

Poole Local Plan

Schedule of Additional Modifications to the Pre-Submission Draft



July 2018

Your views

This consultation document sets out the Council's proposed 'Additional Modifications' to the Poole Local Plan Pre-Submission Draft (July 2017).

There are two types of modifications:

- Main Modifications - necessary to ensure that the Plan is declared 'sound' (Green text); and
- Additional Modifications - minor in nature and are not necessary for soundness (Red text).

The reasons for these modifications are set out in the:

- Schedule of Main Modifications to the Pre-Submission Draft; and
- Schedule of Additional Modifications to the Pre-Submission Draft (this schedule).

If you would like to comment on these modifications you will need to quote the Modification number listed in the Schedules in any correspondence.

Please provide your comments in writing using one of these methods:

Online: (preferred): Via the interactive form on the website - www.poole.gov.uk/poolelocalplan

Email: planning@poole.gov.uk (in Word format please, not Pdf)

Post: *Poole Local Plan, Growth and Infrastructure, Borough of Poole, Civic Centre, Poole BH15 2RU*

The closing date for comment is **Friday 7 September 2018**

This document and the other consultation documents including the two modification schedules, policies map, sustainability appraisal and habitats regulations assessment can be viewed on our website www.poole.gov.uk/poolelocalplan

Please be aware that while your personal details will be treated confidentially your comments will be made public.

For more information on the Poole Local Plan and other planning policy documents please contact the Policy team at: planning@poole.gov.uk or 01202 633321

What are additional modifications?

'Additional modifications' are minor changes to the Poole Local Plan that do not affect the overall soundness of the plan, but improve the clarity of the local plan.

This schedule can also be read alongside a modified version of the complete Poole Local Plan, where these additional modifications are highlighted in red.

The table below sets out the 'additional modifications' to the Poole Local Plan Pre-Submission Draft (July 2017).

The table sets out:

- 1) The additional modification number;
- 2) The policy/para to be changed;
- 3) The additional modification; and
- 4) The reason for the additional modification.

No	Policy/Para Ref	Additional Modification	Reason
AM01	General	<ul style="list-style-type: none"> Amend front cover title, date, footers and numbering including page, paragraph, footnotes, weblinks and figures 	<ul style="list-style-type: none"> Update
AM02	General	<ul style="list-style-type: none"> Replace 'internationally protected wildlife' with 'European and internationally important sites' in all instances. 	<ul style="list-style-type: none"> Correction
AM03	General	<ul style="list-style-type: none"> Replace 'preserves and enhances' with 'preserve or enhance' 	<ul style="list-style-type: none"> Correction
AM04	General	<ul style="list-style-type: none"> Throughout the plan, capitalise all references to Locally Listed Buildings, Historic Parks and Gardens and Listed Buildings. Conservation areas should only be capitalised as part of a specifically named conservation area. 	<ul style="list-style-type: none"> Correction
AM05	General	<ul style="list-style-type: none"> Add full stops and commas where missing. 	<ul style="list-style-type: none"> Correction
AM06	General	<ul style="list-style-type: none"> Replace harbour with Harbour 	<ul style="list-style-type: none"> Correction
AM07	Inside front cover	<ul style="list-style-type: none"> Delete text regarding consultation Amend copyrights of maps to 2018 and aerial photography to 2014 	<ul style="list-style-type: none"> Update
AM08	Foreword	<ul style="list-style-type: none"> Amend to read 'With local government reorganisation taking place, the Poole Local Plan...' In last paragraph delete 'It may not satisfy everyone's wishes, but' 	<ul style="list-style-type: none"> Update
AM09	Contents	<ul style="list-style-type: none"> Amend as follows: '...Policy PP15: Meeting the needs of gypsies and travellers... ...Policy PP20 Part 1: Investment in Education Policy PP20 Part 2: Talbot Village... Policy PP29: Heritage Assets... Policy PP31: Poole's nationally, European and internationally important sites...'. Amend Important Note to read '...in the Poole Local Plan...' 	<ul style="list-style-type: none"> For consistency with modified policies
AM10	Para 1.7	<ul style="list-style-type: none"> Amend Para 1.7 to read: 'The Broadstone community have also prepared a neighbourhood plan.' 	<ul style="list-style-type: none"> Update
AM11	Figure 2	<ul style="list-style-type: none"> Amend figure 2 to update status of Poole Local Plan 	<ul style="list-style-type: none"> Update
AM12	Para 1.8	<ul style="list-style-type: none"> Amend Para 1.8 to read: 'The Bournemouth, Dorset and Poole Minerals Sites Plan was submitted for examination in November 2017, and identifies sites for future minerals development.' The plan will be replaced by a new waste local plan which was submitted for examination in November 2017'. Insert additional heading after 1.8 to read: 	<ul style="list-style-type: none"> Update of submission of Minerals and Waste plans. Additional information

No	Policy/Para Ref	Additional Modification	Reason
		<p>'Marine Planning The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. Marine plan boundaries extend up to the level of the mean high water mark, which means that there will be an overlap with terrestrial plans that generally extend to the mean low water mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas, which includes Poole.</p> <p>To ensure that all the regulations are followed, all public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area, must make reference to the MMO's licensing requirements. They must also have regard to any relevant Marine Plans or where a marine plan is not currently in place, the Marine Policy Statement in accordance with the Marine and Coastal Access Act (MCAA) 2009.'</p>	
AM13	Para 1.9	<ul style="list-style-type: none"> • Add to para 1.9 'The Bournemouth and Poole Health and Wellbeing Strategy (2016-2019) identifies health priorities and sets out a framework for improving health and wellbeing whilst the Joint Strategy Needs Assessment (JSNA) sets out how the Local Authority, work together with the NHS and other public sector partners in Dorset to understand the health and wellbeing needs of the local population.' 	<ul style="list-style-type: none"> • Additional information
AM14	Para 1.11	<ul style="list-style-type: none"> • Amend Local Economic Partnership to 'Local Enterprise Partnership' 	<ul style="list-style-type: none"> • Correction
AM15	Para 1.12	<ul style="list-style-type: none"> • Amend para 1.12 to read '...With local government reorganisation taking place to create two unitary authorities in Dorset, one focussed on the conurbation Bournemouth, Christchurch and Poole and the other on the rest of Dorset, there 	<ul style="list-style-type: none"> • Update

No	Policy/Para Ref	Additional Modification	Reason
		will be less Councils involved in the Duty to Cooperate.	
AM16	Para 1.14	<ul style="list-style-type: none"> Amend Para 1.14 to read 'by 2023, or the new unitary authority will prepare a local plan for the new administrative area; to ensure that the overall strategy remains up to date and on target to meet the full objectively assessed needs...' 	<ul style="list-style-type: none"> Update
AM17	Para 1.17	<ul style="list-style-type: none"> Amend Para 1.17 to read 'envisaged in this plan.' deleting the rest of the sentence 	<ul style="list-style-type: none"> Update
AM18	Para 2.1	<ul style="list-style-type: none"> Amend the population from 150,600 to 151,500' and add 2018 to the footnote. 	<ul style="list-style-type: none"> Update
AM19	Para 2.3	<ul style="list-style-type: none"> Reorder to move para 2.4 after 2.2 	<ul style="list-style-type: none">
AM20	Para 2.7	<ul style="list-style-type: none"> Amend the no of jobs from 71,300 to 71,000 and add 2018 to the footnote. 	<ul style="list-style-type: none"> Update
AM21	Para 2.8	<ul style="list-style-type: none"> Amend Para 2.8 to read '...Care South, Addo Food Group and Jordans & RYVITA...' 	<ul style="list-style-type: none"> Update
AM22	Para 2.13	<ul style="list-style-type: none"> Amend the last word 'areas' to 'space' 	<ul style="list-style-type: none"> Correction
AM23	Challenges for Poole	<ul style="list-style-type: none"> Amend title para to delete 'issues specific to Poole' Amend challenge 9 to read 'Supporting green infrastructure and allowing European and internationally important sites to thrive' 	<ul style="list-style-type: none"> Correction
AM24	Para 3.7	<ul style="list-style-type: none"> Add to end of para 3.7 'Retailers and other town centre occupiers are also more selective in terms of the space they occupy and in which towns they choose to locate'. 	<ul style="list-style-type: none"> Additional information
AM25	Para 3.9	<ul style="list-style-type: none"> Add new first sentence to Para 3.9 'Forecast's identify a need for 14,500 sq. m of additional comparison retail space to be provided by 2024. As retail needs will change over time due to increases in on-line shopping and other forms of shopping, it is the Council's intention to review retail forecasts and apply these for the remainder of the plan period. It has also been identified that people are likely to spend more time....town centre and increase footfall...' Insert a reference to the retail study as a footnote. 	<ul style="list-style-type: none"> Additional information and correction
AM26	Para 3.10	<ul style="list-style-type: none"> Amend para 3.10 to read '...heritage assets. In particular proposals for tall buildings within the setting of the conservation area will need to be carefully considered. In a climate of...' 	<ul style="list-style-type: none"> Addition of carefully considered to acknowledge challenges of tall buildings
AM27	Para 3.12 (first instance)	<ul style="list-style-type: none"> Move para 3.12 to follow 3.9. 	<ul style="list-style-type: none"> Improved readability
AM28	Para 3.12	<ul style="list-style-type: none"> Amend Para 3.12 to read 'Bournemouth, Christchurch, East Dorset, North Dorset and Purbeck Councils. 	<ul style="list-style-type: none"> Correction

No	Policy/Para Ref	Additional Modification	Reason
AM29	Para 3.13	<ul style="list-style-type: none"> Amend Para 3.13 to read ‘...address affordability and the housing needs...’ 	<ul style="list-style-type: none"> Correction
AM30	Figure 6	<ul style="list-style-type: none"> Amend Figure 6 to correctly show location of Poole 	<ul style="list-style-type: none"> Correction
AM31	Para 3.16	<ul style="list-style-type: none"> Amend para 3.16 to read ‘...character of Poole. Brownfield sites may also have wildlife value and the need for surveys to assess the ecological value may limit development in some instances. Furthermore...’ 	<ul style="list-style-type: none"> Additional information to highlight importance of biodiversity
AM32	Para 3.19	<ul style="list-style-type: none"> Amend Para 3.19 to read ‘651 affordable homes have been delivered between 2006 and 2018...with 94 new homes recently built and 156 more homes under construction’ ; and amend footnote to 2018. 	<ul style="list-style-type: none"> Update
AM33	Para 3.21	<ul style="list-style-type: none"> Replace 20% with 22% 	<ul style="list-style-type: none"> Update
AM34	Para 3.28	<ul style="list-style-type: none"> Amend to read ‘...lifestyle. Parts of Poole’s town centre have been established as a Business Improvement District (BID), this will help by re-investing in...’ 	<ul style="list-style-type: none"> For additional clarity
AM35	Footnote 11	<ul style="list-style-type: none"> Amend to “Poole Local Plan Transport Study, 2017” 	<ul style="list-style-type: none"> Correct title of evidence document
AM36	Para 3.35	<ul style="list-style-type: none"> Amend to read. ‘Despite Poole’s attractive setting and outwardly prosperous image from internationally known areas such as Sandbanks, pockets of deprivation remain...housing inequalities, unhealthy lifestyles...’. 	<ul style="list-style-type: none"> Reorder sentence for readability and a correction
AM37	Para 3.36	<ul style="list-style-type: none"> Amend para 3.36 to read ‘Adaptation to climate change is embedded into national and local policy. Some of the predicted consequences of global warming particularly relevant to Poole are the expectation of hotter, drier summers and warmer, wetter winters, as well as a forecast 1.3 metres rise in sea level by 2133. The forecast sea level rise would put 4,000 properties in Old Town at risk of flooding. Much of Poole, particularly the coastline, is sheltered from the excesses of weather by a mature tree canopy. Trees are often under pressure from infill development within Poole, and as trees age new trees will need to be grown to ensure the protections remain... in the area of Ham Common and north Holes Bay, where the...’ 	<ul style="list-style-type: none"> To explain that sea level rise is only one of the climate change issues that Poole faces and to add north Holes Bay to the exceptions for the hold the line policy.
AM38	Challenge 9	<ul style="list-style-type: none"> Amend challenge 9 to read ‘Supporting green infrastructure and allowing nationally, European and internationally important sites to thrive’ 	<ul style="list-style-type: none"> To include reference to green infrastructure
AM39	Para 3.37	<ul style="list-style-type: none"> Amend to read ‘...effects upon Poole’s green infrastructure, in particular European and internationally important sites such as the Dorset Heathlands and Poole Harbour’ 	<ul style="list-style-type: none"> To include reference to green infrastructure
AM40	Para 3.38	<ul style="list-style-type: none"> Amend para 3.38 to read ‘...other land uses. The Council as decision maker has concluded that development in the area around protected sites is required to 	<ul style="list-style-type: none"> For clarity – to correct the respective roles

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		provide avoidance or mitigation measure. This approach is supported by Natural England who advise that the cumulative...'	
AM41	Para 3.39	<ul style="list-style-type: none"> Amend para 3.39 to read: '...mitigation is required to grant planning permission for new homes within the catchment of Poole harbour, which extends west to Dorchester. Poole Harbour offers an ideal environment for a variety of recreational and economic activities. Maintaining this natural habitat that includes internationally important bird populations against man made pressures requires a strategic approach to balance the diverse needs of different user groups from those in boats to dog walkers, shellfish harvesters and bait diggers. The Council is bringing forward avoidance and mitigation measures with a number of partners including Natural England through an SPD.' 	<ul style="list-style-type: none"> For clarity – where the catchment is and to introduce the challenge of recreational pressures on Poole Harbour.
AM42	Para 3.40	<ul style="list-style-type: none"> Amend para 3.40 to read '...housing needs whilst enhancing green infrastructure and ensuring that suitable...' 	<ul style="list-style-type: none"> To include reference to green infrastructure
AM43	Vision	<ul style="list-style-type: none"> Amend third para to read '...provide new accessible, recreational...while enhancing biodiversity and protecting...' 	<ul style="list-style-type: none"> To promote the importance of making open space 'accessible' to all and to enhance protected sites.
AM44	Objective 1	<ul style="list-style-type: none"> Amend Objective 1 bullet 2 to read '...leisure, retail, community and commercial...' Amend Objective 1 bullet 3 to read '...partners, including developers / landowners, to prioritise'. Amend Objective 1 bullet 5 to read '...with circa. 14,500 sq. m...' Amend Objective 1 bullet 7 to read '...bus station, ensuring any changes affecting the level crossing better cater for the needs of pedestrians.' 	<ul style="list-style-type: none"> To add community uses To add developers/ landowners Additional information Clarification Correction Additional information
AM45	Objective 4	<ul style="list-style-type: none"> Amend Objective 4 bullet 1 to read '...town centre and the completion of the cycle/footpath around Holes Bay;' Amend Objective 4 bullet 4 to read 'protecting and enhancing multifunctional public open space and trees, while exploring opportunities to improve strategic links between spaces.' 	<ul style="list-style-type: none"> Correction Additional information
AM46	Objective 5	<ul style="list-style-type: none"> Add to Objective 5 a new bullet under bullet 4 'protecting and enhancing green infrastructure and nature conservation sites of international, European, national and local value.' 	<ul style="list-style-type: none"> To set out that there are sites all types of importance in Poole.
AM47	Objective 6	<ul style="list-style-type: none"> Insert new bullet to Objective 6 that reads 'increasing choice through the delivery of a network of sustainable forms of travel;' Amend Objective 6 bullet 2 to read '...requiring development to mitigate impact 	<ul style="list-style-type: none"> Broader objectives Broader objectives

No	Policy/Para Ref	Additional Modification	Reason
		upon the transport network;	
AM48	Objective 7	<ul style="list-style-type: none"> Amend objective 7 bullet 5 to read 'continuing to protect and reinforce Poole's exceptional tree canopy that offsets the impacts of climate change, including sheltering residents from...' 	<ul style="list-style-type: none"> To broaden the role that trees play in climate change.
AM49	Para 4.7	<ul style="list-style-type: none"> Amend Para 4.7 (page 23) to read '...sustainable development is at the heart... in favour of sustainable development...' Replace in Para 4.7 (page 25) 'provides' with 'provide'. 	<ul style="list-style-type: none"> Corrections – note there are currently two para 4.7s
AM50	Key Diagram	<ul style="list-style-type: none"> Amend employment sites in Figure 10 in accordance with main modifications to Policy PP17. 	<ul style="list-style-type: none"> Consistency with modifications to PP17
AM51	Para 4.9	<ul style="list-style-type: none"> Amend Para 4.9 bullet 3 to read 'local centres and neighbourhood parades...400 metres walk of locations...' 	<ul style="list-style-type: none"> Correction
AM52	Para 4.11	<ul style="list-style-type: none"> Amend Para 4.11 to read '...density development, as set out in this plan, aims to encourage a wider range of developers to bring forward...' 	<ul style="list-style-type: none"> For clarity
AM53	Para 4.13	<ul style="list-style-type: none"> Amend Para 4.13 to read '...access to bus stops, increasing bus service frequencies, providing additional car club vehicles/ultra low emission vehicles, pedestrian and cycling facilities' 	<ul style="list-style-type: none"> Additional information
AM54	Para 4.15	<ul style="list-style-type: none"> Delete last sentence of para 4.15. 	<ul style="list-style-type: none"> Unnecessary text
AM55	Figure 12	<ul style="list-style-type: none"> Amend to more clearly show land added as Green Belt Amend key to read 'Strategic urban extensions'. 	<ul style="list-style-type: none"> Additional information to illustrate the changes to the Green Belt made on the Policies Map
AM56	Para 4.17	<ul style="list-style-type: none"> Amend Para 4.17 to read 'These could include the proposed mix of uses on the site, protection of garden land, the setting of heritage assets or to ensure that the development respects the character of the locality. This is a...' 	<ul style="list-style-type: none"> For clarity
AM57	Paras 4.19-4.21	<ul style="list-style-type: none"> Move Paras 6.11-6.14 to follow Para 4.19 and rearrange the section as follows. (Note that para numbers will need to be altered after the examination): '4.18, 4.19. 6.11, 6.12, 6.13, 6.14 (incorporating 4.20), 4.21' Amend 6.14 to read '...the provision of a minimum of 800 homes to the north of Bearwood and a minimum of 500...' Delete the first sentence of para 4.20 and amend final sentence to read 'These are illustrated as strategic urban extensions in Figure 12 and are covered in more detail in Chapter 6' Amend Para 4.21 (first instance) to read 'Land is also released from the Green Belt at Creekmoor (Site ref A1) and Canford School (Site ref A2) to ensure there 	<ul style="list-style-type: none"> The Green Belt is a strategic issue best located as one section of the strategy chapter, rather than split between Chapters 4 and 6. The amendments to paras 4.20 and 6.14 help the section to flow following the re-jigging. The addition of '...0.22%...' to para 4.20 is factual and provides a useful reference for future plan reviews.

No	Policy/Para Ref	Additional Modification	Reason
		<p>is sufficient land to meet education needs by the end of the plan period. Whilst the primary reason for the release of land at Creekmoor is for education purposes, it is logical to also release the adjacent smaller parcels of land to the east, which are largely previously developed. One of these smaller parcels, land at Roberts Lane (Site ref U14) is allocated for housing for around 45 homes. This is shown on Figure 13 and covered in more detail in Chapters 6 and 7. The limited release of Green Belt land in association with Canford School in Canford Magna was considered necessary to allow the school to carry out essential built development to meet its operational and educational needs over the plan period. The new Green Belt boundary has been drawn closely around the built form of the main school campus to minimise any loss of openness; or any reduction in the strategic gap between Merley / Canford Magna and the large built-up area of the conurbation at Bearwood. This is shown in Figure 29’.</p> <ul style="list-style-type: none"> • Move final sentence of para 4.20 to form new para after 4.21 (first instance) and amend to read ‘The Poole Local Plan also adds...the plan period. Overall the Poole Local Plan has led to a 0.22% reduction of the extent of the South East Dorset Green Belt’. 	
AM58	Figure 19	<ul style="list-style-type: none"> • Move Figure 19 from Chapter 6 and capitalise bullets • Amend Figure 19 bullet 1 to read ‘...a balanced community and supporting sustainable patterns of development.’ • Add bullet to Figure 19 to read ‘The areas identified for removal from the Green Belt have been assessed as part of the Green Belt Review. While the sites are confirmed as meeting some of the purposes of Green Belt, the review identified that their loss would not harm the overall strategic function of the wider South East Dorset Green Belt.’ 	<ul style="list-style-type: none"> • Reordered Chapters 4 and 6 • Highlight that meeting needs in Poole is a sustainable pattern of development as reduces need for commuting from further afield. • Link to Green Belt Review
AM59	Para 4.21 (page 29)	<ul style="list-style-type: none"> • Amend para 4.21 (second instance) to read ‘...schools, utilities and medical facilities...’ 	<ul style="list-style-type: none"> • Additional information
AM60	Para 4.22	<ul style="list-style-type: none"> • Amend para 4.22 to read ‘In order to ensure that the European and internationally important sites of the Dorset Heathlands and Poole Harbour are not harmed,...’ 	<ul style="list-style-type: none"> • Correction
AM61	Strategic Objectives diagram	<ul style="list-style-type: none"> • Add to diagram the word ‘objective’ to (1), (2) and (3). • In Objective 2 replace ‘gypsy’ with ‘gypsies’. • In Objective 3 split Policy PP20 into Part 1 and Part 2 	<ul style="list-style-type: none"> • Correction • Correction • For consistency with PP20.

No	Policy/Para Ref	Additional Modification	Reason
AM62	Para 5.3	<ul style="list-style-type: none"> Amend para 5.3 to read '...to the Poole town centre boundary' 	<ul style="list-style-type: none"> Clarification
AM63	Para 5.5	<ul style="list-style-type: none"> Amend para 5.5 to read '...close proximity to each other...means it will continue to be...' 	<ul style="list-style-type: none"> Corrections
AM64	Para 5.6	<ul style="list-style-type: none"> Amend para 5.6 to read '...by 2033 (42% of the total housing requirement) thus highlighting...' 	<ul style="list-style-type: none"> Corrections
AM65	Para 5.8	<ul style="list-style-type: none"> Amend para 5.8 to read '...identify a need for circa. 14,500sq. m of...of the town centre, this additional...opportunities arise, there also remains...' 	<ul style="list-style-type: none"> Corrections
AM66	Para 5.9	<ul style="list-style-type: none"> Amend para 5.9 to read, '...in recent years, particularly within the High Street. There is also a lack of appropriately sized units to meet modern occupiers' needs...regeneration ambitions. Main town centre uses should be located within the Poole town centre boundary with retail uses directed to the primary shopping area unless specifically allocated elsewhere.' 	<ul style="list-style-type: none"> Additional information about recent trends with retail demand and supply in the town centre. For clarity that some retail uses in the town centre (i.e. on the allocated sites) will be outside of the prime shopping area.
AM67	Para 5.14	<ul style="list-style-type: none"> Amend para 5.14 to read '...place-making agenda, the Council will...' 	<ul style="list-style-type: none"> Correction
AM68	Para 5.15	<ul style="list-style-type: none"> Amend para 5.15 to read '...heritage assets, through...' 	<ul style="list-style-type: none"> Correctio
AM69	Para 5.17	<ul style="list-style-type: none"> Delete last sentence of para 5.17 	<ul style="list-style-type: none"> Reference to PQF provided in separate para
AM70	Para 5.18	<ul style="list-style-type: none"> Amend para 5.18 to read '...perceptions of Poole. The Dolphin Centre creates a physical barrier to pedestrian and cycle movement, particularly in the evening and at night. Taking any opportunities to enhance the routes through and around the building should therefore be an important component of any relevant development proposals. The redevelopment of' 	<ul style="list-style-type: none"> To highlight issue with Dolphin Centre.
AM71	Para 5.19	<ul style="list-style-type: none"> After para 5.19 insert new para to read 'To deliver a range of uses, strategic sites will be expected to deliver a mix of uses. The mix sought will be assessed on a site by site basis depending on the size and location of the development. Strategic development proposals on main routes will have more potential to incorporate a greater proportion of non-residential uses.' 	<ul style="list-style-type: none"> For further explanation on how the mix of uses will be assessed
AM72	Figure 15	<ul style="list-style-type: none"> Replace pedestrain' with 'pedestrian' 	<ul style="list-style-type: none"> Correction
AM73	Para 5.21	<ul style="list-style-type: none"> Amend para 5.21 to read '...north area, separating...town centre, a subway...railway station, Seldown...' 	<ul style="list-style-type: none"> Correction
AM74	Para 5.22	<ul style="list-style-type: none"> Amend para 5.22 to read '...existing level crossing which will need to be reconfigured. To ensure the...High Street, any proposals...' 	<ul style="list-style-type: none"> Additional information and correction
AM75	Figure 16	<ul style="list-style-type: none"> Amend 'Town' to read 'Twin' 	<ul style="list-style-type: none"> Correction
AM76	Para 5.27	<ul style="list-style-type: none"> Amend para 5.27 to read '...and contain a high concentration of Listed...' 	<ul style="list-style-type: none"> To clarify.

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AM77	Para 5.30	<ul style="list-style-type: none"> Remove capitals from "Management Plan" 	<ul style="list-style-type: none"> Correction
AM78	Figure 17	<ul style="list-style-type: none"> Amend title to 'High Street, Quay and Old Town' 	<ul style="list-style-type: none"> Correction
AM79	Para 6.1	<ul style="list-style-type: none"> Amend to read 'pitches for gypsies and travellers.' 	<ul style="list-style-type: none"> Correction
AM80	Para 6.5	<ul style="list-style-type: none"> Amend 6.5 to read 'The average for the last 12 years which takes...has been 342 homes per year.' 	<ul style="list-style-type: none"> Update
AM81	Para 6.6	<ul style="list-style-type: none"> Amend para 6.6 to read '...contribute about 15% of the overall housing supply' 	<ul style="list-style-type: none"> Update
AM82	Para 6.7	<ul style="list-style-type: none"> Amend para 6.7 to read 'These reasons could...at least 975 homes which is 7% of the total supply' 	<ul style="list-style-type: none"> Correction
AM83	Para 6.8	<ul style="list-style-type: none"> Add to the end of para 6.8 'Therefore as set out in Chapter 4 the shortfall will be met through urban extensions to the north of Merley and North of Bearwood.' 	<ul style="list-style-type: none"> To provide link to text which has been moved to chapter 4
AM84	Footnote 15	<ul style="list-style-type: none"> Amend to "Duty to Co-operate Statement" 	<ul style="list-style-type: none"> Correct title of evidence document
AM85	Para 6.10	<ul style="list-style-type: none"> Amend para 6.10 to read '...will be flats, in contrast to...' 	<ul style="list-style-type: none"> Correction
AM86	Figure 18	<ul style="list-style-type: none"> Amend figures as follows: Completions 1,687 12% Commitments 1,593 11% Urban allocations Outside the town centre 2,165 Urban area identified sites 975 Windfall allowance 2,100 15% Amend title to add 'at 1 April 2018' Add * to 2,165 and add a note to read 'Comprises allocations from Policy PP9 and PP20 Part 2' 	<ul style="list-style-type: none"> Clarification
AM87	Paras 6.11-6.13 & Figure 19	<ul style="list-style-type: none"> Move paras 6.11-6.14 and Figure 19 to be inserted after para 4.19 	<ul style="list-style-type: none"> To keep all Green Belt commentary together.
AM88	Para 6.15-6.18	<ul style="list-style-type: none"> Delete section Previously developed sites within the Green Belt paras 6.15 -6.18 	<ul style="list-style-type: none"> These specific sites are shown in the SHLAA and HELA and do not warrant any specific mention in the Plan over other sites.
AM89	Para 6.20	<ul style="list-style-type: none"> Amend para 6.20 to read '...recession, this plan...housing delivery, to ensure...market adapting to...' 	<ul style="list-style-type: none"> Corrections.
AM90	Para 6.21	<ul style="list-style-type: none"> Amend para 6.21 to read '...500 homes per year, on the basis...with the SHMA, during which...will not have a negative effect upon European and internationally important sites. For these reasons in the calculation of a 5 year land supply the 	<ul style="list-style-type: none"> Corrections Set out that due to Poole's circumstances the 5 year land supply will be calculated on basis of the Liverpool

No	Policy/Para Ref	Additional Modification	Reason
		Council will use the Liverpool approach, whereby any shortfall in completions in the early part of the plan period (since 2013) is evened out across the remaining years of the plan period to 2033. The Poole Local Plan will...	approach.
AM91	Figure 20	<ul style="list-style-type: none"> Replace Figure 20 with updated housing trajectory. 	<ul style="list-style-type: none"> To reflect update of 2017/18 monitoring.
AM92	Para 6.26	<ul style="list-style-type: none"> Amend para 6.26 to read '...housing, provided...' 	<ul style="list-style-type: none"> Correction
AM93	Para 6.27	<ul style="list-style-type: none"> Amend to read '...open space and will be designed to avoid flooding in order to secure better quality playing fields.' 	<ul style="list-style-type: none"> Flexibility – raising the land is only one option
AM94	Para 6.32	<ul style="list-style-type: none"> Amend para 6.32 to read '...urban sites, they...on page 26' 	<ul style="list-style-type: none"> Corrections
AM95	Para 6.37	<ul style="list-style-type: none"> Amend para 6.37 to read '...development briefs, prepared in consultation with the local community, to...' Add ';' to para 6.37 (c) (i) 	<ul style="list-style-type: none"> Correction Correction.
AM96	Para 6.39	<ul style="list-style-type: none"> Amend para 6.39 to read '...Council will require 10% affordable housing. In the rest of Poole the Council will require 40% affordable housing; these areas are shown in Figure 23. The Council will support and encourage proposals that deliver a greater proportion of affordable housing over and above the policy requirements' 	<ul style="list-style-type: none"> Consistency with PP10 Clarification
AM97	Para 6.40	<ul style="list-style-type: none"> Amend para 6.40 to read 'Currently the Council's housing tenure mix...' 	<ul style="list-style-type: none"> Clarification consistent with modification to PP11
AM98	Para 6.42	<ul style="list-style-type: none"> Amend para 6.42 to read '...eligible households or for the subsidy to be recycled for alternative housing provision. The affordable rent tenure...' 	<ul style="list-style-type: none"> Clarification
AM99	Para 6.44	<ul style="list-style-type: none"> Amend para 6.44 to read '...should be indistinguishable from market housing on the site... housing market and are able to be secured by Registered Providers'. 	<ul style="list-style-type: none"> Clarification
AM100	Para 6.45	<ul style="list-style-type: none"> Amend para 6.45 to read '...housing on-site. The applicant would need to demonstrate that they contacted the Council's preferred RPs to see if they would take on a scheme with 5 affordable housing units or less for their site. The financial contribution...' 	<ul style="list-style-type: none"> Clarification
AM101	Para 6.47	<ul style="list-style-type: none"> Amend para 6.47 to read 'All C3 Use Class proposals of 11 homes or more will be...affordable housing (including retirement properties). However...' 	<ul style="list-style-type: none"> Deletion of 'assisted living' as this is a separate use class (C2 and not C3).
AM102	Para 6.50	<ul style="list-style-type: none"> Amend para.6.50 to read '... Innovation (HAPPI) and Dementia Friendly Communities. Grouping care options...' and add footnotes for each document 	<ul style="list-style-type: none"> To add guidance on dementia friendly communities and where documents can be viewed.
AM103	Footnote 23	<ul style="list-style-type: none"> Add quote mark to end of sentence 	<ul style="list-style-type: none"> Correction
AM104	Para 6.61 (page 59)	<ul style="list-style-type: none"> Amend para 6.61 to read '...a main dwelling, or an annexe to a main dwelling. This is a complicated...' 	<ul style="list-style-type: none"> Correction – does not form a separate dwelling.

No	Policy/Para Ref	Additional Modification	Reason
AM105	Para 6.62 (page 59)	<ul style="list-style-type: none"> Amend para 6.62 (ii) to read '...children, who are unable to afford their own home, or' 	<ul style="list-style-type: none"> Delete incorrect reference to separate accommodation as it would form part of the main dwelling.
AM106	Para 6.63 (page 59)	<ul style="list-style-type: none"> Add to start of para 6.63: 'In all cases the applicant will need to provide evidence to demonstrate the functional relationship with the parent dwelling and how they will interact with each other. This is to ensure that the proposal is not capable of being independently occupied as a separate planning unit and remains reliant on the parent dwelling in some capacity, such as for some basic living amenities (i.e. kitchen, bathroom, living space, main entrance etc.). Add to end of para 6.63: For schemes proposing extensions/annexes aimed at accommodating ageing relatives, the Council encourages consideration of including optional standards relating to accessibility and adaptability as set out in Part M4(2) or M4(3) of the Building Regulations, as appropriate.' 	<ul style="list-style-type: none"> To better understand the functional relationship with the main dwelling To encourage annexes to be built to optional building regulation standards for ageing people and/or wheelchair users.
AM107	Para 6.62 (page 60)	<ul style="list-style-type: none"> Amend para 6.62 to read '...application site. The 100 metre radius is measured from...' After para 6.62 add new para '...Proposals for HMO development within the Talbot Village HMO policy area falling within 400 metres of the internationally protected site at Bourne Valley, will need to comply with the requirements of the Dorset Heathlands SPD.' 	<ul style="list-style-type: none"> Clarification. Cross reference to SPD where detailed requirements are set out in Appendix
AM108	Policy PP15	<ul style="list-style-type: none"> Amend PP15 title to read '...needs of gypsies and travellers' 	<ul style="list-style-type: none"> Correction
AM109	Para 7.4	<ul style="list-style-type: none"> Amend para 7.4 to read '... Poole's beaches are held in high regard due to their quality and cleanliness. The town centre is a key focus for tourism due to its strong heritage offer, characterised by the historic Quay and Old Town. Areas outside of the town centre are also key areas for tourism due to their range of accommodation/facilities, making a significant contribution to the Poole economy. As such the Council is supportive of development proposals that sustain and support tourism across Poole. Modern attractions...' 	<ul style="list-style-type: none"> Clarification.
AM110	Para 7.8	<ul style="list-style-type: none"> Amend para 7.8 to read '...employment areas, will continue...' 	<ul style="list-style-type: none"> Correction
AM111	Para 7.14	<ul style="list-style-type: none"> Amend para 7.14 to read '...need for approximately 39,000 sq. m of B1...' 	<ul style="list-style-type: none"> Correction
AM112	Para 7.15	<ul style="list-style-type: none"> Amend para 7.15 to read 'These can include sites in Poole town centre, district/local centres, other vacant retail premises, isolated employment sites and community facilities.' 	<ul style="list-style-type: none"> Correction

No	Policy/Para Ref	Additional Modification	Reason
AM113	Para 7.17	<ul style="list-style-type: none"> Amend figure from 39.6 to 38 hectares 	<ul style="list-style-type: none"> Correction
AM114	Para 7.23	<ul style="list-style-type: none"> Amend para 7.23 to read '...Power Station sites. Development proposals should consider the scale and nature of impacts on the Strategic Road Network.' 	<ul style="list-style-type: none"> Additional information
AM115	Para 7.26	<ul style="list-style-type: none"> Amend para 7.26 to read 'For example, the provision of parking facilities that support the role and function of the port operation.' 	<ul style="list-style-type: none"> To clarify the approach to parking for which there is pressure for within the Port
AM116	Para 7.27	<ul style="list-style-type: none"> Amend para 7.27 to read '...to work with the DLEP Employment and Skills Board, local schools, colleges, universities, further education providers and businesses to...' 	<ul style="list-style-type: none"> Additional information
AM117	Para 7.33	<ul style="list-style-type: none"> Amend title to 'Retail and Main Town Centre Uses' deleting 'type' and subsequent references Amend 7.33 to read 'Main town centre uses include retail, professional and financial, cafes / restaurants, public houses, hot food takeaways, leisure and entertainment, arts, culture and tourism uses.' 	<ul style="list-style-type: none"> Consistency with NPPF
AM118	Para 7.35	<ul style="list-style-type: none"> Amend second sentence to read 'For Poole's retail parks, at least...' Replace last sentence of para 7.35 with 'The Council's retail evidence shows that there is no growth envisaged for Poole's retail parks. In line with national policy, the Council seeks to meet identified needs by promoting a town centre first approach to retail and other town centre uses. Therefore, proposals for new retail floor space in retail parks or for change of permitted use will need to satisfy the sequential test and, if over 280 sq. m (net floor space), the impact assessment'. 	<ul style="list-style-type: none"> For clarity Additional information
AM119	Footnote 25	<ul style="list-style-type: none"> Change date to 2014 	<ul style="list-style-type: none"> Correction
AM120	Para 7.38	<ul style="list-style-type: none"> Amend para 7.38 to read '...primary and secondary shopping frontages...' 	<ul style="list-style-type: none"> Correction – 'secondary' omitted
AM121	Para 7.39	<ul style="list-style-type: none"> Amend para 7.39 to read 'There are some shopping frontages in the designated primary shopping area that are not....' 	<ul style="list-style-type: none"> Correction
AM122	Para 7.40	<ul style="list-style-type: none"> Amend para 7.40 to read: 'Proposals outside designated boundaries and allocations Poole's town centre boundary, district and local centres, neighbourhood parades, primary shopping areas and primary and secondary shopping frontages are shown on the Policies Map. This plan also allocates a number of sites where main town centre uses are acceptable.' 	<ul style="list-style-type: none"> Correction and clarification
AM123	Para 7.41	<ul style="list-style-type: none"> Amend para 7.41 to read 'Proposals for retail and other main town centre uses 	<ul style="list-style-type: none"> Clarification – role of retail parks

No	Policy/Para Ref	Additional Modification	Reason
		(outside of designated boundaries and allocations) located edge-of-centre or out-of-centre will need to be accompanied by a sequential test. Allocations are sites that have been allocated for a mix of uses including town centre uses in the Local Plan. When considering out-of-centre locations as part of the sequential approach, preference is given to Poole's retail parks over other out-of-centre locations (designated leisure parks/ employment areas). The Council will also require any retail or leisure proposals over 280 sq. m (net) outside of designated boundaries/allocations to be accompanied...'	
AM124	Para 7.42	<ul style="list-style-type: none"> Amend second sentence to read '...Poole town centre boundary or other centre boundaries...' Add to the end of para 7.42: 'Proposals for sites not in the Primary Shopping Area/Town Centre Boundary or located edge-of-centre are out-of-centre'. 	<ul style="list-style-type: none"> Clarification
AM125	Figure 31	<ul style="list-style-type: none"> In Figure 31 replace 'permit' with 'support' in the first 4 rows of the 'Strategy' column. In Figure 31 row 1 delete 'type' from 'town centre type uses' In Figure 31 row 4 amend the strategy column to read 'No growth required'. In Figure 31 row 5, amend the strategy column to read 'In line with the Council's retail evidence, no growth required.' Amend 'Tatnum' with 'Tatnam' 	<ul style="list-style-type: none"> Corrections Clarification
AM126	Para 7.46	<ul style="list-style-type: none"> Amend para 7.46 to read '... built environment, developing...and accommodation, and nurturing...' 	<ul style="list-style-type: none"> Correction
AM127	Para 7.47	<ul style="list-style-type: none"> Amend para 7.47 to read 'Poole's two main tourist zones, as shown on the Policies Map, are:' 	<ul style="list-style-type: none"> Add cross reference to Policies Map
AM128	Para 7.48	<ul style="list-style-type: none"> Amend para 7.48 to read 'Poole's main tourist attractions, as shown on the Policies Map, are Upton Country Park, a country park surrounding a historic manor house; Rockley Park,....' 	<ul style="list-style-type: none"> Add cross reference to Policies Map
AM129	Para 7.50	<ul style="list-style-type: none"> Amend para 7.50 to read '...adequate supply of tourist accommodation and support improvements to the existing stock. The Council will particularly seek to resist proposals leading to a loss of touring and static caravan parks, or hotel and other tourist accommodation containing 10 or more bedrooms'. 	<ul style="list-style-type: none"> Additional information
AM130	Para 7.52	<ul style="list-style-type: none"> Amend para 7.52 to read '...Poole Town Centre (particularly the Quay) and Tower Park.' 	<ul style="list-style-type: none"> Additional information
AM131	Para 7.53	<ul style="list-style-type: none"> Amend para 7.53 to read '... time economy, it will...' 	<ul style="list-style-type: none"> Correction - commas

No	Policy/Para Ref	Additional Modification	Reason
AM132	Para 7.55	<ul style="list-style-type: none"> Amend para 7.55 to read 'High concentrations of food and drink uses can impact upon the health of the local population and can also have an adverse effect on the amenity of a locality through noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas. An over-concentration of food and drink uses can also reduce the offer of other essential shops and services, reducing the success and diversity of shopping areas. An over-concentration is considered to be more than 70% of units for food and drink uses. 'Food and drink'... 	<ul style="list-style-type: none"> To clarify 'harmful'
AM133	Para 7.56	<ul style="list-style-type: none"> After para 7.56 insert new para 'In line with the NPPF, tourism and evening economy uses are 'main town centre uses', thus proposals would need to be in accordance with PP21 (sequential test and impact assessment) and Figure 31: Retail Hierarchy. Proposals that are identified in the Council's Supplementary Planning Document 'Sustaining Poole's Seafront' will not be required to undertake a sequential test and impact assessment.' 	<ul style="list-style-type: none"> Additional information
AM134	Para 8.1	<ul style="list-style-type: none"> Amend para 8.1 to read '...water bodies. Together these components contribute to a wider ecological network and provide a range of social...physical activity and active travel, promoting health...extreme weather, adapting to the effects of climate change, reducing flood...' 	<ul style="list-style-type: none"> Additional information benefits of green infrastructure
AM135	Para 8.3	<ul style="list-style-type: none"> Amend para 8.3 to read '...Green Infrastructure Strategy. The Strategy identifies key assets such as the beaches, Stour Valley and Upton Country Park and the important connections between them such as the South West Coast Path, new England Coast Path, National Cycle Network and the Stour Valley Way. The Strategy...' 	<ul style="list-style-type: none"> Additional information on important links that for part of the green infrastructure network
AM136	Para 8.5	<ul style="list-style-type: none"> Amend para 8.5 (i) to read '..north of Merley; and' 	<ul style="list-style-type: none"> Correction
AM137	Para 8.6	<ul style="list-style-type: none"> Amend second sentence to change 1,500 to 1,100 	<ul style="list-style-type: none"> Correction
AM138	Para 8.8	<ul style="list-style-type: none"> Amend para 8.8 to read '...standards, developer...' 	<ul style="list-style-type: none"> Correction
AM139	Para 8.9	<ul style="list-style-type: none"> Amend para 8.9 to read '...availability of plots has been...' 	<ul style="list-style-type: none"> Correction
AM140	Para 8.14	<ul style="list-style-type: none"> Amend para 8.14 to read '...well-being. They provide for the health, social, educational, spiritual, recreational, leisure and cultural needs of the community. In addition...Community facilities include those within...' 	<ul style="list-style-type: none"> Additional information on role of community uses
AM141	Para 8.15	<ul style="list-style-type: none"> Amend para 8.15 to read 'Proposals that would result in the loss of such facilities must show evidence that the loss would not result in a substantial decline in the range of facilities and services for local people; or that the facility 	<ul style="list-style-type: none"> For clarity and additional information explain how proposals affecting community uses will be considered

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		is no longer needed and it is not feasible to support its continued existence. Evidence could include the results of marketing exercises to show that the facility cannot continue. Proposals seeking to replace community premises should also provide community benefit to outweigh the loss of the existing facility service. This could include replacement with a different type of community space or the provision of affordable housing. The community benefit sought will be proportionate to that which is lost and the extent to which the loss of the facility contributes to the decline of facilities and services to local people. The Council recommends...'	
AM142	Chapter 9 intro	<ul style="list-style-type: none"> Amend introductory text at start of Chapter 9 to read '...and preserves or enhances the setting of the historic built environment within Poole and its heritage assets.' 	<ul style="list-style-type: none"> Reference to historic built environment
AM143	Para 9.2	<ul style="list-style-type: none"> Amend para 9.2 to read '...local identity, and create a sense of community...' 	<ul style="list-style-type: none"> Correction
AM144	Figure 33	<ul style="list-style-type: none"> Amend title of Figure 33 to read '...designs, buildings lower than trees, low boundary walls and frontages planted with trees/hedging.' 	<ul style="list-style-type: none"> Additional information
AM145	Para 9.3	<ul style="list-style-type: none"> Amend para 9.3 to read '...characteristics of the local area and, where possible...The Council will produce guidance within a Design SPD to provide...This SPD will help to...specifically to local distinctiveness and...' 	<ul style="list-style-type: none"> Simplify and change local character to distinctiveness
AM146	Para 9.4	<ul style="list-style-type: none"> Amend para 9.4 to read '...positively with its surroundings, both now and in the future. As such, materials should be durable and capable of withstanding the maritime climate'. 	<ul style="list-style-type: none"> Additional information to highlight impact of local climate on certain building materials
AM147	Figure 34	<ul style="list-style-type: none"> Amend title of Figure 34 to read '...Old Town: Varied roof profiles with many gabled roof forms, long narrow plots, limited landscaping, formal frontages, historic lamp posts and many Georgian Buildings.' 	<ul style="list-style-type: none"> Additional information
AM148	Figure 36	<ul style="list-style-type: none"> Amend title of Figure 36 to read '...rich architectural detailing with Lady Wimborne cottages, terraces, village hall, parish church and Grade 1 Listed former manor house (now Canford School)' 	<ul style="list-style-type: none"> Additional information
AM149	Para 9.7	<ul style="list-style-type: none"> Insert new para after 9.7 'Applicants should also be aware that additional design policies exist within the Poole Quays Forum Neighbourhood Plan and the Broadstone Neighbourhood Plan and these will also be used to determine applications within these areas. If other neighbourhood plans are developed these may also include additional design criteria'. 	<ul style="list-style-type: none"> To highlight that the neighbourhood plans also contain design policies
AM150	Para 9.9	<ul style="list-style-type: none"> Amend para 9.9 to read 'Innovative solutions for accommodating bin storage, 	<ul style="list-style-type: none"> Add example

No	Policy/Para Ref	Additional Modification	Reason
		such as underground bins, should...'	
AM151	Para 9.13	<ul style="list-style-type: none"> Amend para 9.13 to read 'supported in Town Centre North and Twin Sails regeneration areas'. It is recognised...low scale residential properties and heritage assets (including conservation areas), and ensure...' 	<ul style="list-style-type: none"> For consistency
AM152	Para 9.15	<ul style="list-style-type: none"> Amend para 9.15 to read '...in order to remove any adverse impacts on European and internationally important sites, tall buildings should be carefully designed to avoid key risk, such as bird flight lines...' 	<ul style="list-style-type: none"> Consistency of reference to European and internationally important sites
AM153	Para 9.16	<ul style="list-style-type: none"> Insert new para after 9.16 to read 'Proposals should also take account of the Poole Quays Forum Neighbourhood Plan which includes additional policies on design within Poole town centre'. 	<ul style="list-style-type: none"> Additional information
AM154	Para 9.17	<ul style="list-style-type: none"> Amend para 9.17 to read '...tourism and foster develop a heritage-related... contribution to sense of place, cultural life and identity' 	<ul style="list-style-type: none"> Correction
AM155	Para 9.18	<ul style="list-style-type: none"> Amend para 9.18 bullets to: '231 listed buildings and structures; ...4 Registered historic parks and gardens; Insert new paras after para 9.18: 'Setting Setting is defined as the surroundings in which a heritage asset is experienced as it evolves over time. The historic town core is surrounded by the Harbour and the regeneration areas fronting both sides of the backwater channel are within the setting of the Town Centre Heritage Conservation Area. The ancient Canford Manor, with adjacent hamlets at Ashington, Oakley and Knighton are set within the Green Belt and Stour River Valley to the north. The Green Belt landscapes have special historic character that enhances the conservation areas and hamlets that have evolved within them. The listed and locally listed buildings and the archaeological sites also have their own individual settings. The setting of listed buildings is given special consideration in legislation. Preservation of the setting of historic towns is recognised as one of the functions of the Green Belt. Change within the settings of these heritage assets can be beneficial, provided impacts are carefully considered within the decision making process of planning. Insert footnote at end of new para 'Historic England, The Setting of Heritage 	<ul style="list-style-type: none"> Correction To provide information about setting of heritage assets in Poole. Additional information - link to good practice note

No	Policy/Para Ref	Additional Modification	Reason
		Assets, HE Good Practice Advice in Planning Note 3 (second addition), 2017.'	
AM156	Para 9.20	<ul style="list-style-type: none"> Amend title to 'Development management' Amend para 9.20 to read 'integrity. A lack of consistent signage...from the post war period, regular building maintenance and inappropriate infill from the post and has resulted in an eroded and poorly coordinated public realm in the town centre.' 	<ul style="list-style-type: none"> Correction Correction
AM157	Paras 9.21-9.24	<ul style="list-style-type: none"> Delete the title 'Conservation Areas' Reorder and amend the section to read: 9.21 Given the irreplaceable contribution heritage assets make to the cultural, social and economic fabric of the town, it is important that the borough's assets and their settings are safeguarded as a reminder of the history and evolution of Poole through sensitive enhancement and high quality design. 9.23 Management of development within conservation areas will...area, including the bulk, scale...' (new para – see main modifications) Insert new title 'Heritage Strategy' and continue: 'A key Council initiative will... 9.22 This heritage strategy will be supported.' 9.24 The Council continues to prepare and/or review conservation area appraisals and management plans. Over half of the 9.19 The Council will review the Heritage Assets SPD to ensure it is kept up to date, with particular regard to the non-designated, locally listed heritage assets.' 	<ul style="list-style-type: none"> To create a new section called Heritage Strategy Clarification regarding advertisements For clarity that the Council's responsibility is Locally Listed Buildings Remove duplication in new layout of section.
AM158	Para 9.25	<ul style="list-style-type: none"> Amend para to read 'Poole has some significant land based archaeological and marine sites, including shipwrecks. Areas of key archaeological interest, include the town centre (south of the railway line), a Roman Fort at Ashington and a Roman Road that forms part of the western boundary between Poole, Purbeck and East Dorset linked to a Roman Port at Lower Hamworthy'. 	<ul style="list-style-type: none"> Clarification
AM159	Para 9.26	<ul style="list-style-type: none"> Amend para to read '...In the town centre, some lamp posts are listed and alongside drain covers and channels, were locally made in Poole's foundries. 	<ul style="list-style-type: none"> Correction

No	Policy/Para Ref	Additional Modification	Reason
		These street furnishings and ironworks should be repaired and safeguarded for future use as artefacts of Poole's industrial heritage.'	
AM160	Para 9.27	<ul style="list-style-type: none"> Amend para 9.27 to read '...or have roofs with high visibility and the installation of renewable energy equipment will have to be sensitively designed to avoid harming their appearance. Insert footnote at end of para 9.27 to 'English Heritage small scale solar electric (photovoltaics) energy and traditional buildings, 2008.' 	<ul style="list-style-type: none"> Correction Additional information.
AM161	Para 9.28	<ul style="list-style-type: none"> Amend title to read 'Heritage assessments' Amend para 9.28 to read 'Proposals affecting...accompanied by a heritage assessment and/or archaeological assessment...when preparing heritage assessments...' 	<ul style="list-style-type: none"> Corrections and add reference to archaeological assessments
AM162	Para 9.29	<ul style="list-style-type: none"> Amend para 9.29 to read: 'The assessment should include: (i) a description of the heritage asset... (ii) ...significance, context and/or... (iii) assess the impact of the proposal on the asset and its setting.' 	<ul style="list-style-type: none"> Corrections
AM163	Para 9.30	<ul style="list-style-type: none"> Amend para 9.30 to read 'As appropriate the assessment should take account of the wide range of information on Poole's heritage assets available from:' 	<ul style="list-style-type: none"> Corrections
AM164	Para 9.37	<ul style="list-style-type: none"> Insert additional paragraph to read 'Canford Heath and Corfe Hills Heath are areas of open heathland that, in combination with wooded slopes and tree lined ridges, provide a strong landscaped setting for the town. Add footnote to link to Landscape Character Area Assessment 	<ul style="list-style-type: none"> Additional information
AM165	Para 9.40	<ul style="list-style-type: none"> Amend para 9.40 to read '... development. The Council as decision maker is the competent authority under the Habitats Regulations and is advised by Natural England in how to fulfil these duties. Natural England advise that due to...by domestic pets, further...Natural England advise that between...' 	<ul style="list-style-type: none"> To clarify the roles of the Council and Natural England with regard to the Habitats Regulations.
AM166	Para 9.41	<ul style="list-style-type: none"> Amend para 9.41 to read 'Natural England advise that residential development should not be permitted within 400 metres...mitigation measures. There may be other land uses, which if in close proximity to the protected heathlands, can lead to increased recreational or access related disturbance. These will be considered on a case by case basis.' 	<ul style="list-style-type: none"> To clarify the roles of the Council and Natural England with regard to the Habitats Regulations and to highlight it is not just housing that can have an adverse effect.
AM167		<ul style="list-style-type: none"> Amend para 9.42 to read '...recreation pressure on protected heathland...' 	<ul style="list-style-type: none"> Correction
AM168	Para 9.46	<ul style="list-style-type: none"> Amend para 9.46 to read '...on the shoreline (e.g. dog walkers, bait digging) can 	<ul style="list-style-type: none"> To add issue of bit digging.

No	Policy/Para Ref	Additional Modification	Reason
		<p>frighten...'</p> <ul style="list-style-type: none"> After para 9.46 insert new para 'In 2017 the Poole Harbour SPA was extended to incorporate the sub-tidal areas of the Harbour and also low lying areas of Lytchett Bay. Furthermore Natural England is also proposing to designate a new Solent and Dorset Coast SPA to protect the habitats of sea birds that plunge dive for food.' 	<ul style="list-style-type: none"> To highlight new and extended SPAs.
AM169	Para 9.47	<ul style="list-style-type: none"> Amend para 9.47 to read 'The Council is a member of the Poole Harbour Steering Group. This group is a ...' Add footnote linking to Poole Harbour Aquatic Management Plan 	<ul style="list-style-type: none"> Correction Additional information
AM170	Para 9.43 (Page 105)	<ul style="list-style-type: none"> Amend para 9.43 (second instance) to read 'The Council has a specific duty set out in the Natural Environment and Rural Communities Act 2006 to conserve biodiversity. Species of national importance are set out on the Section 41 List of Species of Principal Importance. Species and habitats... Local Nature Reserves (LNRs) and habitats and species of principal importance to biodiversity, including Ancient Woodland, veteran trees, watercourses and wetlands.' Add link to Dorset Biodiversity Strategy in footnote 	<ul style="list-style-type: none"> Incorrect para number, to set out Council's duty and to add reference to water bodies and wetlands. Correction
AM171	Para 9.43 - 9.57	<ul style="list-style-type: none"> Reorder the section para 9.43 (second instance), para 9.56, text from within para 9.56 starting 'new development...', para 9.54, para 9.55, new para. 	<ul style="list-style-type: none"> Improved readability
AM172	Para 9.56	<ul style="list-style-type: none"> Amend to read 'Biodiversity assets include those protected...of sustainable development. The Dorset Local Nature Partnership has published maps showing existing and potential ecological networks which are publically available on Dorset Explorer (http://explorer.geowessex.com) and which should form the basis for consideration in any proposal...New development is...open space and SuDS, how...' 	<ul style="list-style-type: none"> Additional information and corrections
AM173	Para 9.54	<ul style="list-style-type: none"> Amend para 9.54 to read 'Development which has the potential to impact upon protected sites, habitats and species, or any sites over 0.1 hectares, should undertake a biodiversity appraisal to document the likely impacts and mitigation. The appraisal should be similar to that advocated by the Biodiversity Appraisal Protocol in Dorset...vandalism etc. The appraisal will typically require site surveys, the method of surveys...exist on site. To secure a net gain for biodiversity new development should incorporate ecologically sensitive...process. Where necessary the appraisal process should involve consultation and advice from the Council, the Dorset Wildlife Trust, Dorset 	<ul style="list-style-type: none"> Explanation of biodiversity appraisal process

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		County Council and Natural England.	
AM174	Para 9.55	<ul style="list-style-type: none"> Amend para 9.55 read ...'to avoid the impacts, measures should be taken to reduce the impact as far as possible. This may involve...' Insert after para 9.55 'The Council will ensure that there is adequate implementation of biodiversity mitigation and monitoring of 'net gains' secured through the planning system. The records of habitats and species held by the Dorset Environmental Records Centre (DERC) serve to provide a useful desktop guide for developers to understand the known protected species present, but may need to be supplemented by further surveys and baseline species studies undertaken by the developer. The Council will also pro-actively encourage developers to submit their species recordings to DERC'. 	<ul style="list-style-type: none"> Explanation of how to achieve net gain in Biodiversity
AM175	Para 9.57	<ul style="list-style-type: none"> Amend para 9.57 to read 'Poole has one Regionally Important Geological Site, the old...' 	<ul style="list-style-type: none"> Correction
AM176	Chapter 10 intro	<ul style="list-style-type: none"> Amend introduction to chapter to read '...reduce congestion, benefit air quality and encourage healthier lifestyles.' 	<ul style="list-style-type: none"> Reference to air quality
AM177	Para 10.6	<ul style="list-style-type: none"> Amend para 10.6 to read '...road capable of extending service provision by the end of the plan period to 4 buses per....The principle of high density development (e.g. flats) anywhere within the sustainable transport corridors is accepted, subject to the other policies of the plan to ensure development is sustainable (e.g. PP26 Design and PP34 A safe, connected and accessible transport network)...' 	<ul style="list-style-type: none"> Correction Clarification that all policies apply within the corridors.
AM178	Para 10.9	<ul style="list-style-type: none"> Replace footnote 34 with http://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements Remove footnotes 35 and 36 	<ul style="list-style-type: none"> Correction Correction Correction
AM179	Para 10.10	<ul style="list-style-type: none"> Amend para 10.10 to read '...at Ashley Road and Ashley Cross...Submission of an accompanying air quality assessment and proposed measures for reducing the impact on air quality in accordance with the Local Plan Transport Mitigation Plan will be a key consideration in assessing proposals' 	<ul style="list-style-type: none"> Clarification regarding air quality assessments and need for measures to be based on the mitigation plan
AM180	Para 10.11	<ul style="list-style-type: none"> Amend para 10.11 to read '...LTP3 (including Quality Bus Corridors) and further improvements...' 	<ul style="list-style-type: none"> Additional information
AM181	Para 10.11	<ul style="list-style-type: none"> After para 10.11 insert new para to read 'When developing transport projects to facilitate growth the council will carry out a strategic environmental assessment, ensuring effects upon internationally protected sites are considered.' 	<ul style="list-style-type: none"> Additional information

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AM182	Chapter 11 intro	<ul style="list-style-type: none"> Amend chapter 11 introduction to read 'Poole needs to adapt to the effects of climate change...' 	<ul style="list-style-type: none"> Correction
AM183	Para 11.1	<ul style="list-style-type: none"> Amend para 11.1 to read 'Sea levels are forecast to increase by 1.3 meters by 2133, putting approximately 4,000 existing properties at risk of flooding by the end of the plan period compared to approximately 500 properties at risk at the current time'. 	<ul style="list-style-type: none"> Clarification
AM184	Para 11.3	<ul style="list-style-type: none"> Insert new para after 11.3 to read 'Applicants are encouraged to achieve a good standard of design and be innovative in meeting the requirements set out in this policy. It is however essential that sustainable design takes account of the policies set out in chapter 9 to ensure that the proposed development contributes to local character, enhances natural features and protects amenity and access. 	<ul style="list-style-type: none"> To ensure policy is compatible with design and heritage policies
AM185	Para 11.6	<ul style="list-style-type: none"> Amend para 11.6 to read '...sources are found. A high build and design quality increases the life of a dwelling (thereby reducing the need to replace it in the future), lessens its environmental impact during its lifecycle, and can make it more adaptable to changing life circumstances. 	<ul style="list-style-type: none"> Simplification
AM186	Footnote 42	<ul style="list-style-type: none"> Add '2017' 	<ul style="list-style-type: none"> Correction
AM187	Para 11.15	<ul style="list-style-type: none"> Amend para 11.15 to read '...winter months. Parts of the urban area are also at risk...Figure 40, is based on outputs of the 2017 SFRA.' 	<ul style="list-style-type: none"> Correction and update
AM188	Para 11.16	<ul style="list-style-type: none"> Amend para 11.16 to read '...pass this test then an exception test and site specific flood risk assessment will be required to understand and...' 	<ul style="list-style-type: none"> Correction
AM189	Para 11.19	<ul style="list-style-type: none"> Amend para 11.19 to read '...However, the Council's Flood Risk Management Strategy, which will need to be revised to the timescale set out in Policy PP37(2)(a), will include an examination of...' 	<ul style="list-style-type: none"> Update
AM190	Para 11.20	<ul style="list-style-type: none"> Amend para 11.20 to read '...proposed. A revised Strategic Flood Risk Assessment (2017) for Poole will provide additional guidance on FRA's. 	<ul style="list-style-type: none"> Update
AM191	Para 11.21	<ul style="list-style-type: none"> Amend para 11.21 to read '...the majority of SuDS, particularly...' 	<ul style="list-style-type: none"> Correction
AM192	Para 11.23	<ul style="list-style-type: none"> Delete para 11.23 	<ul style="list-style-type: none"> Correction, SuDs SPD will clarify requirements
AM193	Para 11.24	<ul style="list-style-type: none"> Amend para 11.24 to read 'Proposals for SuDS should be...' Add text to end of para 11.24 to read '...The Council is preparing, jointly with Bournemouth Borough Council, updated SPD on SuDS'. 	<ul style="list-style-type: none"> Clarification Additional information
AM194	Figure 43	<ul style="list-style-type: none"> Amend Figure 43 Education Bullet 2 to read 'Schools: Additional capacity to 	<ul style="list-style-type: none"> For greater flexibility

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		support housing sites'	
AM195	Para 12.14	<ul style="list-style-type: none"> Add to end of para 12.14 (first instance) 'The Council will also set out in future guidance its approach to Vacant Building Credit'. Amend 12.14 (second instance) to read '...landscaping proposed should not...' 	<ul style="list-style-type: none"> Clarification Clarification
AM196	Para 12.21	<ul style="list-style-type: none"> Amend para 12.21 (i) to read '...agreed with the Council;' 	<ul style="list-style-type: none"> Clarification
AM197	Para 12.24	<ul style="list-style-type: none"> Amend para 12.24 to read 'The viability assessment will be a transparent approach...' Insert after para 12.24 a new para to read 'The Council will use the submitted viability appraisal results (based on Council officer and third party advice) to agree with the applicant their contributions towards infrastructure, including affordable housing'. 	<ul style="list-style-type: none"> Clarification
AM198	Para 12.25	<ul style="list-style-type: none"> Amend para 12.25 to read 'the monitoring framework in Appendix 1...' 	<ul style="list-style-type: none"> Correction
AM199	Appendix 1: Monitoring	<ul style="list-style-type: none"> Add to PP2: <ul style="list-style-type: none"> 'Delivering by 2033 a minimum: <ul style="list-style-type: none"> 6,000 homes in Poole town centre 5,000 homes in sustainable transport corridors, district and local centres and neighbourhood parades 1,900 homes elsewhere within the urban area 1,300 homes in urban extensions Net additional office floor space in: <ul style="list-style-type: none"> Poole town centre In sustainable transport corridors, district and local centres and neighbourhood parades Elsewhere in Poole Amend PP11 to read: <ul style="list-style-type: none"> 'Within Poole Town Centre boundary – 10% affordable housing <ul style="list-style-type: none"> Rest of Poole – 40% affordable housing' Amend PP12 to read <ul style="list-style-type: none"> 'For the period 2015 to 2033 delivering a minimum 816 net additional care home bed spaces for elderly people... <ul style="list-style-type: none"> ...U10 Gasworks, Bourne Valley UE1 North of Bearwood 	<ul style="list-style-type: none"> To enable monitoring of net additional B1(a) office floor space and the location of development as per the table in Policy PP2. For consistency with modified Policy PP11 For consistency with Policy PP2 (816 net bed spaces) For consistency with modified Policy PP17 For consistency with modified Policy PP20 Part 1 For consistency with modified Policy PP20 Part 2 For consistency with modified Policy PP22 Correction to PP29 as not just listed buildings on 'At Risk' Register Correction to PP31 title For consistency with modified Policy PP32

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		<ul style="list-style-type: none"> • UE2 North of Merley...' • Amend PP17 to remove from Employment Site Allocations, sites E7 and E11 and renumber sites accordingly. • Amend PP20 to read: 'Policy PP20 Part 1: Investment in education Delivering education facilities at the following sites: <ul style="list-style-type: none"> • A1 South of Creekmoor • A2 Canford School • Insert monitoring of new policy: 'Policy PP20 Part 2: Talbot Village Delivering the following site allocation: <ul style="list-style-type: none"> • A3 Talbot Village Progress on delivery of allocations to be reported in the annual monitoring report.' • Amend PP22 to read: 'Protection of tourist accommodation (in the case of hotels, B&Bs and guest houses, those with 10 or more bedrooms).' • Amend PP29 'Heritage Assets' to read: 'Reduce number of heritage assets on the 'Heritage at Risk' Register.' • Amend PP31 to read: 'Policy PP31: Poole's nationally, European and internationally important sites' • Add to PP32 numbering and: '2) Measure net gain in biodiversity 2) From adoption of the Poole Local Plan, monitoring of biodiversity measures implemented through planning permissions against the baseline of habitats and species held by the Dorset Environmental Records Centre. 3) Monitoring of species surveys and baseline studies commissioned by developers to ensure best practices and efficient sharing of species data recording with Dorset Environmental Records Centre.' 	
AM200	Appendix 2: Changes to the Policies Map	<ul style="list-style-type: none"> • Table 2 Schedule of amendments to the Policies Map <ul style="list-style-type: none"> • Amend table 2 Bus Showcase Corridor to read 'LTP Quality Bus Corridor'. Add 'now referred to as LTP quality bus corridors' into amendment section. Amend the reason to read 'To reflect quality bus 	<ul style="list-style-type: none"> • Simplifying terminology • For consistency with modification to Policy PP35 • Reflect removal of parts of Canford School from the

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		<p>corridors proposed through Local Transport Plan 3’.</p> <ul style="list-style-type: none"> ● Amend Table 2 Proposed cycleways / footpaths to include additional safeguarded routes. ● Amend Table 2 Green Belt to include ‘Parts of Canford School’. Reason: ‘To enable improved education facilities’. ● Amend Table 2 Junction Improvements to include additional safeguarded routes. ● Amend Table 3 to remove from Employment Site Allocations, sites E7 and E11 and renumber sites accordingly. ● Add to Table 3 Local Nature Reserves ● Add to Table 5 policies from the Broadstone Neighbourhood Plan ● The following changes need to be made to the Policies Map itself: <ul style="list-style-type: none"> ○ Include the former Carriage Drive running along the northern edge of site UE1 within the SANG to the north. ○ Reflect changes to employment site allocation E1. ○ Amend SNCI designation south of Border Road and within Purbeck District Council area. ○ Amend designations where there is much overlap of policy to aid clarity. ○ Amend Policies Map to provide greater differentiation between existing Heathland Mitigation Areas and Proposed Heathland Mitigation Areas ○ Replace on Policies Map legend ‘Local sites of biodiversity’ with ‘Site of Nature Conservation Interest’. ○ Use stronger colour to make sustainable transport corridors clearer ○ Amend Policies Map to include Park and Stride car park at Talbot village and adjust position of cycleway/footpath. 	<p>Green Belt</p> <ul style="list-style-type: none"> ● For consistency with modification to Policy PP35 ● Local Nature Reserves omitted ● For consistency with modification to Policy PP17 ● To update policies map following positive referendum in June 2018 for Broadstone neighbourhood plan ● Improvements to quality and / corrections to mapping
AM201	Appendix 4: Acronyms and Glossary	<ul style="list-style-type: none"> ● Add to acronyms ‘DERC - Dorset Environment Records Centre’ ● Amend SuDS acronym to read ‘Sustainable Drainage Systems’ ● Add to glossary: <ul style="list-style-type: none"> ○ Affordable Housing: Additional sentence to read ‘In accordance with national policy, affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. For Poole, the Council uses the 	<ul style="list-style-type: none"> ● Additional information ● Correction

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		<p>discount rate formula (as set out in the Affordable Housing SPD) on individual applications to inform the type of affordable housing that needs to be provided on site to ensure that it is provided to households whose needs are not met by the market. This discounted rate formula is based on the current average (median) annual gross full time income in Poole is approx £26k per annum’.</p> <ul style="list-style-type: none"> ○ ‘LTP Quality Bus Corridor: A defined corridor where priority will be given for improvements to provide high quality, frequent and reliable bus services. This would involve reallocation of road-space, Quality Bus Corridor where practicable, together with bus priority measures at junctions and improved facilities at bus stops. Priority measures would need to be virtually continuous and specific measures would also include selective detection systems at signal-controlled junctions, bus gates and queue relocation measures. Such mechanisms would be aimed at providing journey times more equivalent to car speeds at peak times’. ○ ‘Strategic sites: For the purposes of the Local Plan Strategic sites are those which include 40 or more dwellings or 2,500sq m of commercial floorspace.’ ○ ‘Sustainable Drainage Systems (SuDS): Systems designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. Such systems aim to mimic nature and typically manage rainfall close to where it falls’. <ul style="list-style-type: none"> ● Delete final sentence of definition of Existing Use Value 	



Poole Local Plan