Beach Line	DM 4	PP30
Site of International Nature Conservation Importance	PCS 28 & 29	PP31 (1&2)
Site of Special Scientific Interest	DM 9(G)	PP31
Talbot Village Houses in Multiple Occupancy Policy Area	SSA 16	PP14
Tourist Attraction	DM 5(C)	PP21(1)
Open space at: <ul style="list-style-type: none"> • Evening Hill • Lushcombe Valley • Branksome Chine • Overlinks Gardens • Clifton Road/Links Road • Blake Hill • Broadwater Avenue/Conifer Road • Blake Dene Road • Whitecliff/Baiter • Barbers piles • Hunger Hill Burial ground • Green Road • Parris Plantation • Learoyd Road north • Green Park • Corner Ringwood Road/Constitution Hill • Ashley Cross Green • Alexandra Park • Princes Gardens • Branksome Recreation ground • Coy Pond and Coy Pond Gardens • Talbot Heath South • Talbot Playing Field, Wallisdown Road • Aspen Way • Arne Crescent (two areas) • West of Waterloo Road • Northmead Copse • Creekmoor Ponds • Sopers Lane south • Castlemain Trailway • Springdale Park • Gough Crescent • Hillborne Copse • North of Spindle Close • The Clump, Broadstone • Pocket park • Lytham Road • Steepleton Road 	DM 9	PP24

- Hamworthy Recreation Ground
- Hamworthy Park
- Dawkins Road
- Perrins Island
- Sterte Esplanade
- Stanley Green Park
- St Georges Field
- Johnson Road
- Seliot Close
- Dorchester Gardens
- Constitution Hill
- Upper Road
- Rear Arne Avenue
- Rossmore Road recreation ground
- Bourne Valley
- Alderney Recreation Ground
- Worbarrow Gardens
- Herbert Avenue/Rossmoor Road
- Canford Way North and South
- Sherborne Crescent
- Haymoor Bottom
- Ryall Road
- Hatch Pond
- Rear of Tollerford Road
- Golf Links Road
- Moor Road
- Upper Golf Links Road
- Space within Broadstone Golf Course
- Land south of Broadstone Golf Course
- Barrow Hill
- Ashington Cutting
- Sopwith Crescent
- Bearwood Recreation Ground, Charter Road
- Rear of Plantation Road

Table 5: Policies from other adopted plans also included on the Policies Map

Plan	Policy	Site	Ref
Bournemouth, Dorset and Poole Waste Local Plan (June 2006)	Policy 26: Applications falling within sites identified in Schedule 1	Hatchpond Depot (Inset map 6).	26(6)
		Nuffield Civic Amenity Site (Inset map 7).	26(7)
		Site Control Centre at Canford Magna (Inset map 10).	26(10)
Bournemouth, Dorset and Poole Minerals Strategy (May 2014)	Policy SG1: Minerals Safeguarding Area	Various areas across the northern sector of Poole.	-
	Policy SG3: Safeguarding of minerals sites and facilities.	Poole Wharf (2 areas)	-
Poole Quays Forum Neighbourhood Plan (February 2017)	Potential 'Green Chain' Network	Various links.	-
	PQF2: Open Spaces	Open spaces at: <ul style="list-style-type: none"> • Barbers Piles; • Green Road play area; • Hamworthy allotments; • Hamworthy recreation ground; • Hamworthy waterside path; and • Tuckers Field. Civic spaces at: <ul style="list-style-type: none"> • Hunger Hill burial ground; • Maypole Square; • Poole Quay; and • St James churchyard. 	PQF2
	PQF 4 & PQF 5: Sustainable transport corridor		PQF 4 & PQF 5
	PQF6 & PQF 7: Hamworthy Centre	Hamworthy Centre	PQF 6 & PQF 7
	PQF 8: Poole High Street	Poole High Street	PQF 8
	PQF 9: Layout and appearance of Poole High Street and Focal Points	Poole High Street	PQF 9
	PQF 10 & PQF11: Poole Quay	Poole Quay	PQF 10 & PQF 11

Appendix 3: List of Deleted Policies

The Poole Plan replaces the Poole Core Strategy (2009), Poole Site Specific Allocations and Development Management Policies DPD (2012), Delivering Poole's Infrastructure DPD (2012) and saved policies from the Poole Local Plan First Alteration (2004). No policies will be 'saved'. The deleted policies are:

Poole Core Strategy (2009)
PCS 1 Principal Locations for Economic Investment
PCS 2 Existing Employment Areas
PCS 3 Poole Port
PCS 4 Isolated Employment Sites
PCS 5 Broad Locations for Residential Development
PCS 6 Affordable Housing
PCS 7 Care Homes
PCS 8 Lifetime Homes
PCS 9 Gypsy and Traveller Accommodation
PCS 10 Revitalising the Town Centre - General
PCS 11 The Regeneration Area
PCS 12 Town Centre North
PCS 13 Retail Growth outside the Town Centre
PCS 14 The Lower High Street
PCS 15 Access and Movement
PCS 16 The East-West Bournemouth-Poole (A35) Corridor
PCS 17 The A3049 East-West Corridor
PCS 18 The A31-Poole Link
PCS 19 Other Prime Transport Corridors and Main Routes
PCS 20 Accessible and Inclusive Places
PCS 21 LAA Outcomes and Target Areas
PCS 22 Local Centres
PCS 23 Local Distinctiveness

Poole Core Strategy (2009)
PCS 24 Design and Access Statements
PCS 25 Self-Reliant Communities
PCS 26 Delivering Locally Distinctive, Self-Reliant Places
PCS 27 Safer Communities
PCS 28 Dorset Heaths International Designations
PCS 29 Poole Harbour SPA and Ramsar Site
PCS 30 Poole's Green Belt
PCS 31 Sustainable Energy - General
PCS 32 Sustainable Homes
PCS 33 Environmental Performance of Commercial Buildings
PCS 34 Flood Risk
PCS 35 Energy and Resources Statements
PCS 36 Joint Working
PCS 37 The Role of Developer Contributions in Shaping Places
Poole Site Specific Allocations and Development Management Policies DPD (2012)
DM 1: Design
DM 2: Heritage Assets
DM 3: Shopping
DM 4: Coastal Zone
DM 5: Tourism and the Evening Economy
DM 6: Accommodation for an Ageing Population
DM 7: Accessibility and Safety
DM 8: Demand Management
DM 9: Green Infrastructure and Biodiversity
SSA 1: Ashley Cross Local Centre
SSA 2: Bournemouth and Poole College Playing Field, North Road
SSA 3: Fleets Corner and Sopers Lane
SSA 4: Crown Closures Ltd., Lake Road
SSA 5: Land at Sembcorp Bournemouth Water Ltd., Water Treatment Works, Francis Avenue
SSA 6: Land at Sterte Avenue West, Sterte

Poole Core Strategy (2009)
SSA 7: The Regeneration Area - Urban Design
SSA 8: The Regeneration Area - Infrastructure
SSA 9: The Regeneration Area – Land between Poole Bridge and Twin Sails Bridge
SSA 10: The Regeneration Area – Land on the Hamworthy side of Back Water Channel
SSA 11: Lagland Street
SSA 12: The Goods Yard
SSA 13: Land at Lifeboat Quay
SSA 14: Former East Quay Depot & Quay Thistle Hotel
SSA 15: Land at Park Lake Road
SSA 16: Talbot Village - Houses in Multiple Occupation
SSA 17: Bournemouth and Poole College Site, Constitution Hill Road
SSA 18: St. Mary's Maternity Hospital, St. Mary's Road
SSA 19: Bourne House, Langside Avenue
SSA 20: Land south of Wallisdown Road, Talbot Village
SSA 21: Facilities for Park & Ride
SSA 22: Local Centres - Priorities for Investment
SSA 23: Hamworthy - Redevelopment Site
SSA 24: Ashley Road Local Centre
SSA 25: Upton Country Park
SSA 26: Major Developed Sites in the Green Belt
Delivering Poole's Infrastructure DPD (2012):
IN1 Poole's Infrastructure Delivery Framework
IN2 Developer Contributions
IN3 Delivery of Strategic Flood Defences
Saved policies from the Poole Local Plan First Alteration (2004)
T12 Coach and Lorry park
CF1 School Sites
E1 Allocated Employment land

Appendix 4: Acronyms and Glossary

Acronyms:

AONB	Area of Outstanding Natural Beauty	GVA	Gross Value Added (value of the economy)	SAP/SBEM	Standard Assessment Procedure (for calculations for the energy performance of buildings).
ATP	Artificial Turf Pitch	HAPPI	Housing our Ageing Population Panel for Innovation	SEDMMTS	South East Dorset Multi Modal Transport Study
BID	Business Improvement District	LDP	Local Development Plan	SFRA	Strategic Flood Risk Assessment
BoP	Borough of Poole	LNR	Local Nature Reserve	SHLAA	Strategic Housing Land Availability Assessment
BREEAM	Building Research Establishment Environmental Assessment Method	LTP	Local Transport Plan	SHMA	Strategic Housing Market Area
CHP	Combined heat and power	LTP3	Local Transport Plan 3	SME	Small & Medium Enterprises
CCHP	Combined cooling heat and power	NPPF	National Planning Policy Framework	SNCI	Sites of Nature Conservation Interest
CIL	Community Infrastructure Levy	OAHN	Objectively Assessed Housing Need	SPA	Special Protection Area
CO ₂	Carbon Dioxide	PPG	National Planning Policy Guidance	SPD	Supplementary Planning Document
Dft	Department for Transport	RIGS	Regionally Important Geological Sites	SPG	Supplementary Planning Guidance
DLEP	Dorset Local Enterprise Partnership	RLV	Residual land Value Assessment	SSSI	Site of Special Scientific Interest
DLNP	Dorset Local Nature Partnership	RP	Registered Provider	SuDS	Sustainable urban Drainage Systems
DPD	Development Plan Document	S106	Section 106 Agreement	SWMP	Surface Water Management Plan
HMA	Housing Market Area	S111	Section 111 Agreement		
HMO	Houses in Multiple Occupation	S278	Section 278 Agreement		
FRA	Flood Risk Assessment	SAC	Special Area of Conservation		
FTE	Full time equivalent (jobs)	SAMMs	Strategic Access, Management and Monitoring		
		SANGs	Suitable Alternative Natural Greenspace		

Glossary

Active frontages	Contributes significantly to vibrancy, safety and sense of place. The 'active' parts of the shops include the shop entrance and large windows. Allowing people to access and view inside and outside of the building provides natural surveillance, creates activity and makes the street more appealing.
Adaptation to Climate Change	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures.
Affordable Housing	The range of both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market as a result of the local relationship between income and market price.
Alternative Use Value (AUV)	Developments may often have previous planning approvals for the site, which could be used to calculate an AUV for the site. In order for the AUV to be used instead of the existing use value, it must be able to be implemented.
Area of Outstanding Natural Beauty (AONB)	Land designated with the primary aim of conserving and enhancing the natural beauty of the landscape.
Approximately	Used in the plan as reference to the number of homes allocated on a site. The number of homes identified come from an indicative planning officer estimate and does not preclude the developer achieving significantly more or less homes on the site, subject to other policy considerations.
Article 4 Direction	The means by which a local authority can restrict or remove permitted development rights granted by the General Permitted Development Orders (GPDO).
Biodiversity	The variety of plant and animal species in a defined area.
BREEAM	(Building Research Establishment Environmental Assessment Method). A way of assessing the environmental performance of both new and existing buildings.
Brownfield Site	A site that has previously been developed which is available for redevelopment, but does not include garden land.
Buffer Zone	An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.
Character	Individual distinctiveness created from a combination of natural and man-made elements with historic, socio-economic and other factors.
Coastal Zone	A strip of land adjacent to the sea which has a visual or other relationship with the coastline. Its full extent is determined partly by topography and so it can extend some distance inland.
Community Facilities	Community facilities are within use class D1 of the use class order including clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law courts, and non educational / training centres.
Community Infrastructure Levy (CIL)	A levy placed on new development to fund necessary infrastructure to support to new development. The charge is £ per sq. m and is non-negotiable.
Conservation Area	Areas of special architectural and/or historic interest designated by a local planning authority, the character or appearance of which it is desirable to preserve or enhance. They focus on the value of all the broad elements, including the group value of buildings, open spaces, trees, traditional street patterns or features of historic or architectural interest, which make up a particularly attractive townscape.
Constraint	A limiting factor that affects development.
Cultural Heritage	Cultural and historic features, including archaeological sites, historic buildings and Conservation Areas, which form an important element of the local landscape and character, and a record of the area's past.

Curtilage	The area attached to a property as part of its enclosure.
Deliverable	The site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years of adoption of the Plan.
Developable	The site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed within the plan period.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land. This includes demolition, extensions, alterations and changes of use.
Development Plan	Local policy set out in adopted Development Plan Documents (including the Local Plan) and neighbourhood plans
Development Plan Documents (DPDs)	Spatial planning documents subject to independent examination and prepared by the relevant plan-making authority.
Evening Economy	That element of the local economy centred around social, cultural and tourism activities that take place outside the normal retail trading hours and which includes cinemas, theatres, restaurants, public houses, bars, night clubs and cafes.
Existing use value (EUV)	Sites generally have an EUV, which can be obtained by the valuation of the site at its existing use. Landowners also have expectation of the value of their land which often exceeds the EUV. If the landowner's expectations are not met, they will not voluntarily sell their land and hold onto their site with the hope that the development plan policy may change at some future point with reduced requirements. The amount which a landowner will seek as appropriate to entice them to sell will be different in almost all circumstances and will depend on the land owner involved. It is commercially accepted for this enticement to be in the region of 10-15% on top of EUV.
Geodiversity	The range of rocks, fossils, minerals, soils and landforms.
Green Belt	Policy to prevent urban sprawl around large urban areas by keeping the land permanently open. The Green Belt around Bournemouth and Poole is known as the South East Dorset Green Belt.
Greenfield	Land that has not been previously developed (other than agricultural or forestry uses) including residential gardens.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin.
Habitat	The living place of an organism or a distinct community of plants and animals, having particular physical or biotic characteristics (for example, sea shores).
Habitat Regulations Assessment	Demonstrate soundness of the local plan in terms of compliance with the Conservation of Habitats and Species Regulations 2010, as amended (the Habitats Regulations). This legislation transposes the requirements of European Directives into domestic law. HRA is undertaken in order to check the implications of a plan or project for European wildlife sites, in terms of any possible harm on wildlife interest that could occur as a result of the plan or project.
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions
House in Multiple Occupation (HMO)	Small shared dwelling houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities.
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
Infill	New development which occupies gaps within built-up areas between existing developments.

Infrastructure	To support development, the provision of roads and other transport facilities, flood defences, schools and other education facilities, medical facilities, sporting and recreational facilities, open space and projects to mitigate the impact of development upon internationally protected sites.
Internationally protected sites	A collective term for SPA, SAC sites and Ramsar sites.
Listed Building	Buildings of particular importance due to their architectural interest; historic interest; close historical association with nationally important people or events; and/or group value.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.
Local Transport Plan (LTP)	A statutory document that looks at the transport needs of an area and sets out a strategy and implementation plan to deliver those needs in a sustainable way.
Major development	Schemes of 11 or more dwellings or 1,000 sq. m and over.
Monitoring (and review)	The process of measuring (in terms of quantity and quality), the changes in conditions and trends, impact of policies, performance of the plan, against its objectives and targets and progress in delivering outputs.
Not currently developable	Where it is not known when a site could be developed. This may be for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.
Open Space	An open area within or adjacent to a group of buildings and planned to perform a visual, access, amenity or recreational function
Park and Ride	An arrangement whereby a private car is parked in a non-central location and the occupants continue their journey by another mode of transport (usually bus or rail), mainly in order to reduce road congestion.
Policies Map	Spatially illustrates the policies and proposals in the development plan (formerly known as the Proposals Map)
Ramsar Site	Wetlands of international importance designated under the Ramsar Convention
Regionally Important Geological and Geomorphological Sites. (RIGS)	Locally identified sites of geological or geomorphological interest, selected particularly for their value for teaching purposes, but also for research and stimulating public awareness of geology.
Special Areas of Conservation (SACs)	Sites of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Scheduled Ancient Monument	Nationally important archaeological sites.
Section 106 Agreement	A legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.
Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others, for example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.
Sheltered Housing	Housing specifically for older people to live independently, but with support at hand if they need it. It can be apartments, bungalows or flats with a private bathroom and kitchen. Each property has an intercom to contact support staff, day or night.
Shoreline Management Plan	A non-statutory plan for a particular stretch of coastline.
Sites of Nature Conservation Interest (SNCI)	Local sites of nature conservation value.
Site(s) of Special Scientific Interest (SSSI)	Sites of national importance due to their flora, fauna or geological features.
Specialist forms of housing	Housing targeted at specific groups in society. For example, providing specially designed housing that could include a ground floor bathroom can enable people to remain living independently in older age.

Special Protection Areas (SPA)	Sites of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries.
Statement of Community Involvement (SCI)	Sets out the standards which the plan-making authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all development plan documents and in significant development control decisions.
Strategic Flood Risk Assessment (SFRA)	An evidence base to locate new development primarily in low flood risk areas mapped using local data collected from many sources.
Strategic Housing Land Availability Assessment (SHLAA)	Evidence of available housing land prepared on behalf of each local authority to support the delivery of sufficient land for the next 5, 10 and 15 years.
Strategic Housing Market Assessment (SHMA)	A study of the way the housing market works in any particular area. It looks into the type of people living in the area, where they work and what sort of houses they need.
Suitable Alternative Natural Green Space (SANG)	Public open space with the specific role of diverting people from visiting protected heathland sites
Supplementary Planning Documents (SPD):	Planning documents which add further detail to the policies in the Local Plan, such as further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	An assessment of the social, economic and environmental impacts of a plan. It usually includes a Strategic Environmental Assessment.
Sustainable Development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Transport Corridor	400 metre corridors around regular bus routes and 500 metres around transport hubs (railway stations etc) where there is the opportunity to provide high density housing so that residents have a viable alternative to using their vehicles for the majority of their travel needs.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Use Classes Order	Use Classes Order The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.
Vacant building credit	Vacant building credit is where a financial credit, equivalent to the existing gross floor space of a qualifying vacant building, is taken into account when the Council calculates the affordable housing contributions sought
Viability	A scheme's feasibility, especially in terms of its economic ability to be implemented.
Vitality	Term generally applied to areas or premises which have a lively character as a result of the type of activity and the number of people attracted.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that unexpectedly become available.



Poole Local Plan