



**POOLE SITE SPECIFIC ALLOCATIONS &
DEVELOPMENT MANAGEMENT POLICIES
DEVELOPMENT PLAN DOCUMENT**

**EXAMINATION INTO THE SOUNDNESS OF THE PLAN
NOVEMBER 2011**

STATEMENT ON BEHALF OF BOROUGH OF POOLE

Matter 6: Site allocations – Detailed Matters

Sub-matter 6.7: SSA 20: Land South of Wallisdown Road, Talbot Village

Question 6.7a: Does the policy contain sufficient flexibility to allow for alternative ways of developing the site should the current planning application be refused by the Secretary of State? (C/6/6.7a)

Question 6.7b: Notwithstanding the above, would the allocation of this site in advance of the appeal decision be premature? (C/6/6.7b)

Ref: C/6/6.7a/6.7b

Hearing Date: Tuesday 15th November – Wednesday 16th November 2011

1.0 Introduction

1.1 This statement considers the issues set out in Sub-matter 6.7 relating to Site Specific Allocation policy SSA 20: Land south of Wallisdown Road Talbot Village.

2.0 Areas of Common Ground

2.1 No Statements of Common Ground have been submitted in relation to this Matter.

3.0 Why the approach to land south of Wallisdown Road, Talbot Village, set out in the Site Specific Allocations and Development Management policies DPD, is considered Sound

3.1 This section of the statement will consider the issues in relation to the following questions set out in the Hearing matters schedule:-

C/6/6.7a: Does the policy contain sufficient flexibility to allow for alternative ways of developing the site should the current planning application be refused by the Secretary of State?

3.2 The land to the south of Wallisdown Road is a current allocation in the Poole Local Plan First Alteration (adopted March 2004) (CD3), and subject to the provisions of 'saved' policy H3: Talbot Village, a policy promoting a mixed-use development comprising a significant element of residential development.

3.3 An outline application, lodged in May 2000, obtained a resolution to grant subject to the signing of a Section 106 Agreement in June 2010. Subsequent to this decision, the application was 'called in' by the Secretary of State for the Department of Communities and Local Government and has been the subject of a Public Inquiry which closed on the 21st October 2011. A decision by the Secretary of state is expected by the 1st March 2012.

- 3.4 As an undeveloped existing allocation, the site was included in the document entitled 'Consultation on Preferred Options for Additional Sites – August 2010', which sought to carry the allocation forward into the Site Specific Allocations and Development Management Policies DPD.
- 3.5 As a consequence of the 'call in' of the outline application, and the uncertainty this raised in connection with the proposed allocation, the decision was taken to include an alternative approach to development of the land in the policy (SSA 19), contained in the 'Pre-Submission Consultation' document (March 2011), should the Secretary of State decide to overturn the Borough's decision to grant outline planning permission for the development in respect of issues to do with the adjacent European site.
- 3.6 The alternative development option sought to make provision for a mix of uses that would be compatible with the site's proximity to designated heathland habitat, having regard to potential reasons for refusal, should the Secretary of State rule against upholding the Council's decision to grant outline planning permission. The proposed policy clearly states that any alternative development options would need to overcome the reasons for refusal.
- 3.7 As such, the policy as worded is considered to provide sufficient flexibility in the mix of uses that might come forward should the Secretary of State refuse planning permission for the proposal before him.

C/6/6.7b: Notwithstanding the above, would the allocation of this site in advance of the appeal decision be premature?

- 3.8 As the proposed policy provides flexibility by including an alternative approach to development should the Secretary of State decide not to uphold the grant of outline planning application following the Public Inquiry, the Council considers that the allocation of the site is not premature. There may be any number of detailed reasons why a specific planning application is refused permission that does not undermine the principle of development.

3.9 It is contended that the principle of development at Land South of Wallisdown Road is not in dispute rather the extent and nature of uses and their possible impact upon a European site. The policy therefore is designed in such a way to allow for both scenarios subject to the Secretary of State's decision on the call-in inquiry and therefore allocation is not deemed to be premature.

4.0 Suggested Changes for the Inspector to Consider

4.1 No changes are proposed.

5.0 Conclusions

5.1 The proposed policy for land south of Wallisdown Road has been amended to include an alternative development option, should the decision to grant outline planning permission be overturned by the Secretary of State following the recent Public Inquiry. The Council therefore considers that the policy, as worded, provides sufficient flexibility to take account of the Secretary of State's decision.

5.2 The Council have sought to introduce flexibility into the development options for the site by including an alternative approach. The policy clearly states that any alternative approach to development would need to overcome the reasons for refusal and as a consequence would need to be compatible with adjacent designated heathland habitats. The Council therefore considers that for these reasons, the allocation of the site is not premature.